

<b>Chapter I Precincts - North Part 3</b>
<a href="#">1533 Red Beach Precinct</a>
<a href="#">1537 Silverdale 3 Precinct</a>
<a href="#">1539 Smales 2 Precinct</a>
<a href="#">1540 Takapuna 1 Precinct</a>
<a href="#">1544 Wainui Precinct</a>
<a href="#">1549 Akoranga Precinct</a>
<a href="#">1550 Millwater South Precinct</a>
<a href="#">1552 Warkworth Clayden Road Precinct</a>
<a href="#">1553 Warkworth North Precinct</a>

## I533. Red Beach Precinct

### I533.1. Precinct Description

The Red Beach Precinct comprises approximately 44.6 hectares of land, accessed from Hibiscus Coast Highway and Red Beach Road as illustrated on the Red Beach: Precinct plan 1.

The purpose of the precinct is to provide for comprehensive and integrated residential development with a variety in residential housing options with larger sites than allowed for in the zone around the edge of the site and within a development cap of 570 dwellings. Development is provided at a rate of one dwelling per site and will be integrated with key road links, recreational resources and stormwater infrastructure.

The precinct includes three sub-precincts:

- Sub-precinct A provides for Large Lots with a minimum lot size 600m<sup>2</sup>
- Sub-precinct B provides for Medium Lots with a minimum lot size 450m<sup>2</sup>
- Sub-precinct C provides for Small Lots, ~~as for the Residential – Mixed Housing Suburban Zone.~~

The provisions applicable within the sub-precincts enable a moderate level of intensification, while retaining a relatively spacious quality consistent with the existing neighbouring suburban residential character. Specific standards within the identified Development Control Area shown on Red Beach: Precinct plan 1 also ensures a transition in both height and intensity of development around the periphery of the precinct ~~where it abuts areas zoned Residential – Single House Zone.~~

■ ■ ■ ■ ■ The zoning of the land within this precinct is ~~Residential – Mixed Housing Suburban Zone~~ Residential - Mixed Housing Urban Zone.

### I533.2. Objectives

- (1) A range of housing densities and typologies is provided.
- (2) Residential development is integrated with the existing neighbouring residential environment.
- (3) A safe, efficient, legible and attractive movement network with pedestrian connections to the surrounding pedestrian network.
- (4) Development is connected to and integrated with the external road network and connections to the existing public transportation network are extended through the precinct.
- (5) An attractive landscaped environment with sufficient reserve land to meet assessed demand.
- (6) A stormwater management network that is integrated and contributes positively to open space, ecological and amenity values of the local neighbourhood.

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

### I533.3. Policies

- (1) Limit development to a maximum of 570 residential dwellings.
- (2) Require the structural elements of Red Beach: Precinct plan 1 to be incorporated into all subdivision and development within the precinct to achieve:
  - (a) a stormwater system which limits peak flows to pre-development flow levels and provides attractive and functional stormwater management areas;
  - (b) safe and efficient road connections to Hibiscus Coast Highway and Red Beach Road;
  - (c) open space to meet demand generated by residential development within the precinct; and
  - (d) an attractive environment where planting provides landscaped gateway features and enhances the streetscape, open space and stormwater reserves.
- (3) Require the internal road network to be generally in accordance with Red Beach: Precinct plan 1 and Red Beach: Precinct plan 2 to achieve an appropriate balance between traffic movement and amenity and provide for the practical extension of the public transport network through the precinct.
- (4) Require built development to be restricted in height and intensity on the boundary of the precinct to a level that is integrated with the existing neighbouring development at the time of the creation of the precinct ~~on land zoned Residential – Single House Zone.~~
- (5) Require subdivision and development to be designed to appropriately manage stormwater.
- (6) Ensure that development provides a mix of lot sizes, housing typologies and densities to reflect a choice in living environments by:
  - (a) enabling and encouraging intensive development within the identified Sub-precinct C central to the precinct and opposite open space areas;
  - (b) restricting intensification that negatively impacts the established neighbouring development; and
  - (c) enabling medium and large lot development with some opportunities for more intensive development within the balance of the precinct.

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

### I533.4. Activity table

Qualifying matter as per s771(j) of the RMA

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

The rules in Activity Table I533.4.1 in I533 Red Beach 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 I533.4.1 Activity table specifies the activity status of land use and development activities in the Red Beach Precinct pursuant to section 9(3) of the Resource Management Act 1991 and subdivision activities pursuant to section 11 of the Resource Management Act 1991.

**Table I533.4.1 Activity table**

Qualifying matter as per s771(j) of the RMA

Activity		Activity status
<b>Accommodation</b>		
(A1)	One dwelling per site	P
(A2)	More than one dwelling per site within sub-precinct A or sub-precinct B except within the identified Development Control Area shown on Red Beach: Precinct plan 1	D
(A3)	More than one dwelling per site within the Development Control Area shown on Red Beach: Precinct plan 1	NC
<b>Development</b>		
(A4)	Development in sub-precinct A, B and C must be in accordance with Red Beach: Precinct plan 1	P
(A5)	Development that does not comply with I533.6.2 Building height	D
<b>Subdivision</b>		
(A6)	Subdivision in accordance with Red Beach: Precinct plan 1	RD
(A7)	Subdivision not in accordance with Red Beach: Precinct plan 1	D

**I533.5. Notification**

(1) Any application for resource consent for an activity listed in Table I533.4.1 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\(4\)](#).

**I533.6. Standards**

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



- [H5 Residential - Mixed Housing Urban Zone](#), Standard [H5.6.12](#) Outlook Space
- [E38 Subdivision – Urban](#), [Table E38.8.2.3.1](#): Minimum net site area for subdivisions in residential zones for subdivisions with a parent site of less than 1 ha
- [E38 Subdivision – Urban](#), [Table E38.8.3.1.1](#): Minimum net site area for subdivisions in residential zones for subdivisions with a parent site of 1 ha or more

The standards in I533.6 in I533 Red Beach Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone for the construction and use of up to 3 dwellings per site.

Any permitted activity, controlled activity or restricted discretionary activity in the zone must comply with the following standards.

**I533.6.1. Maximum number of dwellings sub-precinct A, B and C**

**Table I533.6.1.1**

Sub-precinct	Maximum number of dwellings
A	150
B and C	420

Qualifying matter as per s771(j) of the RMA

**I533.6.2. Building height**

- (1) Buildings must not exceed a maximum 9m in height, except that within the Development Control Area shown on Red Beach: Precinct plan 1, buildings must not exceed a maximum 5m in height measured from existing natural ground level as at 12 April 2012:-

**I533.6.3. Height in relation to boundary**

- (1) Buildings must not exceed a height equal to 3m plus the shortest horizontal distance (45°) between that part of the building and any boundary of the site (except a front boundary) on which the building is to be located.
- (2) This control does not apply:
  - (a) To a boundary adjoining a site within an open space zone exceeding 2000m<sup>2</sup>;
  - (b) Where a boundary abuts an entrance strip to an adjoining site, forms part of a legal right of way, pedestrian access way, or access site. Therefore, this control applies from the farthest boundary of the entrance strip or the legal right of way, pedestrian access way or access lot; and
  - (c) To existing or proposed internal site boundaries.

**I533.6.4. Yards**

- (1) A building or parts of a building must be setback from the front boundary by a minimum depth of 3m, except that:
  - (a) Bay windows, steps, verandahs, porches and balconies may protrude into the front yard, but must be no closer than 1.5m from the front boundary.
- (2) A building or parts of a building must be setback from the side yard boundary by a minimum depth of 1.2m.
- (3) A building or parts of a building must be setback from the rear yard boundary by a minimum depth of:
  - (a) 3m on a rear site (on a rear site every yard is a rear yard); or
  - (b) 6m on front and corner sites.

Qualifying matter as per s771(j) of the RMA

**I533.6.5. Maximum impervious area**

- (1) Maximum impervious area for sites within the Sub-precinct C must be no greater than 70% of net site area.

**I533.6.6. Building coverage**

- (1) Maximum building coverage for sites within the Sub-precinct C must be no greater than 50% of net site area.

**I533.6.7. Minimum landscape area**

- (1) The minimum landscaped area for sites within the Sub-precinct C must not be less than 30% of net site area.

**I533.6.8. Fencing**

- (1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below:
  - (a) 1.2m within front yards unless all parts of the fence or wall above 1.2m in height are more than 50% visually open.
  - (b) 2.5m within side yards.

**I533.6.9. Subdivision**

**I533.6.9.1. Minimum net site area**

**Table I533.6.9.1.1 Minimum net site area**

Precinct	Minimum net site area
Sub-precinct A shown in Precinct plan 1	600m <sup>2</sup>
Sub-precinct B shown in Precinct plan 1	450m <sup>2</sup>

Sub-precinct C	See Residential – Mixed Housing provisions
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### **I533.6.9.2. Roading**

- (1) Roads within the precinct must be located generally as illustrated on Red Beach: Precinct plan 1.
- (2) Road cross sections within the precinct must be generally as illustrated on Red Beach: Precinct plan 2.

### **I533.7. Assessment – controlled activities**

There are no controlled activities within this precinct.

### **I533.8. Assessment – restricted discretionary activities**

#### **I533.8.1. Matters of discretion**

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

- (1) the extent to which the use, development or subdivision is consistent with Red Beach: Precinct plan 1;
- (2) the effects of layout and design of the subdivision; and
- (3) the effects of stormwater design, overland flow paths and ownership of treatment devices.

#### **I533.8.2. 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) the extent to which the use, development or subdivision is consistent with Red Beach: Precinct plan 1:
  - (a) whether the loss of trees and vegetation is mitigated through the provision of new planting and the re-use of existing semi-mature trees in road reserves and reserves;
  - (b) the extent to which landscaped gateway features are provided at locations indicated on Red Beach: Precinct plan 1;
  - (c) whether any trees selected for relocation and replanting as part of the development are of a type appropriate for the development, the size and

health of which will ensure there is a high probability of replanting being successful, in both establishment and maintenance, in both the short and long term. Specifically the following matters are to be assessed: the existing health and structure of the tree; the timing of relocation; the soil type and profile, and its influence in obtaining a viable rootball; the location of services both above and below ground in close proximity to the tree; the ability to obtain necessary access for required machines; the compatibility of the tree to its new location; and requirements for after-care maintenance following relocation;

- (d) whether the history of the site and the relationship local iwi have with the site is reflected in the subdivision;
  - (e) whether any existing trees and/or vegetation to be retained in-situ on the site, are assessed in terms of their health and likelihood to survive in both the short and the long term and whether they are compatible with other landscaping proposed; and
  - (f) the extent to which the provision of internal roading and transport infrastructure, including the installation of traffic signals on Red Beach Road and the Hibiscus Coast Highway are staged in order to avoid adverse effects on the surrounding transport network.
- (2) layout and design of the subdivision:
- (a) the extent to which subdivision implements and is consistent with:
    - (i) Red Beach: Precinct plan 1;
    - (ii) the roading locations and typologies contained in the Red Beach: Precinct plans 1 and 2; and
    - (iii) the objectives and policies for the precinct.
- (3) for stormwater design, overland flow paths and ownership of treatment devices:
- (a) whether space provided for stormwater attenuation is safe, has adequate access and does not incorporate steep slopes;
  - (b) whether the development limits the peak flows to, or less than pre-development flows for the fifty per cent, ten per cent, and one per cent annual exceedance probability rainfall events;
  - (c) whether the development adversely affects downstream flows, including the duration of downstream flow, for the fifty per cent, ten per cent, and one per cent annual exceedance probability flows;
  - (d) the extent to which stormwater management devices associated with the development are built by the developer and vested in Council;

- (e) whether the activity has an adverse effect on water quality, flood levels, flood storage on any existing infrastructure; and
- (f) whether the development provides for adequate and safe overland flow paths within the development.

### **I533.9. Special information requirements**

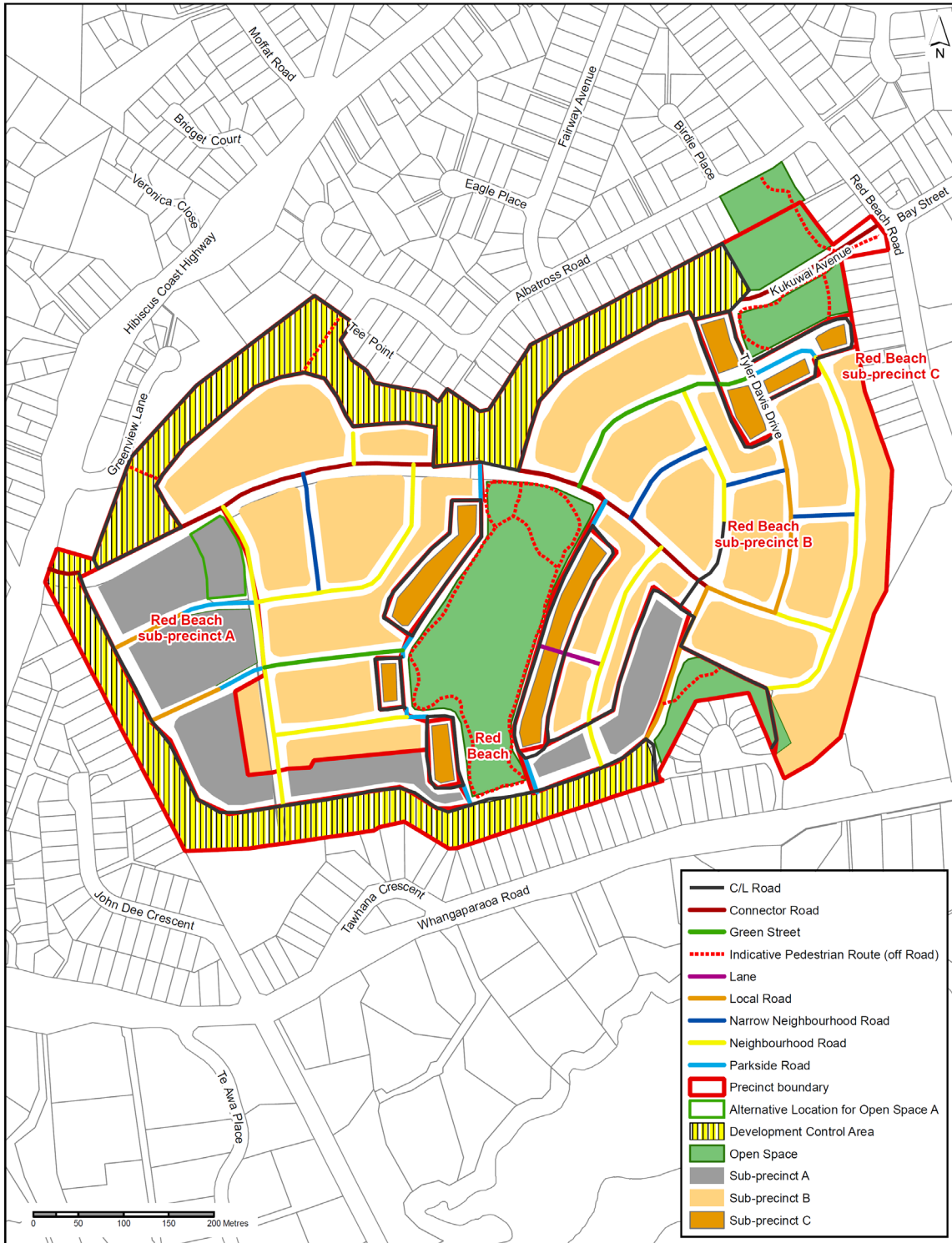
An application for subdivision must be accompanied by:

- (1) A landscape plan which must include the following:
  - (a) areas of native shrub land and low forest plantings within areas of open space totalling no less than 1.0ha across the precinct area;
  - (b) one street tree per 20m of road frontage, except where the positioning of trees conflicts with vehicle access, or is likely to inhibit sightlines and negatively impact on vehicle/pedestrian safety;
  - (c) the establishment of a “Green Street” landscape and amenity feature which provides an amenity linkage and native habitat between the three major open space areas on the Red Beach: Precinct plan 1. The Green Street is conceptually illustrated in Red Beach: Precinct Plan: 2 and will include contiguous soft landscaping treatment from the identified road edge into the front 2m of the adjoining sites, with no fencing within the front 2m of the adjoining sites. Retention of Green Street planting on private lots is to be recorded by way of consent notice on these sites, except that allowance will be made for a vehicle access of 5m in width;
  - (d) the retention or provision of large scale trees to help establish character early in the development;
  - (e) heritage details to be incorporated into the landscaping, both hard and/or soft landscape features, to reflect the site’s cultural significance to iwi and the sites historical use as a golf course, in particular the inclusion of two new groves (named Cauldrey’s and Don Arkle’s) and the Stone attributed to Fred’s Tree, incorporated into the design; and
  - (f) the retention of existing trees and/or vegetation and the relocation of existing trees where practicable. In particular, existing mature trees in proposed reserves should be retained wherever practicable.

I533.10. Precinct plans

I533.10.1. Red Beach: Precinct plan 1

Qualifying matter as per s771(j) of the RMA



I533.10.2. Red Beach: Precinct plan 2



## **I537 Silverdale 3 Precinct**

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

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

The precinct comprises three Sub-precincts as follows:

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

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

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

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

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



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

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

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

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

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

The rules in Activity Table I537.4.1 in I537 Silverdale 3 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.

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

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

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

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

Activity		Activity status
<b>Development</b>		
(A1)	Buildings, and alterations and additions to buildings, <u>except in Sub-precinct B</u>	RD
(A1A)	<u>Buildings, and alterations and additions to buildings in Sub precinct B</u>	
Vehicle movement in the PM peak		
(A2)	Development of up to a maximum of 15 per cent of the land area of Sub-precinct A and Sub-precinct C, and 15 per cent of Sub-precinct B of the Silverdale 3 Precinct	P
(A3)	Development of greater than 15% and up to a maximum of 25 per cent of the land area of Sub-precinct A and Sub-precinct C, and greater than 15% and up to a maximum of 25% of Sub-precinct B of the Silverdale 3 Precinct provided that the following is met:  (a) The Road 1 connection to East Coast Road has been constructed and connected to the “Spine Road” as (shown in I537.10.1 Silverdale 3: Precinct plan 1); or will be constructed and connected to the “Spine Road” as part of a proposed development above 15 per cent;  (b) Physical construction of the Hibiscus Coast Bus Station has commenced. If construction of the Hibiscus Coast Bus Station has not commenced by 30 June 2018 this requirement no longer applies.	P
(A4)	Development of greater than 25 per cent and up to a maximum of 50 per cent of the land area of Sub-precinct A and Sub-precinct C, and greater than 25 per cent and up to a maximum of 50 per cent of Sub-	P

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

	requirements for development of up to 50 per cent of the land area in the Silverdale 3 Precinct are met.	
(A7)	Any land use activity, other than temporary construction activity, that does not meet Rule (A6) above.	D
<b>Subdivision</b>		
(A8)	Subdivision	
(A9)	Subdivision exceeding the Standards in I537.6.2 Indicative Roads	D

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

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

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

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

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

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

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

I537 Silverdale 3 Precinct

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

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

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

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

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

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

### **I537.5. Notification**

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

### **I537.6. Standards**

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

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

The standards in I537.6 in I537 Silverdale 3 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 Zone, Residential - Mixed Housing Urban Zone and for the construction and use of up to 3 dwellings per site.

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

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

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

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

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

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

- (4) New roads intersecting with East Coast Road must be formed and vested so as to connect to the indicative Spine Road extending south west from Painton Road shown on I537.10.1 Silverdale 3: Precinct plan 1.

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

#### Residential floor area

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

#### Outlook space and outdoor living space

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

#### Yards

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

#### Pedestrian access to buildings

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

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

- (1) Yards, excluding land in a front yard required for vehicle crossings, must include a strip planted with trees and shrubs of the following minimum widths:
  - (a) front yard Sub-precinct A – Nil;
  - (b) front yard Sub-precinct C – 50 per cent must be planted in shrubs and have a minimum width of 2m;
  - (c) front yard on a front site opposite residential, open space zones, or reserves the planted area must be an average width of 3m and a minimum width of 2m;

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

- (d) the planted area must: be a minimum width of 3m along 100 per cent of the length; and
  - (e) the planting must comprise plants of which 50 per cent are capable of reaching a height of at least 3 metres.
- (2) For sites of at least 10 metres in width with road frontage, or frontage to an indicative road shown on I537.10.1 Silverdale 3: Precinct plan 1 and opposite residential, open space zones or reserves, the front yard planting:
- (a) must include a minimum of one tree, plus one additional tree for every 10 metres of road frontage (eg. 10 metres frontage - 2 trees, 20 metres frontage - 3 trees, etc.);
  - (b) where three or more trees are required these trees must not be planted more than 15 metres apart, or closer than 5 metres apart.
- (3) Any trees required by the above standards must be of a species capable of reaching a minimum height greater than 8 metres and must be greater than 1.5 metres high at the time of planting.
- (4) Security or other fences must not be constructed along the front boundary of, or within landscape planting required in a front yard.

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

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

**I537.6.6. Frontage controls**

- (1) Sites having a Gateway Frontage control or Business Frontage control shown in I537.10.1 Silverdale 3: Precinct plan 1:
  - (a) Front yard:
    - (i) Sites with Gateway Frontage control (blue line) - A building or any part of a building must not be located less than 5m from the front boundary of the site.



- (ii) Sites with Building Frontage control (green line) - A building must not be located more than 2m from the front boundary of the site.

(b) Other Yards

- (i) The minimum side yard is 3 m for one yard and nil for the other.
- (ii) The minimum rear yard is nil except for sites that adjoin Sub-precinct B where the rear yard is 4m.

(2) Building Frontage Control (I537.10.1 Silverdale 3: Precinct plan 1 - green line)

- (a) At least part of the main pedestrian entrance to a building must be on or within 3m of the site frontage.
- (b) Verandahs must be provided in accordance with the following:
  - (i) have a minimum height of 3m and a maximum height of 4m above the footpath immediately below;
  - (ii) be no closer than 700mm to the edge of the road carriageway notwithstanding any other requirement of this standard;
  - (iii) include drainage to control rain run-off;
  - (iv) where glazed, be opaque or patterned glass; and
  - (v) have a minimum width of 4m.

(c) Glazing

- (i) the ground floor of a new building must have clear glazing for at least 50 per cent of its width and 50 per cent of its height where the elevation of the building fronts a street (excluding service lanes) or other open space.

(3) Gateway Frontage Control (I537.10.1 Silverdale 3: Precinct Plan 1 - blue line)

- (a) front yards must not be used for the storage of rubbish, materials, machinery or servicing.
- (b) buildings on sites subject to the Frontage Control must not have blank facades.

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

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

**I537.6.8. Signs**

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

- (1) Free standing front yard signs:

- (a) up to a height of 1.5m;
  - (b) up to a maximum area of 7m<sup>2</sup>; and
  - (c) one sign per site.
- (2) Signs attached to buildings within the Sub-precincts A and C must:
- (a) be within the profile of the building and attached parallel to the façade of the building; and
  - (b) be such that no more than 30% of the area of the building façade shall be occupied by lettering or other parts of the sign (the area is defined by an imaginary best-fit box enclosing the sign).
- (3) Signs shall not be located within the front yard of sites subject to the Gateway Frontage Control on I537.10.1 Silverdale 3: Precinct plan 1.

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

There are no controlled activities in this section.

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

##### **I537.8.1. Matters of discretion**

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

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

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

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

- (v) Vehicle access to activities and sites - the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1, effects on the safe and efficient operation of the Hibiscus Coast Highway, Silverdale interchange, State Highway 1 or Painton Road; and
- (vi) Signs - refer to restricted discretionary activity matters of discretion in Matters [E23.8.1](#) in [Chapter E23 Signs](#).

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

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

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

- (i) for Sub-precinct C Work/Live, the extent to which site layout and building design minimises potentially adverse reverse sensitivity effects (such as noise, odour, dust) of business activities on adjacent residential land uses;
  - (j) for Sub-precinct C Work/Live, the extent to which site layout and building design ensures that positive and compatible environments are created for both the residential and the work activities proposed;
  - (k) for Sub-precinct C Work/Live, the extent to which development layout is designed in such a way as to mitigate any potential adverse effects of car parking, storage areas and outdoor activities and provide for legible and safe access for pedestrians;
  - (l) whether development is be able to be serviced by existing wastewater infrastructure;
  - (m) the extent to which services are designed to be provided in accordance with the Council's Standards for Engineering Design and Construction and Auckland Transport's Code of Practice (or any other relevant Codes of Practice);
  - (n) whether the management of stormwater flows is consistent with any approved catchment management plan;
  - (o) the extent to which the development positively contributes to the visual amenity values of the area as a backdrop to the Hibiscus Coast gateway;
  - (p) whether the proposal provides appropriately for the protection of existing riparian vegetation; and
  - (q) whether the proposal provides for clusters of buildings in a vegetated framework.
- (2) Vehicle movements in the PM peak:
- (a) the traffic generated should not adversely affect the safe and efficient operation of the external road network in the PM Peak to a level where the effects are deemed unacceptable; including the cumulative effects of traffic from the Silverdale 3 Precinct accessing the external road network in the PM Peak; and
  - (b) the extent to which the adverse traffic effects are able to be avoided, or mitigated by improvements to or extension of the indicative road network, to ensure that any traffic effects are acceptable.
- (3) New buildings or alterations and additions to buildings:
- (a) the extent to which the proposal complies with I537.10.1 Silverdale 3: Precinct plan 1;

- (b) the extent to which the use of retaining walls is minimised, and where they are used, whether the length is minimised and whether height is kept to no greater than 1.5m without a planted stepped setback;
- (c) the extent to which the design, scale and orientation of the building, and any related earthworks are comprehensively designed so that they are appropriate for the site; character and amenity outcomes sought for the precinct;
- (d) the extent to which the design and location of buildings contributes to the local streetscape and sense of place by responding to the planned future form and character of the surrounding area;
- (e) the extent to which the silhouette of the buildings as viewed from surrounding areas positively contributes to the skyline and provides an attractive edge to the wider zone and urban environment;
- (f) the extent to which the façade of buildings subject to either Gateway or Building Frontage Control have strong architectural form and have a high quality visual appearance suitable for the Gateway location;
- (g) the extent to which buildings subject to the Gateway Frontage Control are setback behind vegetation planted to achieve the vegetated framework that is a key feature of the I537.10.1 Silverdale 3: Precinct plan 1;
- (h) the extent to which signage is designed as an integrated part of the building façade and not the dominant element;
- (i) the extent to which landscape design contributes to a strong vegetated framework for the precinct through:
  - (i) modulating and visually interrupting building mass;
  - (ii) screening utility areas and large carpark areas;
  - (iii) establishing spatial boundaries;
  - (iv) establishing a visual relationship to the wider landscape;
  - (v) contributing to the site legibility through reinforcing entranceways and delineating public and private areas;
  - (vi) creating a visual buffer between incompatible activities;
  - (vii) screening insensitive earthworks or retaining walls; and
  - (viii) creating a coherency within the site and to the wider landscape context.
- (j) the extent to which landscaping maintains or enhances the overall cohesiveness of the urban landscape for Sub-precincts A and C; and
- (k) the extent to which mature vegetation and large trees are retained on site. Retention of mature trees is particularly encouraged where their size,

location or species make a significant contribution to the streetscape or where they could be logically incorporated to enhance on-site amenity.

(4) Drive-through restaurant, Entertainment Facilities, Offices up to 500m<sup>2</sup>, Retail for the sale of goods accessory to the main activity on the site, Trade Suppliers, Care Centres, Healthcare facilities and Industrial activities:

(a) the extent to which the location and scale of proposed activities is suitable in the existing or proposed context through:

- (i) offices being located towards the State Highway 1 and Hibiscus Coast Highway;
- (ii) restaurants/cafes/shops being located adjacent to the Hibiscus Coast Bus Station, focusing on Painton Road and Small Road; or
- (iii) care centres and healthcare facilities being located where they can benefit from areas of higher landscape amenity such as any stormwater management area or reserve.

(b) the extent to which the scale and location of activities is designed to ensure adverse amenity effects with respect to neighbouring residential areas are acceptable.

(c) the extent to which the traffic generated adversely affects the safe and efficient operation of the external road network including having regard to the cumulative effects of traffic from the precinct and whether any interim traffic effects arise from the extent to which the indicative road network is in place at the time of establishment of an activity;

(d) whether there is sufficient space on site for queuing, parking and manoeuvring of vehicles using the site;

(e) the extent to which the location and width of entry and exit points to the site, and on-site parking areas, has an adverse effect on the amenity values of adjoining sites;

(f) whether the proposal includes travel demand measures, as appropriate, that optimise the use of modes such as shared parking arrangements, cycling, walking and carpooling in order to reduce the use of single purpose/occupant vehicle trips;

(g) the extent to which the proposal is designed to provide for the safe movement of pedestrians using the facilities as well as those passing by and moving between sites;

(h) the extent to which adequate cycle facilities are provided on site and located to encourage cycle use having regard to anticipated levels of demand;



- (i) the extent to which parking areas are provided and managed, marked, and signposted so as to give effect to the criteria above and the recommendation contained within any submitted traffic assessment and management plan or Integrated Transport Assessment; and
  - (j) the extent to which where there is a parking shortfall the proposal includes provision for the ongoing monitoring of parking supply and demand and the effectiveness of any travel demand measures. For the avoidance of doubt this may entail the imposition of review conditions.
- (5) Protection and maintenance of trees in Sub-precinct A and Sub-precinct C:
- (a) the extent to which landscaping maintains or enhances the overall cohesiveness of the urban landscape for Sub-precincts A and C; and
  - (b) the extent to which mature vegetation and large trees are retained on site. Retention of mature trees is particularly encouraged where their size, location or species make a significant contribution to the streetscape or where they could be logically incorporated to enhance on-site amenity.
- (6) Work /Live Unit:
- (a) the extent to which the residential living floor area is of a scale and location suitable for residential living purposes;
  - (b) whether the residential living component of the building is accessory to the work component;
  - (c) the extent to which the pedestrian access to the building is designed to ensure that:
    - (i) pedestrian movement and access is not compromised;
    - (ii) the location of the access is safe and appropriate having regard to crime prevention through environmental design principles; and
    - (iii) the access is suitably differentiated and legible with respect to access to adjoining, or neighbouring business premises.
- (7) Landscaping in Sub-precinct A and Sub-precinct C:
- (a) the extent to which any reduction in the provision of on-site landscaping does not adversely affect the visual amenity values and visual character of the subject site or adjacent sites;
  - (b) the extent to which the provision of open space or the provision of landscaping is in common with one or more adjoining sites to achieve a similar level of landscaping; and
  - (c) the extent to which any reduction in landscaping is offset by other proposals to ensure there is no reduction of amenity values or the overall

requirement to create a vegetated framework within which built development is sited in the Silverdale 3 Precinct.

(8) Frontage controls:

- (a) the extent to which the façade of buildings subject to either Gateway or Building Frontage Control have strong architectural form and have a high quality visual appearance suitable for the Gateway location; and
- (b) the extent to which buildings subject to Gateway Frontage Control are setback behind vegetation planted to achieve the vegetated framework that is a key feature of the Silverdale 3 Precinct.

(9) Vehicle access to activities and sites:

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

(10) Signs:

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

#### **I537.9. Special information requirements**

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

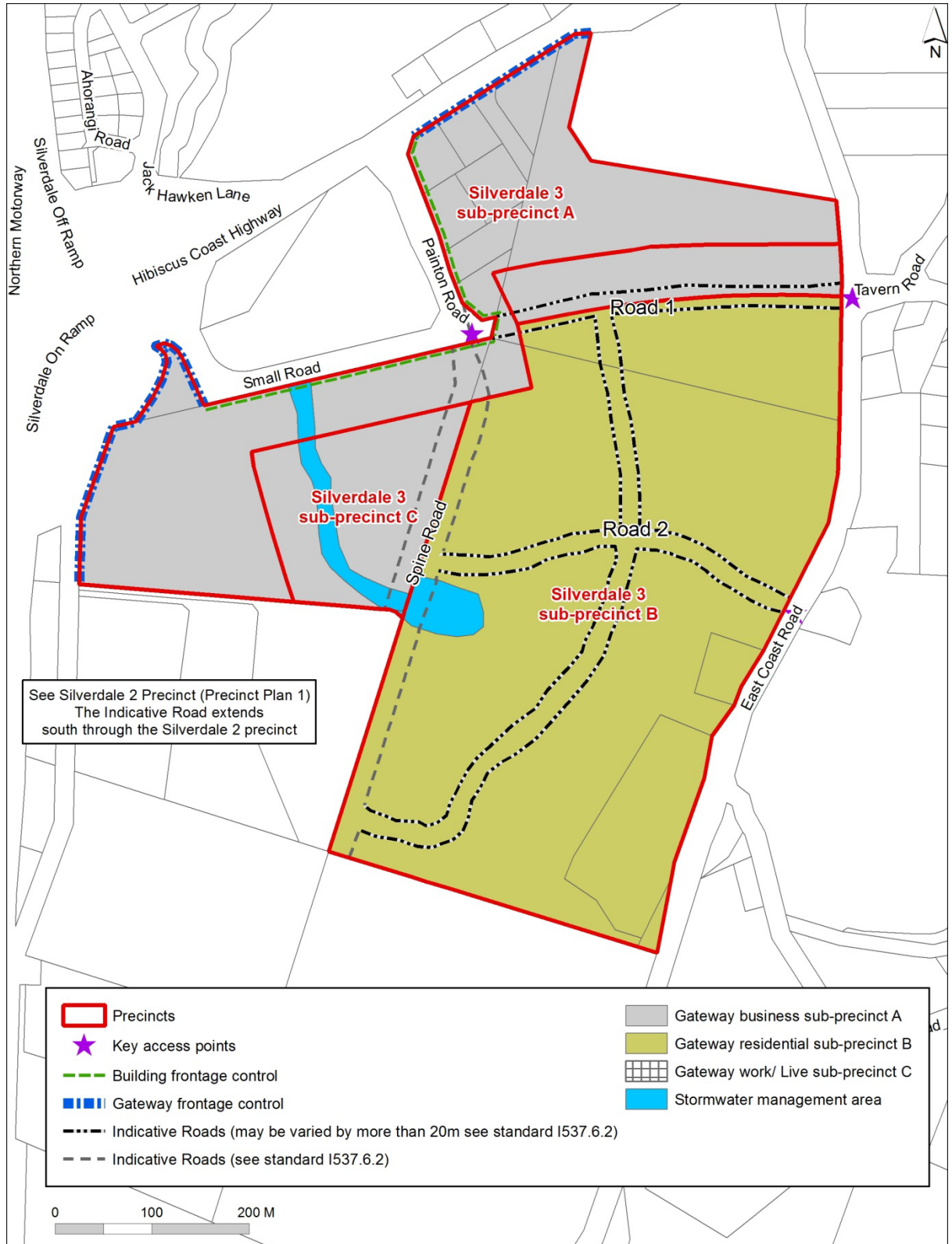
- (1) An Integrated Transport Assessment, or an update to an existing Integrated Transport Assessment, prepared in accordance with the Auckland Transport Integrated Transport Assessment Guidelines in force at the time of the application.

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

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

**1537.10. Precinct plans**

**1537.10.1 Silverdale 3: Precinct plan 1**



## **I539. Smales 2 Precinct**

### **I539.1. Precinct Description**

The Smales 2 Precinct applies to a 4.8 hectare block of land located on the southern side of Northcote Road and fronting Lake Pupuke, Takapuna. The precinct encompasses two quite distinct areas, for which separate sub-precincts have been developed: the 2.7 hectare Sub-precinct A, which is dominated by the excavations associated with its former quarry use; and the adjoining 2.1 hectare Sub-precinct B, which comprises a block of more elevated undeveloped land that extends to the edge of Lake Pupuke.

The precinct provides for the comprehensive redevelopment of the block of land in the following manner:

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

This sub-precinct is zoned Business - Mixed Use Zone and has been substantially excavated during quarrying operations in the past. It is considered suitable for a mixture of uses including commercial and a range of residential development such as apartments and retirement accommodation, recognising the location of the land at the residential/business interface. It is the intention to minimise further rock excavation as far as is practicable. Medical related business activities are encouraged, recognising the proximity of the site to the North Shore Hospital and the synergies that could result from such development. An integrated transport assessment was prepared for the Smales 2 Precinct in 2013 and identified that this sub-precinct could accommodate up to 45,000m<sup>2</sup> of business development. The extent of retail and general office development that can occur within the sub-precinct is capped to manage effects on other nearby business centres and manage traffic effects.

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

This sub-precinct adjoins Lake Pupuke and ~~has residential zoning is zoned Residential – Mixed Housing Suburban Zone~~. The sub-precinct is to be developed for intensive residential purposes in a manner that achieves high standards of onsite amenity and which appropriately responds to the location of the land adjacent to the lake and its elevation above Northcote Road immediately to the north. The special character and amenity of Lake Pupuke will be protected through a variety of techniques including the imposition of the 30 metre lake yard setback and, in close proximity to the lake edge, limiting the height of buildings and providing only for individual houses, rather than apartments.

Within the Smales 2 Precinct, the land owner is required to prepare a concept plan at a sub-precinct level before land use, development or subdivision in the area starts. The preparation of a concept plan will reduce the potential for subdivision and development to occur in an uncoordinated manner, and will encourage integrated and comprehensive development of the sub-precincts to achieve a high quality urban environment.

~~The zoning of land within this precinct is Residential – Mixed Housing Suburban and Business – Mixed Use zones.~~

### **I539.2. Objectives**

- (1) Sub-precinct A is comprehensively planned and developed as a mixed use area that achieves a high quality built environment and responds appropriately to the context of the sub-precinct and the surrounding neighbourhood.
- (2) Sub-precinct B is comprehensively planned and developed into an area of high quality intensive housing that achieves a high level of residential amenity, taking advantage of the site's northeast facing aspect while avoiding, remedying or mitigating adverse effects of earthworks, activities and buildings on the amenity of nearby residential zones, Lake Pupuke and public spaces, including Northcote Road.

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

### **I539.3. Policies [rp/dp]**

- (1) Require the development of a concept plan for all or part of a sub-precinct in order to promote comprehensive and integrated planning of these areas and to achieve a high level of amenity and built environment throughout the precinct while minimising the adverse environmental effects of subdivision and development. Concept plans are to establish matters such as:
  - (a) the layout of the site;
  - (b) the bulk and location of the single tower for Area 1 in Sub-precinct A;
  - (c) indicative finished land contours;
  - (d) provision for vehicle access and safe convenient and accessible routes for pedestrians and cyclists;
  - (e) management of site related traffic on the surrounding road network; and
  - (f) measures to provide protection and/or accessibility to significant geological features outside the outstanding natural feature.
- (2) Require appropriate stormwater management to be employed to protect the water quality of Lake Pupuke, both during and post construction.
- (3) Require development to facilitate the comprehensive integration of land uses and transport infrastructure, including pedestrian and cycle routes into and through the site and the provision of public access (both pedestrian and cycle) between Rangitira Avenue and Northcote Road.
- (4) Encourage development to minimise further rock excavation to the extent practicable due to the potential adverse effects of noise and vibration.

- (5) Provide for vehicle access to be constructed through an Outstanding Natural Feature in a location and manner which minimises the adverse effects on the physical and visual integrity of the feature.

**Sub-precinct A**

- (6) Require the development of a concept plan for Sub-precinct A that demonstrates how development will be undertaken to achieve a high quality design, create good on site standards with particular regard to the needs of pedestrians, and relate appropriately to the context of the sub-precinct, the neighbouring Sub-precinct B, and the surrounding neighbourhood, and in particular to:
  - (a) create a safe and convenient public environment;
  - (b) achieve an attractive built environment;
  - (c) avoid, remedy or mitigate the adverse effects of development on the adjoining residential area, including those effects relating to noise, privacy, visual amenity, shading and dominance;
  - (d) achieve good urban design outcomes;
  - (e) utilise landscaping to enhance the appearance of the development and integrate the site with adjoining land uses and the streetscape;
  - (f) provide appropriately for the movement of cycles and pedestrians into, through and within the site in a manner that is safe, convenient and attractive, and which has regard to the potential significance of the site as part of an around Lake Pupuke link for recreational walkers and cyclists;
  - (g) provide appropriately for the movement of vehicles into and out of the site, having regard to the effects of traffic on the adjoining road network; and
  - (h) protect those geological features of most significance outside the Outstanding Natural Feature, and where practicable require that they are available for future study.
- (7) Enable a mixture of uses to establish within the sub-precinct, including residential and commercial activities.
- (8) Encourage the establishment of businesses providing medical related goods and services to reflect the proximity of North Shore Hospital to the sub-precinct and to limit the total floor area of general (non-medical related) office and retail development in recognition of the potential adverse effects of such activities on nearby town centres.
- (9) Provide the opportunity for a single landmark building to be located within a defined area close to Northcote Road.

- (10) Encourage the use of alternative modes of travel through the preparation of travel management plans and the inclusion of facilities that support cycling and walking.
- (11) Provide for a wide range of primarily medical related business activities, including offices for businesses providing medical related goods and services, reflecting the location of the site in close proximity to North Shore Hospital, but with limitations on the nature and extent of retail and general office activities to ensure that the role and function of other nearby business centres, including the Takapuna Metropolitan Centre is not compromised.
- (12) Limit the area occupied by offices associated with non-medical related business activities utilising techniques such as activity status, floor area limitations and sequencing.
- (13) Provide for residential activities, including apartments and retirement villages, with good standards of on site amenity.
- (14) Require development to protect the amenities of adjoining residential zoned land, the streetscape amenity of Northcote Road and Rangitira Avenue and the visual amenity of Lake Pupuke by:
  - (a) ~~(deleted) limiting development to a maximum height of 15 metres when located in close proximity to residential zone boundaries and in the vicinity of Rangitira Avenue;~~
  - (b) ~~(deleted) providing for taller buildings outside the residential and Rangitira Road interface; and~~
  - (c) requiring landscaping to be provided to create attractive on site amenity and enhance the appearance of development as viewed from roads and adjoining residential areas, including the provision of landscaped yards.
- (15) Encourage the use of alternative modes of travel including public transport and facilities that support cycling and walking to manage the supply of parking and effects on the transport network.
- (16) Provide pedestrian and cycle routes into and through the site and the provision of a public access (both pedestrian and cycle) between Rangitira Avenue and Northcote Road that is integrated with the development.

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

- (17) Require the development of a concept plan for Sub-precinct B that demonstrates how development will be undertaken to achieve a high quality design, create good on site amenity standards for the residential units, and relate appropriately to the context of the sub-precinct and the surrounding neighbourhood, including the location of the sub-precinct adjoining Lake Pupuke, and in particular to:
  - (a) create a safe and attractive residential environment;

- (b) achieve an attractive built environment;
  - (c) mitigate the adverse effects of development on the adjoining residential area;
  - (d) avoid adversely affecting the amenity and environmental values of Lake Pupuke;
  - (e) create an appropriate relationship with Northcote Road and the values of the Outstanding Natural Feature, including creating a landscaped buffer between buildings and the upper edge of the bluff; and
  - (f) protect those geological features of most significance, and where practicable require that they are available for future study.
- (18) Provide for the establishment of a range of residential types (from single houses to apartments) in an integrated development with a high level of residential intensity.
- (19) Provide for the establishment of a range of residential types (from single houses to apartments) in an integrated development with a high level of residential intensity overall and a high standard of residential amenity.
- (20) Require the scale and form of development to be appropriate for the location of the development on the site and not adversely affect the amenity values of Lake Pupuke and the values of the associated Outstanding Natural Feature.
- (21) Require development to not significantly diminish the amenity and character of ~~surrounding sites and~~ Northcote Road and the values of the Outstanding Natural Feature.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to all of the above policies.

#### **I539.4. Activity table**

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

The rules in Activity Table I539.4.1 in I539 Smales 2 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 I539.4.1 Activity table specifies the activity status of land use and development activities in the Smales 2 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in Table I539.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

[E12 Land disturbance](#) – District [Table E12.4.3](#) Outstanding Natural Features Overlay Activities (A38) to (A41) do not apply to Activity (A12) in Table I539.4.1 Activity table.



Table I539.4.1: Activity table

Activity		Sub-precinct A	Sub-precinct B up to 10m from the western edge of the lake yard	Sub-precinct B greater than 10m from the western edge of the lake yard
<b>Use</b>				
Accommodation				
(A1)	Retirement villages	P	NC	RD
(A2)	Supported residential care		NC	RD
(A3)	Visitor accommodation		NC	RD
Commerce				
(A4)	Dairies up to 100m <sup>2</sup> in gross floor area per site		NC	D
(A5)	Offices for businesses associated with medical related goods and services	P		
(A6)	Offices not associated with medical related goods and services with an aggregate gross leasable area of up to 10,000m <sup>2</sup>	P		
(A7)	Offices not otherwise provided for	NC		
(A8)	Retail limited to an aggregate gross leasable area of 2,000m <sup>2</sup> across the precinct, provided that the gross floor area of an individual retail unit is not greater than 450m <sup>2</sup>	P		
(A9)	Retail with an aggregate gross leasable area greater than 2,000m <sup>2</sup>	D		
(A10)	Non-accessory parking		NC	NC

Development				
(A11)	One building in Area 1 illustrated on the precinct plan with a height greater than 47.7m RL (Reduced Level in terms of NZVD2016) and up to 61.7m RL (Reduced Level in terms of NZVD2016)	D	NA	NA
(A12)	The construction of up to two vehicle accessways and associated earthworks from Northcote Road, across an outstanding natural feature	C	C	C
(A13)	Roads, accessways and service lanes	RD	RD	RD
(A14)	Buildings, and alterations and additions to buildings	RD	RD	RD

### I539.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I539.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I539.4.1 Activity table and which is not listed in I539.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### I539.6. Standards

The standards applicable to the Residential – Low Density Residential Zone ~~Mixed Housing Suburban~~ and Business – Mixed Used Zones and the Auckland-wide standards apply in this precinct, except for the following:

- [Standard H13.6.1](#) Building height;
- [Standard H13.6.2](#) Height in relation to boundary;

- [Standard H13.6.5](#) Yards;
- [Standard H4.6.4](#) ~~H3A.6.6~~ Building height;
- [Standard H4.6.5](#) ~~H3A.6.7~~ Height in relation to boundary; and
- ~~[Standard H4.6.6](#) Alternative height in relation to boundary; and~~
- [Standard H4.6.7](#) ~~H3A.6.8~~ Yards.

All permitted, controlled and restricted discretionary activities listed in Table I539.4.1 Activity table must comply with the following activity standards unless otherwise specified.

**Sub-precinct A**

Standards I539.6.1 to I539.6.6 only apply to Sub-precinct A.

**I539.6.1. Floor area**

- (1) Any development within Sub-precinct A must comply with the following:
  - (a) An overall combined maximum gross floor area of 45,000m<sup>2</sup> occupied by business activities and up to a maximum of 68 dwellings. Provided that, in the alternative, the gross floor area occupied by business activities may be reduced, and the number of dwellings increased such that the gross floor area of the additional dwellings is no greater than the reduction in the area occupied by business activities.
  - (b) The maximum gross floor area of 45,000m<sup>2</sup> of business activities, can include up to:
    - (i) a maximum aggregate gross leasable floor area of 10,000m<sup>2</sup> of general office space, being offices for businesses not associated with medical related goods and services; and
    - (ii) a maximum aggregate area of 2,000m<sup>2</sup> of retail and food and beverage space.

**I539.6.2. Building height**

Purpose: manage the effects of building height and enable greater height in those areas that are well separated from adjoining residential zones.

- (1) Buildings must not exceed the height limits specified in Table I539.6.2.1 Total building heights for Sub-precinct A.

**Table I539.6.2.1: Total building heights for Sub-precinct A**

Area	Total building height
Within 20m of residential zoned land located outside the Smales 2 Precinct, and within 20m of Rangitira Avenue.	21.45m
Total building height for this area must be measured in relation to the natural height of the ground at the	

closest sub-precinct boundary.	
Areas not otherwise specified	RL <u>5347.7m</u> (Reduced Level in terms of NZVD2016)

**I539.6.3. Height in relation to boundary**

Purpose: require buildings to not dominate neighbouring zones where lower height limits apply.

- (1) In addition to the zone height in relation to boundary standards, at no point may any building in Area 1 identified on Smales 2: Precinct Plan 1 be higher than its horizontal distance from the nearest residential zone boundary with the Smales 2 Precinct plus 3 metres.

**I539.6.4. Yards**

Purpose: require buildings to be set back from the road frontage and residential properties, and for that yard to be landscaped to: enhance the appearance of the development as viewed from adjoining streets and adjoining residential properties, create a pleasant walking environment for pedestrians using the adjoining road reserve, break up larger building mass and create an appropriate interface with the residential zone on Rangitira Avenue.

- (1) The minimum setback from Rangitira Avenue is 5 metres.
- (2) No car parking is to be located within the Rangitira Avenue yard.
- (3) The Rangitira Avenue yard must be landscaped with a combination of grass, trees, shrubs and ground cover plants along the frontage of sites not occupied by buildings or access points.
- (4) The minimum setback from a residential zone is 5 metres.
- (5) The residential yard must be fully planted in those parts not occupied by buildings or access points where practicable as follows:
  - (a) a minimum width of 3 metres along the entire length of the yard must be densely planted in shrubs and trees which will achieve a height of 3.5 metres on maturity. The balance width of 2 metres may be planted, grassed or paved.

**I539.6.5. Landscaping**

- (1) At least 15 per cent of the total area of Sub-precinct A must be landscaped in a manner consistent with the Business - Mixed Use Zone standards.

**I539.6.6. Verandahs**

Purpose: provide pedestrians with weather protection, safety and amenity.

- (1) The ground floor of a building must include a verandah or similar weather protection at the main entrance to the building.

- (2) The verandah must have a minimum height of 3 metres and a maximum height of 4.5 metres.

**Sub-precinct B**

Standards 0-1539.6.7 to I539.6.10 only apply to Sub-precinct B.

**I539.6.7. Dwellings**

- (1) Any development must meet the following:

Qualifying matter as per s771(a) and s771(b) of the RMA

- (a) only detached dwellings may be located within 10 metres of the western edge of the lake yard; and
- (b) a maximum of 145 residential units may be established within Sub-precinct B.

**I539.6.8. Building height**

Purpose: to manage the scale of development to provide for lower level development close to Lake Pupuke and close to other land zoned for residential purposes, and for medium rise terrace and apartments elsewhere within Sub-precinct B.

- (1) Buildings must not exceed the height limits specified in Table I539.6.8.1 Total building heights for Sub-precinct B.

**Table I539.6.8.1: Total building heights for Sub-precinct B**

Area	Total building height
<del>Within 10m of land zoned residential</del>	8m
Within 10m of the lake yard setback	8m
Areas not otherwise specified	14.5m

Qualifying matter as per s771(a) and s771(b) of the RMA

**I539.6.9. Building height in relation to boundary**

- (1) The Residential – ~~Low Density Residential~~ ~~Mixed Housing Suburban Zone~~ height in relation to boundary standards do not apply to the boundary between Smales 2 Sub-precincts A and B.

**I539.6.10. Yards**

Purpose: To manage the bulk and scale of buildings, and reduce the visual dominance on Lake Pupuke and Northcote Road.

- (1) Yards for Sub-precinct B must comply with the minimum distances specified in Table I539.6.10.1 Yards in Sub-precinct B.

**Table I539.6.10.1: Yards in Sub-precinct B**

	Location	Minimum yard distance
Qualifying matter as per s771(a) and s771(b) of the RMA	Minimum setback from Northcote Road	7m
	<del>Boundary of Sub-precinct B with residential zone land</del>	<del>3m</del>
Qualifying matter as per s771(j) of the RMA	Minimum setback from the carriageway of internal roads	2.5m
Qualifying matter as per s771(a) and s771(b) of the RMA	Lake yard	30m

**I539.7. Assessment – controlled activities**

**I539.7.1. Matters of control**

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

- (1) the effects of the location of the accessways on the outstanding natural feature;
- (2) the effects of the construction methodology on the outstanding natural feature; and
- (3) the effects on the visibility of exposed geological features.

**I539.7.2. Assessment criteria**

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

- (1) whether the location of the accessways affects the most accessible, visible and valuable of the existing identified geological features;
- (2) whether the construction methodology limits earthworks to the greatest extent practicable; and
- (3) whether methods for retaining access to and visibility of, the most accessible, visible and valuable of the existing geological features will be effective.

**I539.8. Assessment – restricted discretionary activities**

**I539.8.1. Matters of discretion**

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

- (1) all restricted discretionary activities:
  - (a) the effects of siteworks;

- (b) effects of the location and design of open spaces, landscaping and screening;
  - (c) effects on the amenity of adjoining residentially zoned land, Lake Pupuke and open space;
  - (d) effects arising from the location and design of parking and loading;
  - (e) effects arising from pedestrian and cycle access, including amenity, safety and convenience;
  - (f) the effects of transport management, traffic and the supply of parking;
  - (g) the effects on geological features outside the outstanding natural feature; and
  - (h) Stormwater management effects.
- (2) retirement villages, supported residential care and visitor accommodation:
- (a) matters in I539.8.1(1)
  - (b) the effects of the intensity and scale of development; and
  - (c) traffic effects; and
  - (d) effects on Lake Pupuke, Northcote Road and the adjoining residential area.
- (3) buildings, and alterations and additions to buildings:
- (a) matters in I539.8.1(1)
  - (b) effects associated with the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, pedestrian linkages, open spaces, earthworks areas and land contours, and infrastructure location; and
  - (c) the effects of the design, bulk and location of buildings.

#### **I539.8.2. Assessment criteria**

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

- (1) all restricted discretionary activities:
  - (a) whether siteworks are managed to avoid significant adverse effects on the amenity and environmental values of Lake Pupuke and to mitigate adverse effects on the surrounding area and should seek to limit the excavation of rock to the extent practicable;

- (b) whether buildings within Sub-precinct A are located and designed to provide a variety of footprint sizes and building heights within an integrated development;
  - (c) whether the location of buildings within Sub-precinct B seek to manage effects on the amenity values of Lake Pupuke and public open spaces, including Northcote Road;
  - (d) whether landscaping contributes to the onsite amenity for residents, workers and visitors (including pedestrians and cyclists), and to the visual amenity of development on the site when viewed from roads, public spaces (including Lake Pupuke) and adjoining properties;
  - (e) whether safe and convenient vehicle access has been provided into and within both sub-precincts, with one access only between Northcote Road and Sub-precinct B, and access provided between Sub precinct A and both Northcote Road and Rangitira Avenue.
  - (f) the extent to which development has been designed and the provision of parking managed to facilitate and encourage the use of alternative means of travel, including public transport, walking and cycling. Travel management plans should be provided to demonstrate how this will be achieved. Safe and convenient pedestrian and cycle access should be provided into, through and within each sub-precinct, including at least one pedestrian and cycle route providing a convenient connection between Northcote Road and Rangitira Avenue through Sub-precinct A;
  - (g) whether significant geological features are protected and/or made accessible for ongoing study;
  - (h) whether adequate infrastructure and servicing will be provided; and
  - (i) whether stormwater management (including during construction) has been designed to avoid adverse effects on the water quality of Lake Pupuke and post construction.
- (2) retirement villages, supported residential care and visitor accommodation:
- (a) criteria in I539.7.2(1); and
  - (b) the management of effects on Lake Pupuke, Northcote Road and the adjoining residential area.
- (3) buildings, and alterations and additions to buildings:
- (a) criteria in I539.7.2(1); and
  - (b) the extent to which the proposed building, alteration or addition relative to the location of infrastructure to service the area and open space results in an integrated network that is adequate to meet the needs of the overall development area.



### **I539.9. Special information requirements**

An application for any land use, development or subdivision activity must be accompanied by:

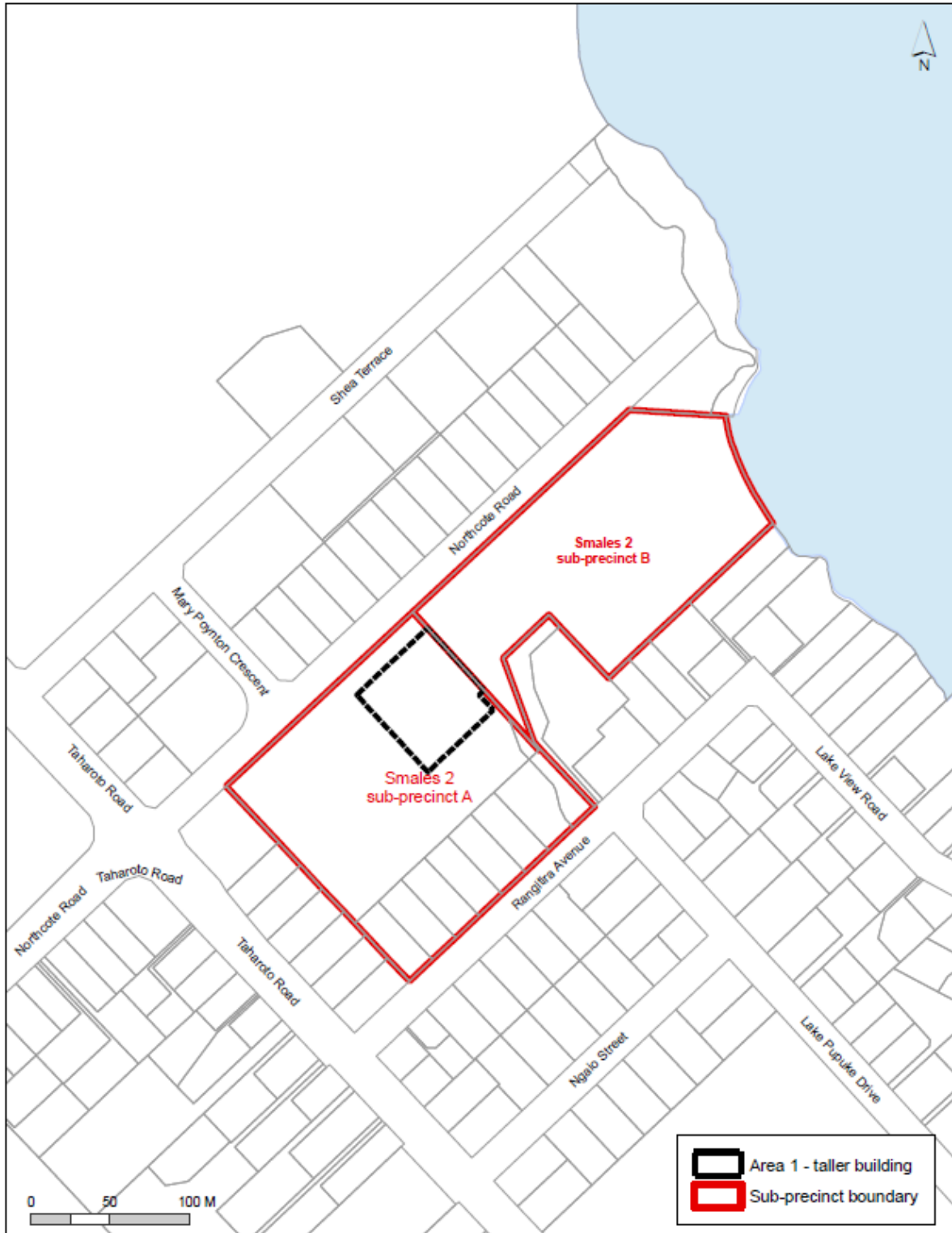
#### **I539.9.1. Concept plan**

- (1) The concept plan must apply to all land within the sub-precinct that the applicant is the owner of and may include sites in multiple ownership where the land owners make a joint application.
- (2) The concept plan should include the following information:
  - (a) site boundaries;
  - (b) site works methodology;
  - (c) indicative final contours and floor levels: including the relationship of finished contours with floor levels, the relationship between the levels of vehicle and pedestrian access routes and access into buildings and the relationship with levels on adjoining sites;
  - (d) the proposed subdivision pattern;
  - (e) indicative building footprints and the general height, bulk and mass of buildings;
  - (f) the location of open spaces and their purpose;
  - (g) a landscape concept design including the identification of any existing landmark trees to be retained;
  - (h) location of parking areas and the number of parking spaces and how the parking will be managed to encourage alternative means of travel, including public transport, walking and cycling;
  - (i) proposed vehicle access to and from the site and internal circulation with information on levels to demonstrate that safe and convenient access can be provided;
  - (j) traffic effects including:
    - (i) the location and design of vehicle access in to the precinct from the surrounding road network, including widths and gradients and the effect of the access on the safety and efficiency of the adjoining roads;
    - (ii) the road improvements recommended in the 2013 Integrated Transport Assessment for the Smales 2 precinct, including but not limited to development triggers for provision of traffic lights and a pedestrian crossing at the Rangitira Road intersection;

- (iii) the location and indicative design of the internal vehicle routes, parking areas, service access, pedestrian links, pedestrian areas and cycle routes including widths and gradients;
- (iv) the location of pedestrian and cycle routes into and through Sub-precincts A and/or B as the case may be, including widths and gradients. Pleasant, safe, practical and convenient pedestrian and cycle access shall be provided from Rangitira Avenue to Northcote Road;
- (v) travel management plan to demonstrate how alternative means of travel to the precinct will be provided for and encouraged;
- (k) proposed pedestrian and cycle access;
- (l) the location of significant geological features and measures for protection and/or accessibility;
- (m) proposals for providing infrastructure services to the site, including a stormwater management plan (both during and post construction);
- (n) location of existing and proposed site boundaries; and
- (o) the indicative staging of development.

**I539.10. Precinct plans**

**I539.10.1. Smales 2: Precinct plan 1**



## **I540. Takapuna 1 Precinct**

### **I540.1. Precinct description**

The zoning of land within the precinct is the Business - Metropolitan Centre Zone. The Takapuna 1 Precinct incorporates the central area of Takapuna.

Takapuna benefits from a coastal setting and includes a mix of commercial and residential activities. The built form is characterised by human scale building frontages along the main shopping streets and large towers set away from the coast. The purpose of the precinct is to enable development that creates a quality built environment that complements coastal character and supports the revitalisation of the beachfront environment.

The precinct comprises sub-precincts A to D. A variety of building heights are provided across each of the sub-precincts, ranging from an unlimited building height in the area west of Lake Road, to three and five-storey development closer to the beachfront. This precinct also includes frontage and buildings setbacks and encourages through site link.

### **I540.2. Objective**

- (1) The coastal setting is respected while providing opportunities for growth and the development of a quality built environment.

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

### **I540.3. Policies**

- (1) Avoid development that visually dominates or overshadows the beachfront area and esplanade reserve by imposing building height controls and specific design assessment criteria.
- (2) Require a graduation of building heights, including a stepped building height approach between Hurstmere Road and the beachfront, to maintain the beach front environment whilst enabling tall development in less sensitive areas.
- (3) Encourage development to provide pedestrian linkages to and through the precinct that integrates with the public realm and are attractive and safe.

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

### **I540.4. Activity table**

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

Table I540.4.1 Activity table specifies the activity status of development activities in the Takapuna 1 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I540.4.1 Activity table sub-precincts A-D

Activity		Activity status
<b>Development</b>		
(A1)	Buildings	RD

**I540.5. Notification**

(1) Any application for resource consent for an activity listed in Table I540.4.1 Activity table sub-precincts A-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\(4\)](#).

**I540.6. Standards**

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

**I540.6.1. Building height**

(1) Buildings must not exceed the height limits set out in Table I540.6.1.1 below.

**Table I540.6.1.1 Building height**

Sub-precinct	Maximum height
Sub-precinct A	24.5m
Sub-precinct B	36.5m
Sub-precinct C	Unlimited
Sub-precinct D	12.5m

Qualifying matter as per s770(a), s770(b) and s770(d) of the RMA

**I540.6.2. Frontage and building setback**

- (1) A building must be built to the frontage of the site to the minimum frontage height as set out in Table I540.6.1.2 below.
- (2) Vehicle and pedestrian access areas are excluded from the requirements of this standard.
- (3) The requirement to build to the frontage of the site may be excluded where the location of a protected tree makes this requirement impractical.
- (4) Any part of a building that exceeds the maximum frontage height as set out in Table I540.6.1.2 below must be set back by the minimum frontage setback.
- (5) The maximum frontage height and minimum frontage setback controls do not apply to the Hurstmere Road frontages of the sites shown on I540.10.2

Precinct plan 2 and I540.10.3 Precinct plan 3, where these sites utilise the one story bonus and comply with Standard I540.6.5.

- (6) The maximum frontage height and minimum frontage setback controls do not apply to the frontages identified on I540.10.4 Precinct plan 4.

**Table I540.6.1.2 Frontage and building setback**

<b>Sub-precinct</b>	<b>Minimum frontage height</b>	<b>Maximum frontage height</b>	<b>Minimum frontage setback</b>
Sub-precinct A	2 storeys	4 storeys	4m
Sub-precinct A in relation to the through-site lane in Standard I540.6.5	2 storeys	5 storeys	4m
Sub-precinct B	3 storeys	4 storeys	4m
Sub-precinct B in relation to the southern laneway. Refer to Standard I540.6.6	2 storeys	3 storeys	4m
Sub-precinct C	4 storeys	6 storeys	4m

### **I540.6.3. Building coverage**

- (1) Buildings must not exceed 50 per cent maximum building coverage in sub-precinct D.

### **I540.6.4. Through-site lane for Sub-precinct C**

- (1) The permitted gross floor area for a building in sub-precinct C is the site area multiplied by the basic floor area ratio.
- (2) The basic floor ratio for Sub-precinct C is 5:1.
- (3) The maximum floor area ratio for Sub-precinct C is 6:1.
- (4) The maximum floor area is available where a through-site pedestrian lane is provided that fulfils the through-site lane standards in Standard I540.6.5(4) below.

### **I540.6.5. Through-site lane for site in Sub-precinct A**

- (1) A one storey height bonus is available as a permitted activity above the height limits set out in Table I540.6.1.1 on the site shown in I540.10.2 Precinct Plan 2 if a through-site pedestrian lane is provided in the area labelled 'indicative location of through-site link' on I540.10.2 Precinct plan 2.
- (2) A one storey height bonus is also available as a permitted activity above the height limits set out in Table I540.6.1.1, on the site shown in Precinct Plan 3 if a through-site pedestrian lane is provided in the area labelled 'indicative location of the through-site link' on I540.10.3 Precinct plan 3.

- (3) The through-site lanes must be sited in the indicative areas shown in I540.10.2 Precinct plan 2 and I540.10.3 Precinct plan 3.
- (4) Each through-site lane must:
  - (a) have a minimum width of 5m;
  - (b) create a direct and logical pedestrian route through the site;
  - (c) connect one street to another street or public place;
  - (d) be open to the sky or be enclosed with roof-glazing that allows views to the sky. If enclosed with glazing, the average height of the lane must be no less than 5m.
  - (e) comply with the following on both sides of the through-site lane:
    - (i) residential activity and/or car parking must not be located on the ground floor of any building either side of the through-site lane;
    - (ii) the frontage of any building must adjoin the through-site lane boundary for the building's entire length up to a minimum height of 6m, excluding pedestrian entrances, window and balcony recesses, architectural modulations and vehicle accessways. The minimum floor to floor height for the ground level is 4m;
    - (iii) the maximum length of any blank wall is 4m; and
    - (iv) entrance and window elements must form at least 50 per cent of the surface area of any ground floor façade.

#### **I540.6.6. Open air laneways for Sub-precinct B**

- (1) Two open-air laneways must be provided in the location specified in Precinct Plan 1. Sub-precinct B open air laneways.
- (2) The laneways must:
  - (a) be uncovered; and
  - (b) for the southern laneway only, have direct pedestrian access to Lake Road.

#### **I540.6.7. Dwelling outlook space**

- (1) Dwellings in the Takapuna 1 Precinct, except those in Sub-precinct C, must comply with [Standard H6.6.12](#) Outlook space in [H6 Residential - Terrace Housing and Apartment Buildings Zone](#).

### **I540.7. Assessment – controlled activities**

#### **I540.7.1. Matters of control**

There are no controlled activities in this precinct.

## **I540.8. Assessment – restricted discretionary activities**

### **I540.8.1. Matters of discretion**

The Council will reserve its discretion to the matters of discretion in [Rule C1.9\(3\)](#) of the general provisions in addition to the following matters when assessing a restricted discretionary resource consent application:

- (1) building height, frontage and building setback, and building coverage:
  - (a) dominance and overshadowing; and
  - (b) sense of place.
- (2) floor area ratio of the through-site lane for Sub-precinct C:
  - (a) through-site lane;
- (3) open-air laneway for sub-precinct B:
  - (a) sense of place; and
  - (b) open-air laneway

### **I540.8.2. Assessment criteria**

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

- (1) dominance and overshadowing:
  - (a) buildings should not visually dominate Takapuna's reserve and beach areas;
  - (b) buildings should avoid significant shading on Takapuna's reserve and beach areas;
  - (c) frontage heights and setbacks should balance the need to provide access to sun, human scale, and a sense of place, with the need to provide a level of enclosure at street level.
- (2) sense of place:
  - (a) buildings should create a sense of place appropriate to the beach environment.
  - (b) buildings should be sympathetic to the natural structure of the bay and headlands, with lower level development on the bay's edge and building heights rising as the land does to maintain the amphitheatre-like form of the bay.
  - (c) buildings should support the role that Takapuna plays as a metropolitan centre, with high quality design that complements the coastal character and mitigates the visual appearance of taller buildings.



(3) through-site lane:

(a) the extent to which any through-site lane complies with the controls in Standard I540.6.5(1)-(4) above;

(4) open air laneway:

(a) where a laneway is not provided, other means of promoting pedestrian access and connectivity between Lake Road and Hurstmere Road should be provided.

#### **I540.9. Special information requirements**

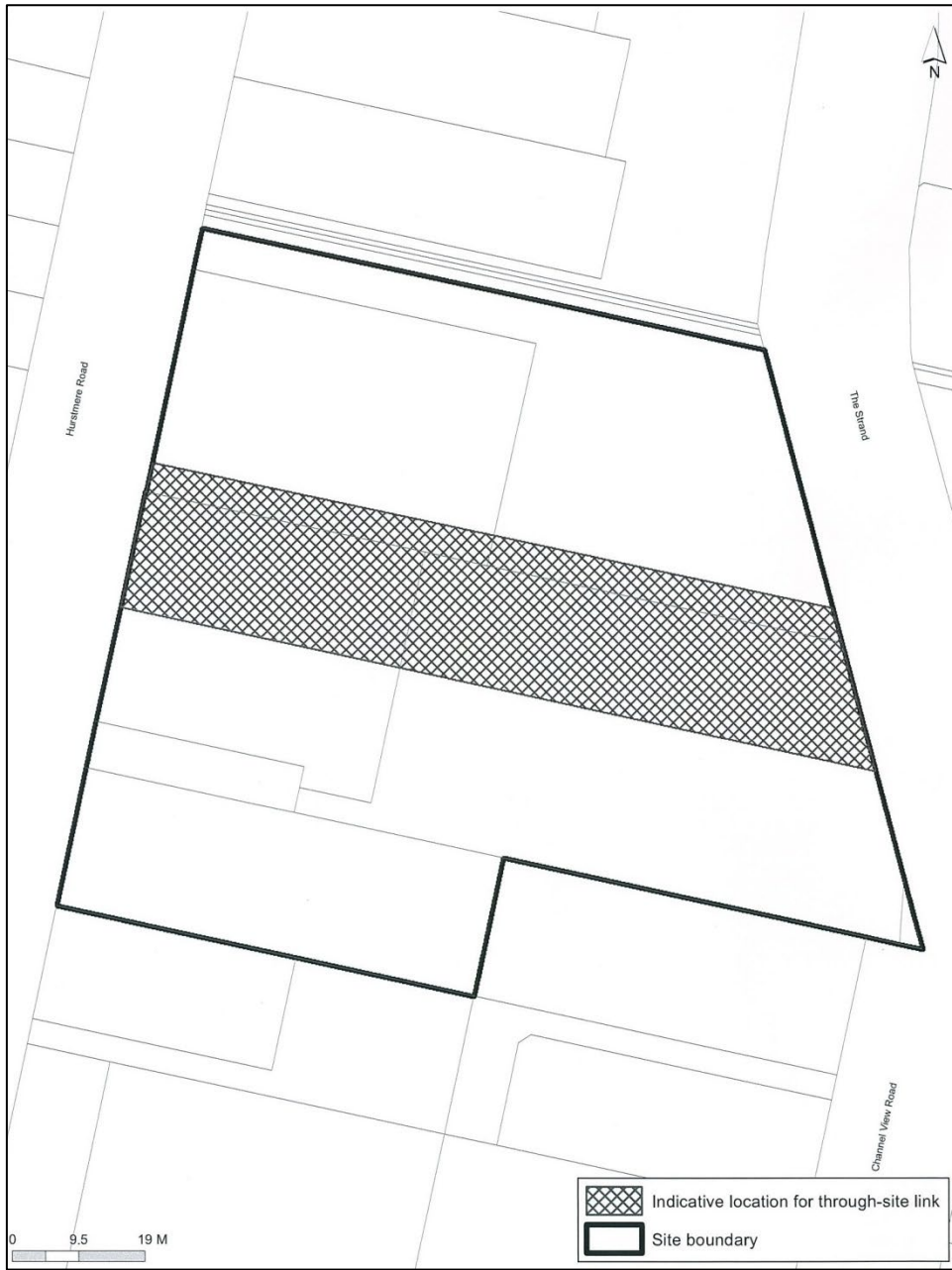
There are no special information requirements in this precinct.

#### **I540.10. Precinct plans**

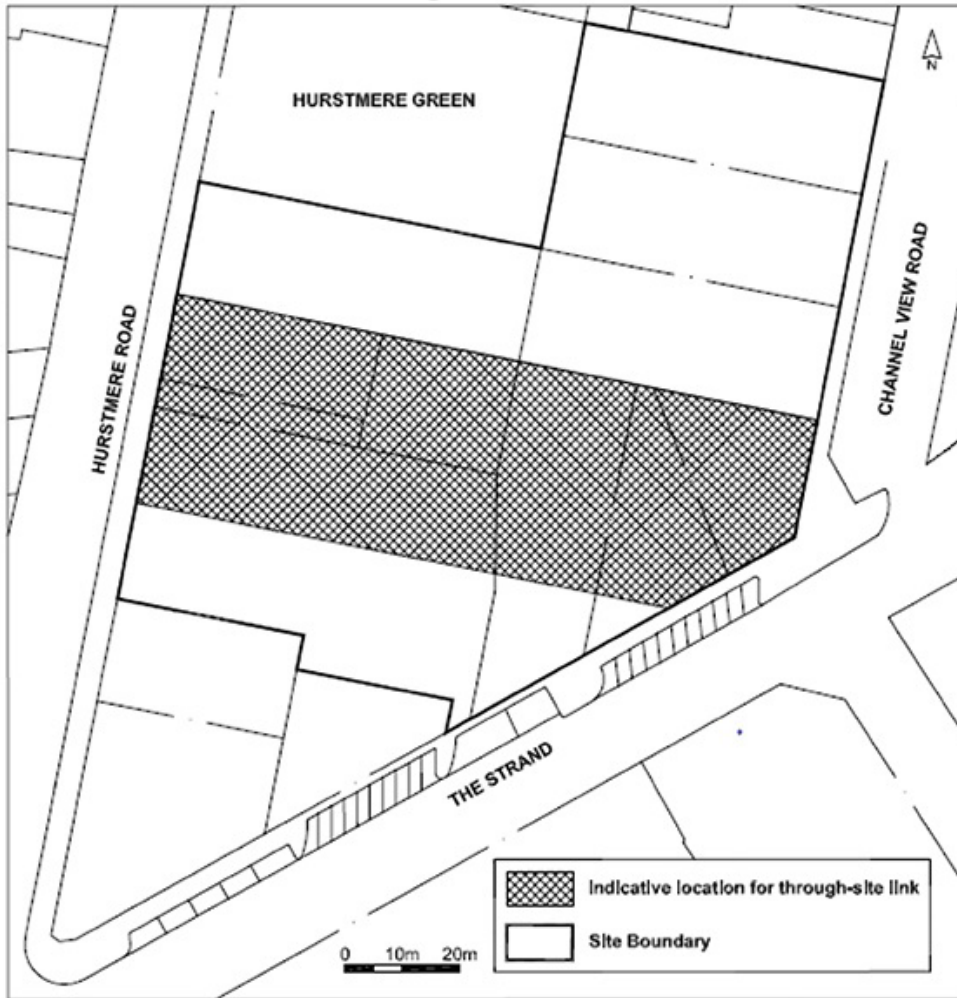
**I540.10.1 Takapuna 1: Precinct plan 1 – Open air laneways**



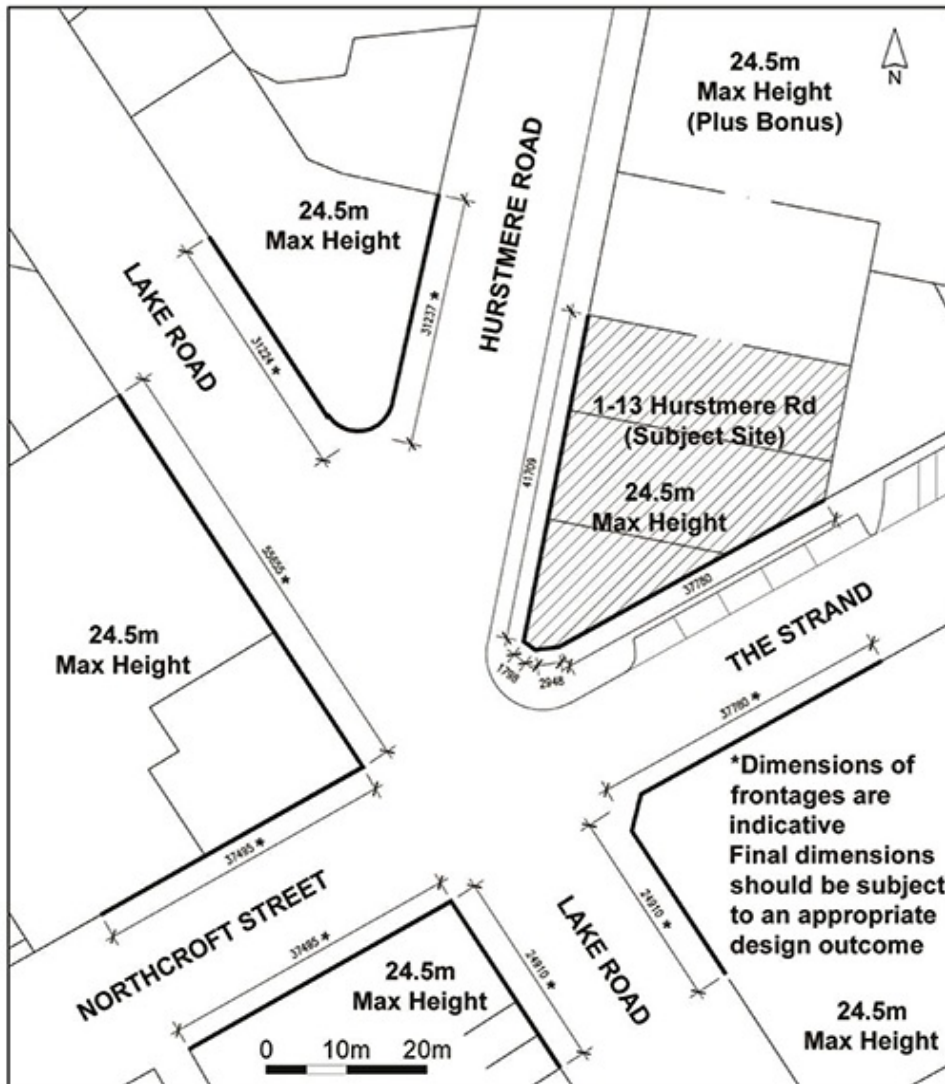
**I540.10.2 Takapuna 1: Precinct plan 2 – Indicative through site link**



**I540.10.3 Takapuna 1: Precinct plan 3 – Indicative through site link**



I540.10.4 Takapuna 1: Precinct plan 4 – Indicative ‘Bookend’ Frontages



## **I544. Wainui Precinct**

### **I544.1. Precinct Description**

The Wainui Precinct is located to the west of Millwater, Silverdale, Orewa and the Northern Motorway.

The precinct includes the Wainui East (Argent Lane) Special Housing Area that was established by Order in Council dated January 2016, together with the surrounding land that has been purchased since the Special Housing Area was established. The single ownership of all of the land within the precinct provides logical and defensible boundaries based on the location of roads and physical constraints and also enables the integrated development of the entire area.

The precinct applies to a master planned community designed to offer a variety of residential activities and housing typologies to be established around open space areas, neighbourhood centres and reserves.

The key considerations to be addressed through the Wainui Precinct are the servicing of the development, including water, wastewater and integration with the wider transport network, and details on how servicing will be staged and funded and provided in a timely manner.

It is envisaged that future subdivision consents will be staged according to the provision of infrastructure as agreed by infrastructure providers. The precinct requires that subdivision and development occurs in a comprehensive and integrated manner in line with infrastructure by restricting any urban subdivision or development until such time as wastewater, water and transport services are provided to service the subdivision.

The zonings of the land within the Wainui Precinct are ~~Residential – Single House Zone, Residential – Mixed Housing Suburban Zone,~~ Residential – Mixed Housing Urban Zone, Residential - Terrace Housing and Apartment Buildings Zone, Business – Neighbourhood Centre Zone, Business – Local Centre Zone, Open Space – Informal Recreation Zone and Open Space – Conservation Zone.

### **I544.2. Objectives**

- (1) Subdivision and development occurs in a manner which reflects the coordination and delivery of open space and infrastructure including transport, wastewater, water and stormwater services.

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

### **I544.3. Policies**

- (1) Require a reticulated wastewater and water supply to be available to service any subdivision or development.
- (2) Require subdivision to be staged and designed to align with the provision and upgrading of open space and infrastructure including transport, water, wastewater and stormwater.

- (3) Avoid subdivision, use and development prior to the availability of bulk water, wastewater and road infrastructure, including the wider transport network, to service development in the Wainui Precinct.
- (4) Require provision of roads, pedestrian links and open space generally similar to that shown on I544.10.1 Wainui: Precinct plan 1 with some variation in location, width and area of open space allowed provided that the open space to be provided has equal functional equivalence to that which would have been provided as shown on the I544.10.1 Wainui: Precinct plan 1.

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

**I544.4. Activity table**

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

The rules in Activity Table I544.4.1 in I544 Wainui 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 I544.4.1 Activity table specifies the activity status of development and subdivision activities in the Wainui Precinct pursuant to section 9(3) and section 11 of the Resource Management Act 1991.

**Table I544.4.1 Activity table**

Qualifying matter as per s77I(j) of the RMA

Activity		Activity status
(A1)	Any new use, subdivision or development that does not comply with Standard I544.6.2 Infrastructure	NC
(A2)	Subdivision, building and development in accordance with I544.10.1 Wainui: Precinct plan 1	RD
(A3)	Subdivision, building and development not in accordance with I544.10.1 Wainui: Precinct plan 1	D

**I544.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I544.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

**I544.6. Standards**

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

The standards in I544.6 in I544 Wainui Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone for the construction and use of up to 3 dwellings per site.

All subdivision, building and development listed in Table I544.4.1 Activity table must comply with the following standards.

#### **I544.6.1. Open Space**

- (1) The location and width of the open space shall be minimum width of 25m for Waterloo Creek ecological corridor and 15m for secondary ecological corridors.

#### **I544.6.2. Infrastructure**

- (1) Subdivision, building or development is to be staged in accordance with the availability of bulk water, wastewater and road infrastructure, including on the wider transport network, to service development in the Wainui Precinct.
- (2) No residential or commercial sites shall be occupied until bulk water, wastewater and road infrastructure, including the wider transport network, are available to service the sites in the Wainui Precinct.

Qualifying matter as per s771(j) of the RMA

#### **I544.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

#### **I544.8. Assessment – restricted discretionary activities**

##### **I544.8.1. Matters of discretion**

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

- (1) subdivision, building and development:
  - (a) the location and capacity of infrastructure servicing; including the wider bulk water, wastewater and road infrastructure;
  - (b) staging and design of development to align with the provision of open space and infrastructure (wastewater, water, stormwater, pedestrian links and roading); and
  - (c) confirmation of funding or other such measures agreed between applicant and service providers.
- (2) effects of infringement of Standard I544.6.1. Open space

##### **I544.8.2. 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) subdivision and development:

- (a) Subdivision and development shall demonstrate that all necessary infrastructure services are available, including the wider bulk water, wastewater and road infrastructure, and can be provided in a timely and co-ordinated manner to service the precinct;
- (b) sufficient evidence of capacity must be demonstrated in the wastewater, water, and roading networks to ensure that the subdivision area can be supplied with (and connected to public system for) water and wastewater services and the wider transport network;
- (c) the extent to which any staging of subdivision will be required due to the co-ordination of the provision of infrastructure;
- (d) where public infrastructure is required to be extended, the preparation of an infrastructure funding agreement or other such measure must be agreed with service providers to ensure that the infrastructure required to service the subdivision can be funded and provided in a timely manner; and
- (e) consistency with the policies of the precinct.

(2) infringement of subdivision standard

(a) whether:

- (i) the open space and ecological corridors within the subdivision are adequate to provide for the needs of residents and future residents, and to ensure public access to the margins of rivers;
- (ii) the open space is sufficient to maintain capacity to function as an overland flow path and flood storage area;
- (iii) the open space and proposed ecological corridors are generally consistent with the indicative reserve network in the area concerned or is consistent with the intent of I544.10.1 Wainui: Precinct plan 1; and
- (iv) non-compliance reduces the ability of existing reserves to function for their intended purpose.

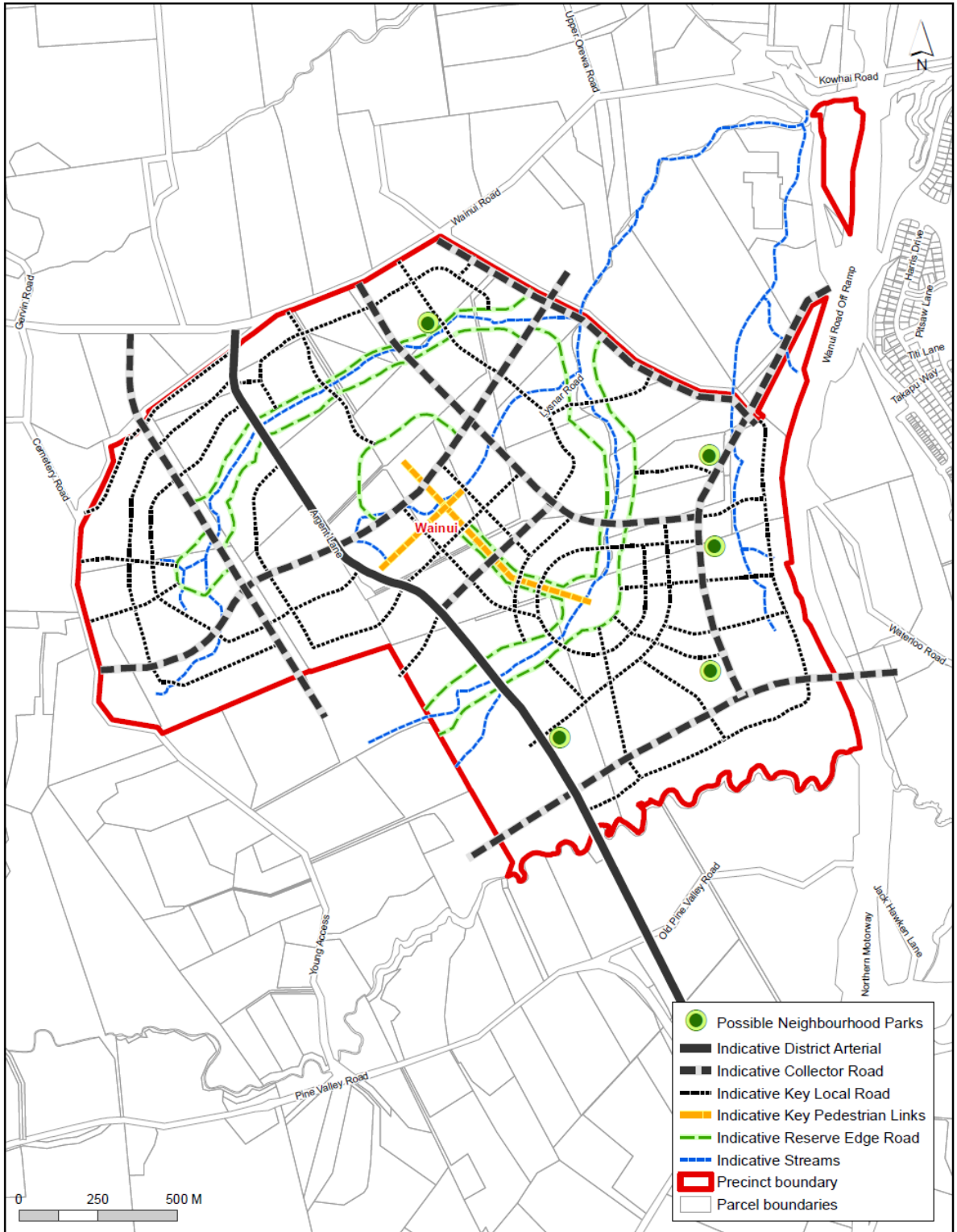
**I544.9. Special information requirements**

An integrated transport assessment shall be prepared as part of the first subdivision resource consent or land use resource consent application to determine the transport infrastructure required on the wider transport network to support the development and to determine the appropriate staging of provision of the transport infrastructure.

**I544.10. Precinct plans**

I544.10.1 Wainui: Precinct plan 1

Qualifying matter as per s771(j) of the RMA



## **I549. Akoranga Precinct**

### **I549.1. Precinct Description**

The Akoranga Precinct applies to the Auckland University of Technology Campus located at Akoranga Drive, Northcote with a direct connection to the Northern Busway's Akoranga Station.

The purpose of the precinct is to enable tertiary education and the development and operation of a range of activities to cater for the diverse requirements of the student population, employees and visitors. Community use of the facilities is also provided for.

The precinct also allows for business, offices, research and laboratory facilities which are increasingly co-locating within these campuses, to the benefit of the tertiary institution, the students and the economic development of Auckland.

The precinct also enables new tertiary education facilities, new activities, access and physical connections within the site.

The zoning of the land within the Akoranga Precinct is the Business - Mixed Use Zone.

### **I549.2. Objectives**

- (1) Tertiary education facilities meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects.
- (3) Tertiary education and complementary business activities both benefit from co-location on tertiary education sites.
- (4) New buildings and structures respond to and positively contribute to the amenity values of streets, open spaces and surrounding context, thereby reinforcing sense of place.
- (5) A wide range of activities are enabled to occur within the precinct such as health, environmental services and early education to meet the education needs of students, researchers, and teaching staff and visitors; facilitate research and development, and otherwise generally provide for the well-being of staff, students and visitors.
- (6) The transportation demands of the precinct are provided for and travel demand planning and operations are used to manage their effects on traffic and pedestrians on campuses and the local transport network.
- (7) Development is designed and implemented in a comprehensive, efficient and integrated way which achieves a high quality urban environment.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to

those specified above.

### **I549.3. Policies**

- (1) Enable a wide range of activities on tertiary education facility sites, including tertiary education, research, health, recreation, student accommodation and appropriate accessory activities.
- (2) Provide for activities which clearly contribute to and benefit from co-location with a tertiary education facility including research, innovation, learning, and related work experience.
- (3) Require new buildings and significant additions and alterations to be designed in a manner that:
  - (a) makes efficient use of the site;
  - (b) contributes to the amenity of the public realm where development is located adjacent to a street or open space;
  - (c) responds positively to the existing and planned future context of the underlying zone and surrounding area; and
  - (d) responds and contributes positively to the sense of place.
- (4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones or the public realm.
- (5) Provide for accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities, and while avoiding, remedying or mitigating adverse effects on the transport network.
- (6) Provide for medium to large scale buildings as required for tertiary education, sports facilities, learning and research.
- (7) Encourage development to incorporate integrated transport planning that:
  - (a) promotes and enhances opportunities for bicycle and public transport;
  - (b) avoids adverse traffic effects on pedestrian safety and amenity; and
  - (c) limits the amount of car parking in recognition of the desirability of maintaining a pedestrian-oriented character of the campus.

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

### **I549.4. Activity table**

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

Table I549.4.1 Activity table specifies the activity status of land use and development activities in the Akoranga Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I549.4.1**

Activity		Activity status
<b>Use</b>		
Accommodation		
(A1)	Dwellings accessory to tertiary education facilities	P
(A2)	Student Accommodation	P
(A3)	Visitor Accommodation	P
Commerce		
(A4)	Commercial Services	P
(A5)	Conferences facilities	P
(A6)	Entertainment Facilities accessory to tertiary education facilities	P
(A7)	Laboratories	P
(A8)	Licensed premises accessory to tertiary education facilities	P
(A9)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A10)	Offices accessory to tertiary education facilities	P
(A11)	Retail up to 450m <sup>2</sup> gross floor area per tenancy	D
(A12)	Retail greater than 450 m <sup>2</sup> gross floor area per tenancy	NC
(A13)	Total combined retail over 2000m <sup>2</sup> gross floor area in the Akoranga Precinct	NC
(A14)	Supermarkets greater than 450m <sup>2</sup> gross floor area per tenancy	NC
Community		
(A15)	Artworks	P
(A16)	Care centres	P
(A17)	Community facilities	P
(A18)	Community use of education and tertiary education facilities	P
(A19)	Displays and exhibitions	P

(A20)	Healthcare facilities	P
(A21)	Informal recreation	P
(A22)	Information facilities	P
(A23)	Organised sport and recreation	P
(A24)	Public amenities	P
(A25)	Tertiary Education facilities	P
<b>Development</b>		
(A26)	Accessory Buildings	P
(A27)	Buildings, alterations, additions and demolitions unless otherwise specified below	P
(A28)	Buildings, alterations, additions and demolition visible from and located within 10m of a road or open space	RD
(A29)	Buildings greater than 500m <sup>2</sup> gross floor area	RD
(A30)	Parking buildings	RD
(A31)	Parks maintenance	P
(A32)	Sport and recreation structures	P
(A33)	Waste management facilities accessory to tertiary education facilities	P

### I549.5. Notification

- (1) Any application for resource consent for an activity listed in table I549.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### I549.6. Standards

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

All activities listed as permitted and restricted discretionary in Table I549.4.1

Activity table must comply with the following standards.

#### I549.6.1. Building height

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

Sub precinct	Maximum height (m)
Within 20m of the Akoranga Drive site boundary	21.8m
Areas greater than 20m from the Akoranga Drive site boundary	30m

**I549.6.2. Building coverage**

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

**I549.6.3. Height in relation to boundary**

(1) Where the precinct directly adjoins a site in a residential or open space zone, the height in relation to boundary control that applies in the adjoining residential zone applies to the adjoining precinct boundary.

**I549.6.4. Screening**

(1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone or open space adjoining a boundary with, or on the opposite side of the road from, the precinct, must be screened from those areas by a solid wall or fence at least 1.8m high.

**I549.6.5. Yards**

The following standard applies to any boundary in the precinct that adjoins a residential zone.

Yard	Minimum depth
Front	A building or any part of a building must not be located less than 3m from the front boundary of the site
Side	A building or any part of a building must not be located less than 3m from the side boundary of the site
Rear	A building or any part of a building must not be located less than 3m from the rear boundary of the site

**I549.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**I549.8. Assessment – restricted discretionary activities**

**I549.8.1. Matters of discretion**

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

- (1) Parking buildings, buildings greater than 500m<sup>2</sup> gross floor area:
  - (a) building scale, design location and external appearance to make

efficient use of the site, contribute to public realm amenity, respond to the existing and planned context of the surrounding area and contribute positively to the sense of place.

- (b) access and through sites links to make efficient use of the site;
  - (c) any special or unusual characteristic of the site which is relevant to the standard; and
  - (d) where more than one standard will be infringed, the effects of all infringements considered together.
- (2) New buildings and alterations and additions to buildings, visible from and within 10m of the street:
- (a) building scale, bulk and location to make efficient use of the site, contribute to public realm amenity respond to the existing and planned context of the surrounding area and contribute positively to the sense of place; and
  - (b) design of parking and access to make efficient use of the site.
- (3) Building height, height in relation to boundary, maximum building coverage:
- (a) Any special or unusual characteristic of the site which is relevant to the standard;
  - (b) Where more than one standard will be infringed, the effects of all infringements considered together;
  - (c) effects of additional building scale on neighbouring sites, streets and open spaces (sunlight access, dominance, visual amenity); and
  - (d) consistency with the planned future form and context of the precinct and surrounding area.
- (4) Yards and screening
- (a) effects on the streetscape or open space amenity values in particular visual interest for pedestrians and opportunities for passive surveillance of the public realm;
  - (b) any special or unusual characteristic of the site which is relevant to the standard; and
  - (c) where more than one standard will be infringed, the effects of all infringements considered together.

#### **I549.8.2. Assessment criteria**

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



(1) Parking buildings, buildings greater than 500m<sup>2</sup> gross floor area or visible and within 10m of the street:

(a) Building design, location and external appearance.

(i) the extent to which the scale, bulk, location and design of tertiary education buildings or structures:

- minimises adverse overshadowing or privacy effects on adjoining residential zoned sites by landscaping, screening, and/or separation distances;
- maintains any historic heritage values associated with any scheduled item;
- maintains the personal safety of tertiary education facility users; and
- provides appropriate landscaping or fencing so that the tertiary education facility building is compatible with its surroundings and to preserve privacy of adjoining and facing residential properties.

(ii) whether the design of buildings contributes to the local streetscape and sense of place by responding to the planned future context of the surrounding area;

(iii) whether buildings that front the streets and open spaces positively contribute to the public realm and pedestrian safety;

(iv) whether buildings include activities that engage and activate streets and public spaces at ground and first floor levels;

(v) whether having regard to the functional requirement of the activity, buildings are designed to:

- incorporate crime prevention through environmental design principles;
- avoid blank walls on all levels, long unrelieved frontages and excessive bulk and scale where practicable;
- visually break up the building mass into distinct elements to reflect a human scale;
- incorporate roof profiles as part of the overall building form; and
- integrate servicing elements on the façade and roof (roof plan, exhaust and intake units and roof equipment) as part of the overall design of the building.

(b) the extent to which traffic generation in relation to a tertiary education activity achieves the following:

- (i) not significantly detracting from traffic safety and having regard to potential traffic conflict and proximity to any major traffic intersection; and
  - (ii) ensuring activities which generate large volumes of traffic are not accessed from a local road.
- (2) New buildings and alterations to buildings, visible from and within 10m of the street.
- (a) Building scale, bulk and location
    - (i) refer to the assessment criteria in Criterion I549.8.2(1)(a) above and the following:
      - the extent to which buildings introduce creative architectural solutions that provide interest in the façade through modulation, relief or surface detailing especially walls without windows and access points;
      - the extent to which buildings maximize the use of entrances, windows and balconies overlooking streets and open spaces.
- (3) Transport
- (a) the following assessment criteria are to be addressed in an integrated transport management plan prepared in consultation with Auckland Transport and the New Zealand Transport Agency;
  - (b) the extent to which the design of roads and the development of sites ensures well-connected attractive and safe transport routes, with appropriate provision for vehicle, cycle and pedestrian movements, 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 Akoranga Drive is designed to minimise the need for vehicle crossings and achieve safe access, without compromising the ability of those roads and interchanges to efficiently function as a strategic network. It is expected that the applicant will consult with Auckland Transport in respect of this criterion;
  - (e) the extent to which roads and intersection design creates high quality public spaces, and quality amenity features such as tree planting and footpath paving;
  - (f) the extent to which a pedestrian and cycle network is provided that safely and directly links main buildings, reserves, commercial areas and passenger transport routes with living areas;
  - (g) whether good walking and cycle connections are provided between

parks/reserves, tertiary education facilities and business areas;

- (h) the extent to which the design of roads and slip lanes utilises land efficiently and encourages walkability by using minimal dimensions for carriageways creating safe entry and exit points on the slip lanes;
- (i) whether provision is made for public transport facilities, taxi stops and bus stops;
- (j) the extent to which development is designed to integrate land uses with transport systems, using an integrated transport assessment methodology for major trip generating activities. The integrated transport assessment should include consideration of public transport;
- (k) whether the parking areas meet the requirements of Auckland-wide standards, having regard to:
  - (i) the efficient use of land;
  - (ii) the existing provision of parking areas in the vicinity of the site and the capacity of roads giving access to the site;
  - (iii) the safety of road users including cyclists and pedestrians, including where appropriate for this purpose, avoiding car parking for an activity being separated by a road;
  - (iv) neighbourhood character; and
  - (v) parking demand by character of users for different activities at different times of the day.
- (l) the extent to which parking areas are secure, well lit and conveniently accessible;
- (m) the extent to which parking areas are located behind buildings, screened with landscaping (not visible from street) or located in semi or full basements;
- (n) whether development provides for on-site loading facilities for service and delivery vehicles;
- (o) the extent to which worker or student parking for non-residential activities is provided for within a five minute walking distance of land uses, rather than necessarily adjoining each non-residential activity;
- (p) whether development promotes a safe environment for pedestrians and cyclists, including adequate lighting and appropriate location and design of entrances, windows and driveways;
- (q) whether driveways, parking areas and roads provide for the safe and efficient provision for motor vehicles; and

(r) whether a travel plan is developed for the proposed activity that sufficiently sets out how the development will reduce the number of car journeys generated by the activity and how those on site will be provided with greater transport choices.

(4) Building height, height in relation to boundary, maximum building coverage.

(a) the extent to which buildings that exceed the building height, height in relation to boundary and maximum building coverage demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:

(i) streets and open spaces; and

(ii) adjoining sites, particularly those with residential uses.

(5) Yards and screening

(a) The extent to which buildings that do not comply with the front yard or screening standard demonstrate that the ground floor of a building fronting a street or open space provides interest for pedestrians and opportunities for passive surveillance of the public realm.

#### **I549.9. Special information requirements**

There are no special information requirements for this section.

#### **I549.10. Precinct Plans**

There are no precinct plans in this precinct.

## **I550. Millwater South Precinct**

### **I550.1. Precinct Description**

The Millwater South precinct is located northwest of the original Silverdale town centre and applies to approximately 51 ha of land bounded by Wainui Road to the south and west, Manuel Road to the east and Grut Greens to the north. It is part of the wider Millwater residential area. It is characterised by a steep north east facing horseshoe shaped valley with views of Orewa and the coast from the higher areas.

The purpose of the precinct is to ensure that the development is carried out in an integrated way and that the urban form is consistent with the rest of the already developed Millwater area to the north. The precinct enables ~~more intensive development than the underlying Single House zone and enables~~ a mix of housing densities. The rules also apply a consistent approach to the development controls under which the rest of the Millwater area was developed.

The zoning of the land in the Millwater South precinct is Residential—~~Single House zone.~~ Mixed Housing Urban.

### **I550.2. Objectives**

- (1) Subdivision and development are designed and implemented in a comprehensive, efficient and integrated manner.
- (2) Open space and land for community facilities are identified.
- (3) Significant views from public places are protected.
- (4) High standards of urban design are achieved including distinctive architectural styles, attractive landscaping and the use of colours and materials that will not dominate the landscape setting or compromise character of the streetscape or neighbourhood in which they are located.
- (5) A range of housing types, densities and site sizes are provided in the precinct.

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

### **I550.3. Policies**

- (1) Enable flexibility to develop a range of housing sizes, types and densities throughout the precinct.
- (2) Encourage higher densities around public open space.
- (3) Require and protect sunlight access to proposed and existing private outdoor living spaces to ensure they receive at least five hours of sunshine between 9am and 3pm on 22 March/September.
- (4) Require development of two or more dwellings to achieve the following outcomes:
  - (a) a high standard of architectural design;

- (b) buildings that are well proportioned and articulated;
- (c) landscaping that will reduce the appearance of building bulk and mass;
- (d) a high standard of amenity including provision for and protection of privacy and solar access to private outdoor living spaces.
- (5) Discourage subdivision that creates rear sites.
- (6) Require that buildings and structures in the Subject to Building Restrictions area in the Millwater South I550.10.1 Precinct plan 1 do not obscure significant view shafts when viewed from identified public places.

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

**I550.4. Activity table**

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

The standards in I550.6 in I550 Millwater South 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 Zone, Residential - Mixed Housing Urban Zone and for the construction and use of up to 3 dwellings per site.

Table I550.4.1 Activity table, specifies the activity status of land use, development and subdivision activities in the Millwater South Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

**Table I550.4.1 Millwater South Precinct**

Activity		Activity status
<b>Use</b>		
Accommodation		
(A1)	<del>Two</del> <u>Two</u> dwellings on a site	P
(A2)	<del>Three</del> <u>Two</u> or more dwellings on a site	RD

**I550.5. Notification**

(1) Any application for resource consent for an activity listed in Table I550.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

Qualifying matter as per s771(j) of the RMA

**I550.6. Standards**

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

The standards in I550.6 in I550 Millwater South 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 Zone, Residential - Mixed Housing Urban Zone and for the construction and use of up to 3 dwellings per site.

All activities listed as permitted or restricted discretionary in Table I550.4.1 Activity table must comply with the following standards.

Development that does not comply with clauses I550.6.1 and I550.6.7 is a discretionary activity unless otherwise specified.

**I550.6.1. Activities**

(1) Densities are those allowed in the ~~Residential—Single House zone~~ Mixed Housing Urban Zone – Modified except for the following:

(a) The number of dwellings on a site must not exceed the limits specified in Table I550.6.1.1 below:

**Table I550.6.1.1**

Density – site size per dwelling	Percentage of dwellings in development area
150m <sup>2</sup> - 449.9m <sup>2</sup>	25 – 35 per cent
450m <sup>2</sup> - 649.9m <sup>2</sup>	30 – 50 per cent
650m <sup>2</sup> +	20 – 40 per cent

Qualifying matter as per s771(j) of the RMA

(b) Where two dwellings are proposed on a site, each dwelling must front a street.

(c) Where two to four dwellings are proposed on a site, the site must be at least 15m wide:

- (i) at the site frontage; and
- (ii) for at least 80 per cent of the length of its side boundaries.

(d) Where five or more dwellings are proposed on a site, the site:

- (i) has a minimum net site area of 1200m<sup>2</sup>; and
- (ii) is at least 20m wide:
  - at the site frontage;
  - for at least 80 per cent of the length of its side boundaries.

Qualifying matter as per s771(j) of the RMA

**I550.6.2. Height**

(1) Buildings must not exceed a height of 9m.

Qualifying matter  
as per s771(j) of  
the RMA

### I550.6.3. Side and Rear Yards

- (1) Buildings must be set back:
  - (a) 3m from one side yard;
  - (b) 1m from any other side yard ~~except where a wall is located on a boundary as provided for in clause H3.6.8.2 in the Residential – Single House zone where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed;~~ and
  - (c) 3m from rear yard, or for rear sites, 3m for one rear yard and 1m for any other rear yard.

### I550.6.4. Private outdoor living space

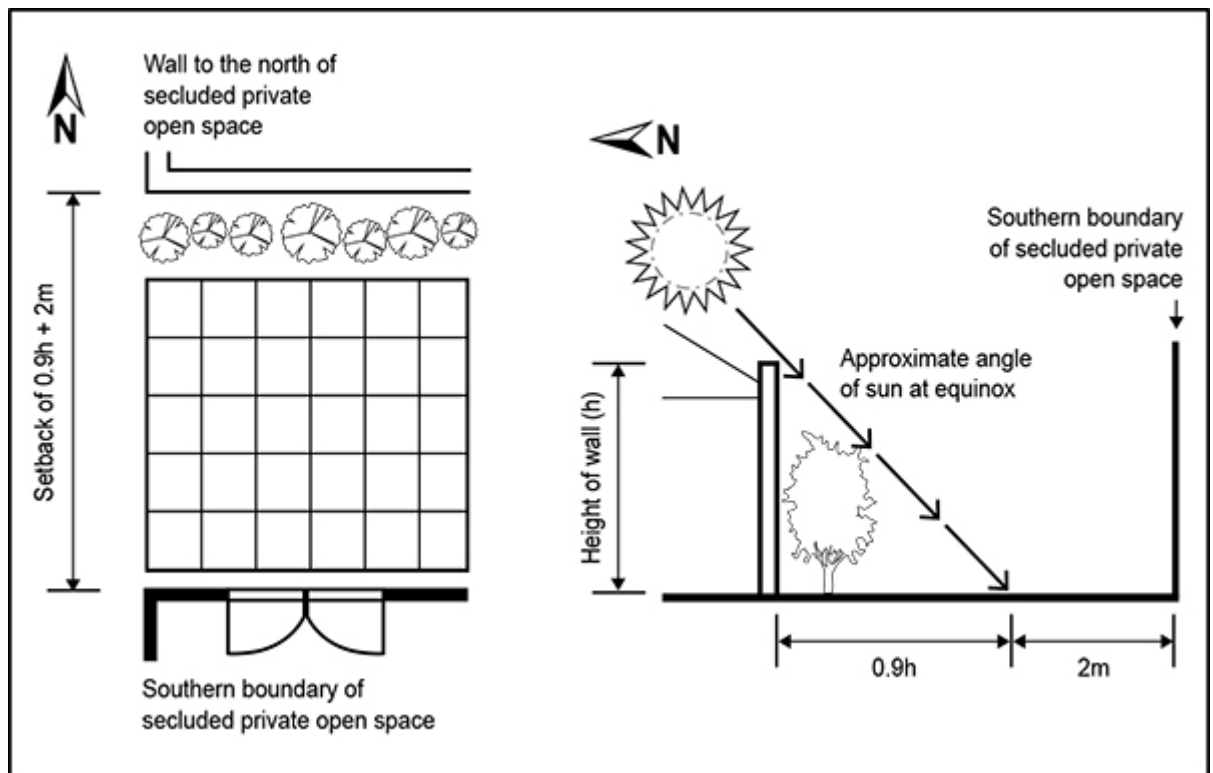
- (1) For sites less than 450m<sup>2</sup>, the ~~Residential – Mixed Housing Suburban zone standards at I550.6.4(3) and I550.6.4(4)~~ apply.
- (2) In applying the ~~Residential – Mixed Housing Suburban standards at I550.6.4(3) and I550.6.4(4)~~ for outdoor living space, rainwater tanks shall be considered as 'buildings'.
- (3) A dwelling, supported residential care or boarding house at ground floor level, must have an outdoor living space that is at least 20m<sup>2</sup> that comprises ground floor and/or balcony/roof terrace space that:
  - (a) where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and/or
  - (b) where provided in the form of balcony, patio or roof terrace is at least 5m<sup>2</sup> and has a minimum dimension of 1.8m; and
  - (c) is accessible from the dwelling, supported residential care unit or boarding house; and
  - (d) is free of buildings, parking spaces, servicing and manoeuvring areas.
- (4) A dwelling, supported residential care or boarding house located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that:
  - (a) is at least 5m<sup>2</sup> for studio and one-bedroom dwellings and has a minimum dimension of 1.8m; or
  - (b) is at least 8m<sup>2</sup> for two or more bedroom dwellings and has a minimum dimension of 1.8m; and
  - (c) is accessible from the dwelling, supported residential care unit or boarding house.



**I550.6.5. Sunlight access to the private outdoor living space of proposed and existing dwellings**

- (1) Private outdoor living space must be located to receive at least five hours of sunshine between 9am and 3pm on 22 March/September.
- (2) A wall, building or rainwater tank on a side or rear boundary ~~allowed by clause H3.6.8.2~~ in the Residential—Single House zone must not reduce sunlight to the private outdoor living space of another dwelling to less than five hours between 9am and 3pm on 22 March/September. The private outdoor living space of another dwelling is deemed to be any area behind the front facade of the dwelling that contains a square measuring at least 4.5m by 4.5m. If existing sunlight to the private outdoor living space of another dwelling is already less than required by this rule, the amount of sunlight must not be further reduced.
- (3) The southern boundary of any private outdoor living space must be set back from a wall on the north of the space at least  $(2 + 0.9h)$  metres, where 'h' is the height of the wall (Refer Figure I550.6.5.1).

**Figure I550.6.5.1: Sunlight access to private outdoor living space**



## I550.6.6. Additional controls for sites 450m<sup>2</sup> to 650m<sup>2</sup>

### I550.6.6.1. Height in relation to boundary

- (1) No part of any building shall exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary, except a front boundary, and except that on side boundaries within 14m of the road frontage, the maximum height of a building shall not exceed a height equal to 5m plus the horizontal distance between that part of the building and the side boundary.
- (2) This rule shall not apply to:
  - (a) chimneys, radio and television aerials, domestic satellite dishes less than 1m in diameter;
  - (b) the apex of any roof or gable end not exceeding 1m<sup>2</sup> in area;
  - (c) dormers not exceeding 2m in width (not more than two per building facing the same boundary); and
  - (d) those parts of buildings that share a common wall on a site boundary.
- (3) Where a site boundary adjoins a site in the precinct with a site size of 650m<sup>2</sup> or greater that is not part of a multi-unit development then ~~rule H3.6.7.6 Residential – Single House height in relation to boundary shall apply to that boundary. no more than two gable ends, dormers or roof projections are allowed for every 6m length of that boundary.~~

### I550.6.6.2. Yards

**Table I550.6.6.2.1 Yards**

Yard	Dimension
Front	3m
Side	One yard of 1m and one yard of 3m
Rear	See I550.6.6.3 below

Front Yards: The siting of the building does not cause vehicles parked on site to protrude over the front boundary of the site.

Notwithstanding the above, the following additional rules also apply:

- (1) Bay windows, steps, verandas, porches and balconies may protrude into the 3m maximum front yard but shall not be closer than 1.5m to the front boundary;
- (2) No fence, wall, or screen located within the front yard may exceed 0.8m in height; and

- (3) Where a garage faces the street, then the front wall (containing the garage door) of the garage shall be set back a minimum of 6m from the front boundary.

#### **I550.6.6.3. Rear Yards/Open Space**

- (1) The minimum rear yards dimensions must be as follows;
- (a) For sites accessed from street frontages oriented between NW (315°) and NE (45°) of the lot:
- (i) The minimum rear yard depth extending across the entire width of the site shall be sufficient to accommodate a 6m wide by 6m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated dwelling.
- (b) For sites accessed from street frontages oriented between SW (225°) and SE (135°) of the site:
- (i) The minimum rear yard depth extending across the entire width of the site must be sufficient to accommodate a 6m wide by 6m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated dwelling.
- (c) For sites accessed from street frontages oriented between NE (45°) and SE (135°) and NW (315°) and SW (225°) of the site:
- (i) The minimum rear yard depth extending across the entire width of the site shall be sufficient to accommodate a 4.5m wide by 6m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated dwelling.

#### **I550.6.6.4. Building Frontages**

- (1) The total area of all attached or detached garages doors or the open façade of a carport fronting the street shall not occupy more than 35 per cent of the building frontage which excludes:
- (a) Any vertical faces that are located more than 3m to the rear of the garage door; and
- (b) Any roof.

#### **I550.6.7. Additional controls for two or more dwellings**

- (1) The Residential - ~~Mixed Housing Suburban zone~~ Mixed Housing Urban Zone standards, except for building height, apply where two or more dwellings are proposed on a site.

Qualifying matter  
as per s771(j) of  
the RMA

### **I550.6.8. View Protection**

- (1) Buildings and structures (including a parapet, chimney, communication device, tank or building services component, ornamental tower or lift tower) on any land identified within the view shafts shown on Precinct Plan 1 must not exceed the height limits specified in the standards for the underlying zone.
- (2) Development that does not comply with clause I550.6.8(1) above is a non-complying activity.

### **I550.6.9. Subdivision**

#### **I550.6.9.1. General**

- (1) The following subdivision controls apply.
- (2) Site sizes must comply with the net site area specified in Table I550.6.9.1.1 below:

**Table I550.6.9.1.1 Minimum net site size**

Site size per dwelling	Percentage of sites in development area
150m <sup>2</sup> - 449.9m <sup>2</sup>	25 – 35 per cent
450m <sup>2</sup> - 649.9m <sup>2</sup>	30 – 50 per cent
650m <sup>2</sup> +	20 – 40 per cent

- (3) All residential sites must have:
  - (a) a minimum frontage and access of 6m; and
  - (b) a minimum 0.5m landscaped strip on each side of a carriageway within a jointly owned accessway or right of way.

### **I550.7. Assessment – controlled activities**

There are no controlled activities in the precinct.

### **I550.8. Assessment – restricted discretionary activities**

#### **I550.8.1. Matters of discretion**

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

(1) Three or more dwellings on a site

Development generally in accordance with I550.10.1 Millwater South Precinct Plan 1:

- (a) the effect of the siting, scale, form, design, appearance of development and landscaping of buildings and development on the amenity and character of the area;
- (b) the effects of development on sunlight access to outdoor living space; and
- (c) the effects of development on views as identified by the view shafts in Precinct Plan 1.

**I550.8.2. Assessment criteria**

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

(1) Three or more dwellings on a site

- (a) The extent to which landscaping and planting enhances the amenity values and character of the streetscape and surrounding area and mitigates the visual effects of building and development.
- (b) The extent to which the location and height of any buildings or structures within the view shafts identified in Precinct Plan I550.10.1 obscure views to features or public places protected by the relevant view shaft.
- (c) The extent to which the construction, additions, alterations or the relocation of any buildings should be developed and landscaped to comply with policy I550.3(4).
- (d) The extent to which the bulk, shape and design of buildings:
  - (i) is consistent with the buildings in the neighbourhood;
  - (ii) adversely affects public enjoyment of public open space, including the street; and
  - (iii) adversely affects the provision of landscaping on the site, on neighbouring sites or on the street.
- (e) The extent to which the setback of a building from a side or rear boundary allows for the efficient use of the site while respecting the character of the neighbourhood and the amenity of adjacent sites.
- (f) The extent to which the location of buildings:
  - (i) results in significant shading effects;
  - (ii) results in a significant reduction in visual and/or aural privacy;

- (iii) results in significant adverse visual impacts;
- (iv) adversely affects the safe and efficient operation, including maintenance, of any utility or network utility; and
- (v) adversely affects practical access to the rear of the site.
- (g) The extent to which additional building coverage compromises the character of the streetscape and surrounding neighbourhood and whether any effects are off-set by additional landscaping.
- (h) The extent to which garage(s) dominate the street frontage.
- (i) The extent to which street frontages of dwellings provide potential for surveillance of the street.
- (j) The extent to which private outdoor living space is located on the north side of the dwelling , and if not, whether it is oriented to the side or rear of the dwelling to maximise solar access and avoid unreasonable overshadowing from a wall on its northern boundary. Consideration will also be given to:
  - (i) whether the private outdoor living space receives adequate levels of sunlight;
  - (ii) the usability and amenity of the private outdoor living space based on the sunlight it will receive; and
  - (iii) whether the private outdoor living space is directly accessible to and part of the associated dwelling.
- (k) The extent to which the location of any wall on a boundary unreasonably overshadows any north facing windows or the private outdoor living space of any adjacent property.

#### **I550.9. Special information requirements**

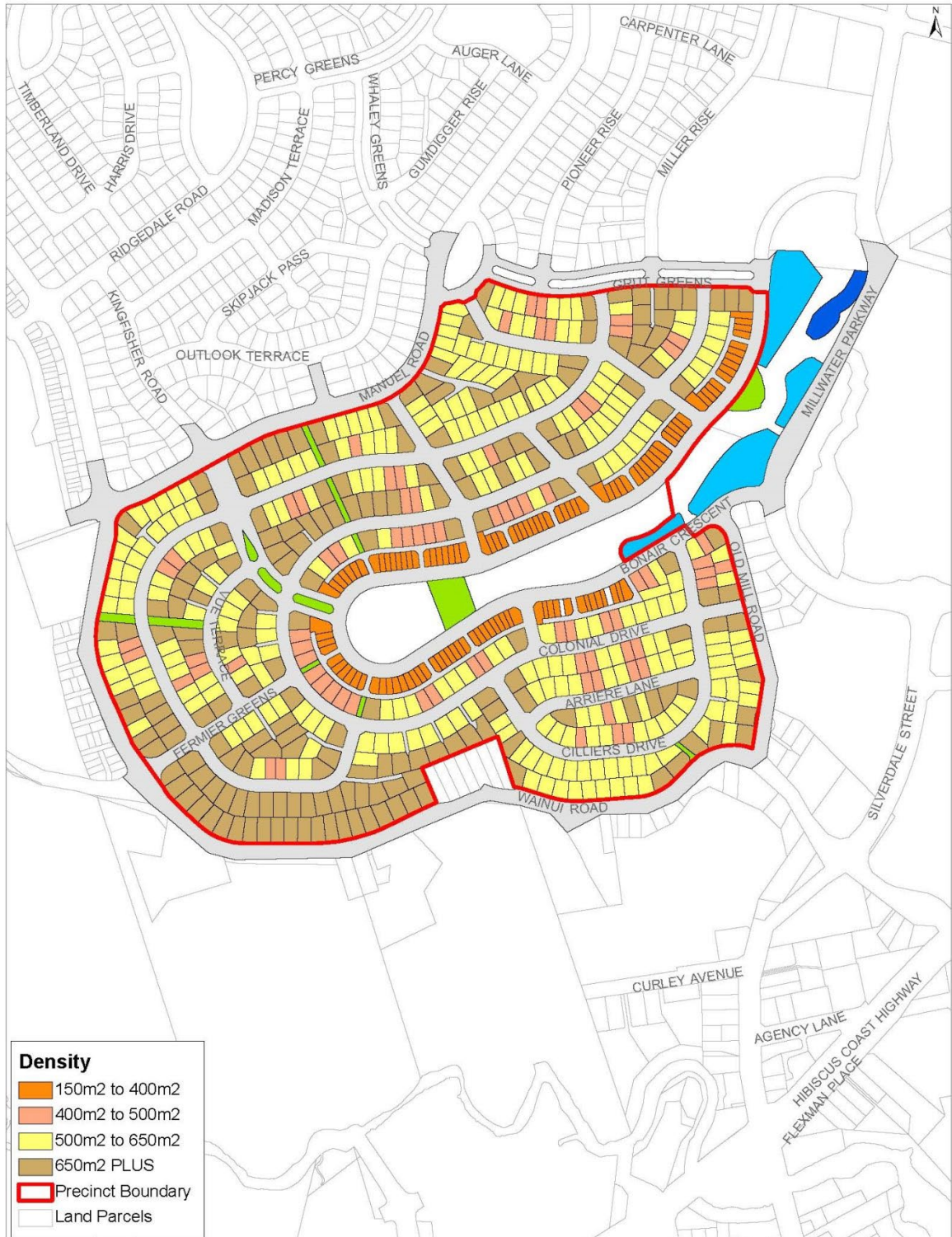
An application for the following activities must be accompanied by the following additional information to that required in the underlying zone required to address the matters for discretion.

Buildings, and alterations and additions to buildings, and subdivision must provide the following information:

- (1) Where three or more dwellings are proposed a design statement ~~equivalent to that required for more than five dwellings in the Mixed Housing Suburban zone~~ must be prepared, ~~in accordance with the Special Information requirements of the residential zones (refer to Chapter I clause 12).~~ The design statement shall include both a site and context analysis and a design response and shall demonstrate an understanding of the development site and its surroundings, and the rationale for how the development proposal responds to this context.

**I550.10. Precinct plans**

**I550.10.1. Precinct Plan 1: Millwater South Precinct**





## I552. Warkworth Clayden Road Precinct

### I552.1. Precinct Description

The Warkworth Clayden Road Precinct assists in providing for growth within the Warkworth area. The land slopes up to the north to adjoin the Rural Urban Boundary. The ridgeline that demarks the northern extent of the precinct with the back drop of Dome Valley and the bush clad streams reaching up the slopes toward it, are valued as landscape and ecological features within the precinct. Development in accordance with the precinct provisions will create a range of housing types, respond to existing topography, and maximise urban landscape and environmental outcomes while balancing urban land use efficiency imperatives. The planned Matakana Link Road creates good connectivity to this part of Warkworth with direct connections to State Highway 1.

The zoning of land within this Warkworth Clayden Road Precinct is Rural – Countryside Living, Residential - Large Lot, ~~Residential – Single House, Residential – Mixed Housing Suburban, Residential – Low Density Residential zone,~~ Residential - Mixed Housing Urban, Business - Neighbourhood Centre and Open Space – Conservation zones.

A small portion of land within the Precinct will be retained as Business – Light Industry zoned land to enable a 3-metre buffer to the Business – Light Industry zoned land to the north west. This buffer, in conjunction with other controls, will manage potential reverse sensitivity and other effects on the light industrial land uses that may arise as a result of development within the precinct. Those adjacent land uses include a consented and operational heliport that can operate up to 60 flight movements a day.

The Precinct is also adjacent to the 26.8 hectare Warkworth Showgrounds which is zoned and used for a wide range of sport and active recreation activities. To manage any potential reverse sensitivity issues regarding noise and lighting issues associated with the Warkworth Showgrounds specific provisions apply to the identified noise and lighting sensitive areas to the north of the showgrounds.

The Residential - Mixed Housing Urban zone applies to the more intensive residential opportunity created around the Matakana Link Road and the future public transport options this offers with direct access to and views across the Warkworth Showgrounds. ~~Residential – Mixed Housing Suburban zone medium density housing is provided in the northern area of the Precinct. Low Density Residential Residential – Single House~~ zoning is provided on the Rural Urban Boundary fringe with particular controls applying along the interface between the Countryside Living zone and the ~~Residential – Single House~~ Low Density Residential zone and the Rural – Countryside Living zone, where rural character is to be maintained and lower levels of residential intensification enabled. A small area of land is zoned Residential - Large Lot and Rural - Countryside Living. These zones and controls are designed to create a lower density interface and a landscape buffer between the urban and rural areas.

Provision is made for a neighbourhood centre designed to provide services to the northern Warkworth community and yet be complementary to the Warkworth town centre.

Provision is made for a greenway network providing a network of tracks and walkways along streams and connecting to the broader network outside the precinct.

Special provision is made for the northern arena, a planned recreational facility.

Qualifying matter  
as per s771(j) of  
the RMA

Qualifying matter  
as per s771(j) of  
the RMA



All relevant overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below.

### I552.2. Objectives

- (1) Provide for residential urban growth within the northern Warkworth area.
- (2) Apply urban zoning efficiently to protect against future urban expansion into Warkworth's valued rural hinterland.
- Qualifying matter as per s771(j) of the RMA**
  - (3) Enhance the character of the rural – urban interface through limitations in key locations on housing density, building location, height and enhanced landscaping.
  - (4) Create an accessible residential development with safe and integrated vehicle, walking and cycleway connections while supporting the safety and efficiency of the surrounding transport network.
- Qualifying matter as per s771(i) of the RMA**
  - (5) Provide an appropriate interface and controls between the existing light industry zone and the new residential areas to manage adverse reverse sensitivity effects on industrial activity and heliport operations.
  - (6) Subdivision and development is coordinated with the delivery of the transport, infrastructure and services required to provide for development within the precinct and connect it to the wider transport network.
  - (7) Subdivision and development recognises and provides for Matakana Link Road and the strategic transport connection this makes through the Warkworth Clayden Road Precinct which support growth in the wider Warkworth area.
  - (8) Subdivision and development within the precinct occurs in a manner which remedies or mitigates adverse effects on the safe and efficient operation of transport infrastructure and services.
- Qualifying matter as per s771(j) of the RMA**
  - (9) Subdivision and development within the precinct provides for the protection and enhancement of identified landscape features within the Warkworth Clayden Road Precinct.
- Qualifying matter as per s771(i) of the RMA**
  - (10) Provide amenity for, and manage effects from, operations within the industrial area to the north west of the Warkworth Clayden Road Precinct including heliport operations, on activities sensitive to noise within the area identified on the Precinct Plan I552.9.1.
  - (11) Protect and enhance the ecological values of streams, natural wetlands and areas of indigenous vegetation within the precinct as shown on Precinct Plan 2.
  - (12) Subdivision and development provide riparian yards and design stormwater management function to respect natural processes through best practicable options to protect the high ecological values and maintain good water quality and enhance degraded water quality present in the receiving environment.

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

### I552.3. Policies

- (1) Provide a range of diverse residential zones and therefore housing options to help meet community needs.
- (2) Locate more intensive housing adjacent to Matakana Link Road and overlooking the Warkworth showgrounds and Mahurangi tributaries and supporting public transport.
- (3) Create low density housing along the rural - urban boundary to form a transition from urban to rural uses.
- (4) Create the opportunity for local shops to service the neighbourhood, by zoning a suitable area of land for a “neighbourhood centre”.
- (5) Create an intensively landscaped interface along the rural urban boundary.
- (6) Protect landscape values by preventing building on the special landscape areas shown on Precinct Plan 1 and requiring planting of these landscape elements, and applying the height variation control to limit building heights in sensitive locations.
- (7) Provide extensive active walking and cycling networks and futureproof key walkway/cycleway routes.
- (8) Create the opportunity for a recreation facility adjacent to the Warkworth showgrounds.
- (9) Create a 10 metre landscaped buffer and associated bund with a minimum height of 3 metres, where the topography allows; and require ‘no complaints covenants’ and mechanical ventilation on the properties adjacent to the industrial zoned land, so as to manage reverse sensitivity effects.
- (10) Avoid direct vehicle access from individual sites on to Matakana Link Road, while allowing direct pedestrian and cycle access.
- (11) Utilise riparian yard planting and at source hydrological mitigation of stormwater to prevent bank erosion and to protect and enhance in-stream and wetland water qualities.
- (12) Require subdivision and development to provide transport infrastructure within the precinct and to provide connections to adjoining land in accordance with Precinct Plan 3.
- (13) Mitigate the adverse effects of stormwater runoff from all impervious areas in the precinct through a treatment train approach which assists in maintaining high water quality and enhances poor water quality.
- (14) Require subdivision and development to be co-ordinated with the provision of transport infrastructure and services identified in the precinct plan.
- (15) Require subdivision and development to protect and enhance natural wetlands, permanent streams and intermittent streams identified on Precinct Plan 2.

Qualifying matter as per s771(j) of the RMA

Qualifying matter as per s771(j) of the RMA

Qualifying matter as per s771(i) of the RMA

- (16) Enhance protected streams and natural wetlands identified on Precinct Plan 2 through native planted riparian yards.
- (17) Protect and enhance intermittent stream reaches not identified on Precinct Plan 2 where those reached are confirmed for protection by a resource consent.

Qualifying matter as per s771(j) of the RMA

- (18) Require subdivision and development to protect the landscape values of the ridgeline of the knoll adjacent to the north western boundary of the precinct.
- (19) Require “no complaints covenants” on the properties adjacent to the Warkworth Show grounds so as to manage potential reverse sensitivity issues regarding noise and lighting.
- (20) Create a special yard buffer on the properties adjacent to Tomlinsons Bush so as to manage the interface between the bush and adjacent residential land.

Qualifying matter as per s771(i) of the RMA

- (21) Manage the design and construction of residential buildings within the area identified on the Precinct Plan I552.9.1. so as to mitigate the adverse potential noise effects and manage potential reverse sensitivity effects on operations within the industrial area to the north west of the Warkworth Clayden Road Precinct including heliport operations.

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

#### I552.4. Activity table

The provisions in any relevant overlays, Auckland-wide provisions and zones apply in this precinct, except the following:

- (a) E.12.4.1: Activity Table relating to Land Disturbance – District: Activities (A6) and (A10)

Activity Table I552.4.1 – I552.4.7 specify the activity status of regional and district land use, development and subdivision in the Warkworth Clayden Road Precinct pursuant to sections 9(2), 9(3), 11 and 13 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in the activity status column means that the activity status in the relevant overlay, Auckland-wide or zone provision applies and one or more precinct standard applies.

Qualifying matter as per s771(i) and s771(j) of the RMA

The rules in I552.4 in Precinct I552 Warkworth Clayden Road 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.

Note

Activities and standards apply to vegetation removal within SEA overlay as listed in Chapter E15 Vegetation management and biodiversity.

**Table I552.4.1 All zones**

Activity		Activity status
<b>Use</b>		
<b>Development</b>		
(A1)	New buildings and additions	
(A2)	New buildings and additions to buildings which meet Standards I552.6.8 High Contaminant Yield Material.	
(A3)	New buildings and additions to buildings which do not meet Standard I552.6.8 High Contaminant Yield Material	NC
(A4) [rp]	New reclamation or drainage, including filling over or piping of a stream shown as a High Value Protected Stream on Precinct Plan 2 I552.9.2.	NC
(A5) [rp/dp]	Removal of any native vegetation shown as covenanted bush or area of significant bush on Precinct Plan I552.9.2, not otherwise provided for except this shall not preclude:  (i) removal of deceased or damaged limbs or trees that could create a fall hazard; (ii) clearing of bush up to 2m wide to create or maintain consented walking tracks.	NC
(A6)	Activities sensitive to noise within the area shown on Precinct Plan I552.9.1 as Noise Management Area, Noise Measurement Line and Covenant that comply with Standard I552.6.6 Noise Management Area, Noise Measurement Line and Covenants.	P
(A7)	Activities sensitive to noise within the area shown on Precinct Plan I552.9.1 as Noise Management Area, Noise Measurement Line and Covenant that do not comply with Standard I552.6.6 Noise Management Area, Noise Measurement Line and Covenants.	NC
(A8)	Earthworks for construction of an earth bund and associated landscaping in accordance with Standard I552.6.3 Special Yard: West.	C
(A9)	Any development of the land shown on Precinct Plan I552.9.1 that is not in accordance with Standard I552.6.3 Special Yard: West	NC
<b>Subdivision</b>		
(A10)	Subdivision involving parent sites of 1ha or greater complying with Standard E38.8.2.1 or E38.8.3.1, and Standards I552.6.5 Special Subdivision Control Area	RD

Qualifying matter as per s77(i) of the RMA

Qualifying matter as per s77(i) of the RMA

I552 Warkworth Clayden Road Precinct

Qualifying matter as per s771(i) of the RMA

	in <del>Single House</del> <u>Low Density Residential Zone</u> , I552.6.3 Special Yard: West, I552.6.6 Noise Management Area, Noise Measurement Line and Covenants, and generally in accordance with Precinct Plans I552.9.1, I552.9.2 and I552.9.3.	
(A11)	Subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.1 or E38.8.2.3 and Standards I552.6.5 Special Subdivision Control Area in <del>Single House</del> <u>Low Density Residential Zone</u> , I552.6.3 Special Yard: West, I552.6.6 Noise Management Area, Noise Measurement Line and Covenants and generally in accordance with Precinct Plans I552.9.1, I552.9.2 and I552.9.3.	RD
(A12)	Subdivision that does not comply with either Standards I552.6.5 Special Subdivision Control Area in <del>Single House</del> <u>Low Density Residential Zone</u> , I552.6.3 Special Yard: West, or I552.6.6 Noise Management Area, Noise Measurement Line and Covenants.	NC
(A13)	Subdivision or development that does not comply with the 'access points onto Matakana link Road', 'eastern access', and / or 'pedestrian and cycle connection to Matakana Link Road' as shown on Precinct Plan I552.9.3.	D
(A14)	Public walkways within a riparian yard.	RD
(A15)	Subdivision of the Special Subdivision Control area: South as shown on Precinct Plan 1	NC

Qualifying matter as per s771(i) of the RMA

**Table I552.4.2 Rural – Countryside Living Zone**

Activity		Activity status
<b>Use</b>		
<b>Development</b>		
(A1)	New buildings and additions to buildings within the Special Yard: North on Precinct Plan 1.	NC

**Table I552.4.3 Residential – Large Lot Residential Zone**

Activity		Activity status
<b>Use</b>		
<b>Development</b>		
(A1)	Integrated residential development.	
(A2)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.	
(A3)	New buildings and additions to buildings within the Special Landscape Area on Precinct Plan 1.	NC

**Table I552.4.4 Residential – ~~Single House~~ Low Density Residential Zone**

Activity		Activity status
<b>Use</b>		
<b>Development</b>		
(A1)	Integrated residential development.	
(A2)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.	
(A3)	New buildings and additions to buildings that do not comply with Standard I552.6.1 Special Height Limit.	D
(A4)	New buildings and additions to buildings on a site subject to the Special Yard: North on I552.9.1 Precinct Plan 1 that do not comply with Standards I552.6.2 Special Yard: North.	NC
<b>Subdivision</b>		
(A5)	Any subdivision in the “special subdivision control area” area shown in Precinct Plan 1 that does not meet the minimum net site size requirements in Standard I552.6.5 Special Subdivision Control Area.	NC

Qualifying matter as per s771(j) of the RMA

Qualifying matter as per s771(j) of the RMA

Qualifying matter as per s771(j) of the RMA

**Table I552.4.5 Residential – Mixed Housing Urban Zone**

<b>Activity</b>		<b>Activity status</b>
<b>Use</b>		
<b>Community</b>		
(A1)	Recreation Facility in the location shown on Precinct Plan 1 as Recreation Facility complying with Standard I552.6.9 Maximum Gross Floor Area.	RD
(A2)	Recreation Facility in the location shown on Precinct Plan 1 as Recreation Facility not complying with Standard I552.6.9 Maximum Gross Floor Area.	D
<b>Development</b>		
(A3)	Integrated residential development.	
(A4)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.	
(A5)	Development that does not comply with standard E27.6.4.1(3).	NC
(A6)	Construction of a road that does not comply with Standard 1552.6.4 Limited Access.	NC
(A7)	New buildings and additions to new buildings that do not comply with the Height Variation Control Standard I552.6.1A.	D
(A8)	Residential activity within the area shown on Precinct Plan 1 I552.9.1 as Noise and Lighting Sensitive Area that complies with Standard I552.6.7 Noise and Light Sensitive Areas.	P
(A9)	Residential activity within the area shown on Precinct Plan I552.9.1 as Noise and Lighting Sensitive Area that does not comply with Standard 1552.6.7 Noise and Light Sensitive Areas.	NC
(A10)	Residential activity on a site subject to Special Yard Tomlinsons Bush that complies with standard I552.6.3A.	P
(A11)	Residential activity on a site subject to Special Yard Tomlinsons Bush that does not comply with standard I552.6.3A.	D

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Qualifying matter as per s771(i) of the RMA

Qualifying matter as per s771(j) of the RMA

Subdivision		
(A12)	Any subdivision not complying with standard I552.6.4 Limited Access.	D

**Table I552.4.6 Business – Neighbourhood Centre**

Activity		Activity status
<b>Use</b>		
<b>Development</b>		
(A1)	Development that does not comply with standard E27.6.4.1(3).	NC
(A2)	Construction of a road that does not comply with Standard I552.6.4 Limited Access.	NC
<b>Subdivision</b>		
(A3)	Any subdivision not complying with standard I552.6.4 Limited Access.	D

**Table I552.4.7 Business – Light Industry Zone**

Activity		Activity status
<b>Use</b>		
<b>Development</b>		
(A1)	New buildings and additions.	NC
(A2)	Earthworks and/or landscaping associated with any bund.	C

**I552.5. Notification**

- (1) Any application for resource consent for a controlled activity listed under I552.4 will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under sections 95A(9) or 95B(10) of the Resource Management Act 1991;
- (2) Any application for resource consent for a restricted discretionary, discretionary or non-complying activity listed in I552.4 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991; and particular regard will be given to the following;



- (a) 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, in relation to Rules I552.6.3, I552.6.6 and I552.6.7 which manages reverse sensitivity effects, to any owner / operator of the adjacent industrial land and heliport which is protected by the rule from such effects.
- (b) 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, in relation to Standard 1552.6.7 Noise and Lighting Sensitive Area which manages reverse sensitivity effects, to the operators/clubs of the Warkworth Showgrounds which is protected by the rule from such effects.

## I552.6. Standards

The standards in I552.6 in I552 Warkworth Clayden Road 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 Terraced Housing and Apartment Buildings Zones for the construction and use of up to 3 dwellings per site.

- (1) Unless specified in Standard 1552.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Tables I552.4.1 to I552.4.7 above.
- (2) The following Auckland-wide and zone standards do not apply to the activities listed in activity tables below:

(a) Activity table 1552.4.1 All zones :

- Activity (A11): E38.8.2.3 does not apply to subdivision in ~~Single House~~ Low Density Zone where land is subject to special subdivision control area shown on I552.9.1 Precinct Plan 1 and Standard I552.6. 5 applies

- Activity (A10): E38.8.3.1(3)-(5) does not apply to subdivision in ~~Single House~~ Low Density Zone where land is subject to special subdivision control area shown on I552.9.1 Precinct Plan 1 and Standard I552.6. 5 applies

(b) Activity Table I552.4.4 Residential – ~~Single House~~ Low Density Residential Zone:

- Activity (A3): H3.6.6 Building height standard of 8 metres does not apply to that part of the site subject to the height variation control shown on the planning maps and where Standard I552.6.1 Special Height Limited applies
- Activities(A4): H3.6.8 Yards. The relevant yard in Table H3.6.8.1 Yards does not apply where
  - Standard I552.6.2 Special Yard : North applies

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- Standard I552.6.3 Special Yard : West applies
- (c) Activity Table I552.4.5 Residential – Mixed House Urban Zone:
  - Activity (A7) H5.6.4 Building height standard of 11 metres does not apply to that part of the site subject to the height variation control shown on the planning maps and where Standard I552.6.1A Height Variation Control applies
- (3) Activities listed in Activity Tables I552.4.1 to I552.4.7 must comply with Standards I552.6

#### **I552.6.1 Special Height Limit**

Purpose: To reduce the height of buildings adjacent to the Rural Boundary interface.

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- (1) The maximum height limit in the ~~Single House zone~~ Low-Density Zone in the area shown as “special height limit” on Precinct Plan 1 (I552.9.1) shall be 5m for any part of a building that is within 22m but further than 12m from the Rural Urban Boundary.

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#### **I552.6.1A Height Variation Control**

Purpose: To reduce building height below the standard zone height, where the standard zone height would have adverse effects on the rural backdrop of Dome Valley

- (1) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres shown for that part of the site on the planning maps.

#### **I552.6.1B Yard**

Purpose:

- to increase the side and rear yard set back to a vested walkway adjoining or within a riparian yard.
- (1) No building, or retaining wall greater than 1 m in height, shall be constructed within 2m of a vested public walkway adjoining or within a riparian yard.

#### **I552.6.2 Special Yard: North**

Purpose:

- to form a transition from urban to rural uses;
  - to avoid buildings on the upper slopes of identified parts of the precinct which contribute to the landscape values and amenity of the Warkworth Clayden Road precinct
- (1) A building or parts of a building on sites shown as subject to the Special Yard on I552.9.1 Precinct Plan 1 must be set back 12m from the boundary as shown on Precinct Plan 1.
  - (2) All land within the “special yard: north” shown on Precinct Plan 1 shall be landscaped. Fifty percent of the yard shall be planted in native trees that will attain a height of at least 5m when mature.

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- (3) The yard shall be legally protected by a covenant or consent notice providing for the maintenance and protection of the landscaped area and planting in perpetuity.

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### **I552.6.3 Special Yard: West**

Purpose:

- to provide a landscape buffer and manage reverse sensitivity effects;
- to maintain a reasonable standard of residential amenity for sites adjoining business land; and
- to establish a landscape bund at the interface with industrial land on that part of the site with appropriate contour for an urban bund.

- (1) A building or parts of a building must be set back from the precinct boundary by at least 30 m where sites are subject to the Special Yard: West on I552.9.1 Precinct Plan 1.
- (2) For that part of the Special Yard: West within the Mixed Housing Urban zone, and that part within the Large Lot Residential zone with a slope less than 1 in 5, a 10m wide strip measured from the boundary of the precinct shall be planted with indigenous vegetation that will attain a height of at least 5m when mature, forming a planted visual buffer along the precinct boundary. The planting shall have attained a height of at least 1.5m prior to the construction of any dwelling within 100m of the Special Yard: West.
- (3) The yard shall be legally protected by a covenant or consent notice providing for the maintenance and protection of the landscaped area and planting in perpetuity.
- (4) On that part of the land within the mixed housing urban zone, and that part of the land within the large lot residential zone that has a slope of less than 1 in 5 a bund shall be constructed within the 10m planting strip of the Yard and shall have a minimum width at its base of 8m and a minimum height at its apex of 3m.
- (5) The landscaping and bund shall be constructed at the time of any earthworks consents or other form of development on land within the area subject to this rule, or prior to the issue of any new title for development of the land within the Precinct; or construction of any dwelling, whichever occurs first.

### **I552.6.3A Special Yard Tomlinsons Bush**

Purpose:

- to provide a buffer adjacent to Tomlinsons Bush.
- (1) A building or parts of a building must be set back from the legal boundary with Tomlinsons Bush by 6m where sites are subject to the Special Yard Tomlinsons Bush on I552.9.1 Precinct Plan 1.
  - (2) A 3m wide strip of the Special Yard measured from the boundary of the Tomlinsons Bush site shall be planted with indigenous vegetation that attain a height of at least 5m when mature, except where a public walking

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track is constructed within the 3m yard.

- (3) The 3m wide strip of the Special Yard shall be legally protected by a covenant or consent notice providing for the maintenance and protection of the landscaped area, the prevention of dumping of rubbish and garden waste, the management of noxious weeds, and a prohibition on the keeping of domestic cats.

#### **I552.6.3B Special Landscape Area**

Purpose:

- to provide landscaping features on two key upper portions of the precinct.
- (1) Land identified on I552.9.1 Precinct Plan 1 as Special Landscape Area shall be landscaped in either indigenous vegetation or retained as grassed land.
  - (2) No buildings or part of the building shall be constructed within the identified Special Landscape Area.

#### **I552.6.4 Limited Access**

Purpose:

- to avoid direct vehicle access from individual sites onto Matakana Link Road; and
  - to have safe and efficient operation of transport infrastructure.
- (1) Road intersections with Matakana Link Road servicing the precinct, shall be located as identified as Access Points onto Matakana Link Road on I552.9.3 Warkworth Clayden Road: Precinct Plan 3 except:
    - (a) that the intersections from the north and south connecting with the easternmost access point identified on I552.9.3 Precinct Plan 3 shall be limited to a left turn in/left turn out intersection with Matakana Link Road only, and may be offset from each other by a maximum distance of 100m.

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#### **I552.6.5 Special Subdivision Control Area in ~~Single House~~ Low Density Residential Zone**

Purpose: To create larger sites along a portion of the northern boundary of the precinct identified as a "Subdivision Control Area".

- (1) Proposed sites in the area shown as "Special Subdivision Control" on I552.9.1 Precinct Plan 1 must comply with the minimum net site area of 1,000m<sup>2</sup>.

#### **I552.6.5A Subdivision and development standard – Riparian yards for streams and natural wetlands**

Purpose:

- To protect and enhance water quality and ecology of the streams and natural wetlands shown on Precinct Plan 2 while preventing erosion.

- (1) The riparian yards of any permanent or intermittent stream must be planted at the time of subdivision or land development to a minimum width of 10m measured from the top of the stream bank or, where the stream edge cannot be identified by survey, from the centre line of the stream. This standard does not apply to that part of a riparian yard where a road or consented public walkway crosses over the stream and/or passes through or along the riparian yard.
- (2) The riparian yards of any natural wetland shown on Precinct Plan 2 must be planted at the time of subdivision or land development to a minimum width of 10m measured from the wetland's fullest extent. This standard does not apply to that part of a riparian yard where a road or consented public walkway crosses over the wetland and associated riparian area, and/or generally passes across a stream and associated riparian area, or along the riparian yard.
- (3) The planting must:
  - (a) Use eco-sourced native vegetation;
  - (b) Be consistent with local biodiversity; and
  - (c) Be planted at a density of 10,000 plants per hectare.
- (4) Planting must be undertaken in accordance with Standard I552.6.5(3) and Special Information Requirement I552.8.2

#### **I552.6.6 Noise Management Area, Noise Measurement Line and Covenants**

Purpose: To manage the reverse sensitivity effects on industrial activity in the Business: Light Industry zoned land located between Goatley Road and the precinct boundary and helicopter operations to and from the Warkworth Heliport at 38 Goatley Road by:

- Identifying a Noise Management Area within which mechanical ventilation is required.
  - Identifying a Noise Measurement Line where noise levels from industrial activity are to be measured.
  - Requiring a no complaints covenant in the Industrial Covenant Area related to industrial activity.
  - Requiring a no complaints covenant throughout the entire precinct related to helicopter operations.
- (1) Any residential building or part of a residential building within the Noise Measurement Area shown on I552.9.1 Precinct Plan 1 must provide ventilation and/or an air conditioning system(s) that satisfies the requirements of New Zealand Building Code Rule G4 with all external doors of the building and all windows of the habitable rooms closed.
  - (2) When determining whether any activity carried out in the Business: Light Industry zone complies with the noise limits in E25.6.19, noise levels are to be measured at the "Noise Measurement Line" and not at the closest residential boundary.

- (3) A 'no complaints' covenant is registered against the certificate of title for every site in the Industrial Covenant-Area shown on I552.9.1 Precinct Plan 1 in favour of all sites within the Business: Light Industry zoned land located between Goatley Road and the precinct boundary. The requirement to register a covenant shall apply at the time of any landuse consent or 224C certification on any subdivision, or in the case where no landuse consent or subdivision is required, at the time of building consent for a dwelling or a noise sensitive use. Any landuse or subdivision consent that fails to comply with this rule is a non-complying activity. Where a building consent for a dwelling or a noise sensitive use is applied for and there is no covenant on the title then the activity contravenes this rule and is a non-complying activity. The covenant must acknowledge and agree that:

- the site is adjacent to an industrial area that may operate 24 hours a day 365 days a year:
- the covenantor shall not, either personally or through another, either directly or indirectly:
  - complain to the Council about any activity;
  - make, support or encourage any enforcement action about any activity;
  - make any demands or bring any legal action;
  - do or permit to be done any act, matter or thing intended to restrict or inhibit any activity;

provided the activity is meeting district plan standards, or operating lawfully in accordance with a resource consent.

- (4) A 'no complaints' covenant is registered against the certificate of title for every site within the precinct in favour of the owner and operator of the Warkworth Heliport. The requirement to register a covenant shall apply at the time of any landuse consent or 224C certification on any subdivision, or in the case where no landuse consent or subdivision is required, at the time of building consent for a dwelling or a noise sensitive use. Any landuse or subdivision consent that fails to comply with this rule is a non-complying activity. Where a building consent for a dwelling or a noise sensitive use is applied for and there is no covenant on the title then the activity contravenes this rule and is a non-complying activity. The covenant must acknowledge and agree:

- the Heliport was established at 38 Goatley Road in 2010.
- The noise generated by the Heliport is measured at the notional boundary of the dwellings that existed or were under construction on 9 March 2010. The notional boundary is a line 20 metres from any side of those dwellings, or the legal boundary where that is closer than 20 metres.
- I552.9.4 Warkworth: Clayden Road Precinct Plan 4 identifying the dwellings that were existed or under construction on 9 March 2010 shall be attached to the covenant.

- The noise limit at the notional boundary of those dwellings is 50 dBA  $L_{dn}$  and a night time limit of 70 dBA  $L_{max}$  (10pm – 7am the following day). Noise generated by emergency flights and training for emergency flights are excluded from the measurements.
- The site may be closer to the Heliport than the dwellings existing or under construction on 9 March 2010, and may experience a higher level of noise.
- the covenantor shall not, either personally or through another, either directly or indirectly:
  - complain about any heliport or any helicopter activity operating lawfully, or any helicopter operation at any time responding to an emergency flight including search and rescue or fire fighting, to Auckland Council or the Civil Aviation Authority;
  - make, support or encourage any enforcement action about the Heliport;
  - make any demands or bring any legal action in relation to the Heliport; or
  - do or permit to be done any act, matter or thing intended to restrict or inhibit the Heliport;

provided the Heliport is operating lawfully in accordance with its resource consent, or

- lodge, support or encourage any submission, objection or appeal which has the effect of limiting, restricting or prohibiting the Heliport or amending the planning provisions applying to the Heliport provided that:
  - the noise generated by the Heliport is no greater than the levels above at the notional boundary of the dwellings that existed or were under construction on 9 March 2010; and
  - the Heliport has been operated lawfully;

*Note: For the purpose of this standard, a no complaints covenant is defined as a restrictive covenant registered on the title to the property or a binding agreement to covenant by the landowner. Details of an agreed form of the covenant may be obtained from Goatley Holdings Limited.*

#### **I552.6.7 Noise and Lighting Sensitive Area**

Purpose: To help manage potential reverse sensitivity issues regarding noise and lighting issues associated with the Warkworth Showgrounds by requiring a no complaints covenant and mechanical ventilation or air-conditioning.

- (1) A no complaints covenant shall be registered against the certificate of title for the sites adjacent to the Warkworth Showgrounds at which active sports and recreation activities are carried out in the Noise and Lighting Sensitive Area on I552.9.1 Precinct Plan 1. The covenant shall acknowledge the site is adjacent to the Warkworth Showgrounds including existing and future active sports and recreation activities and that the residents will not complain about

any permitted activity meeting district plan standards, or any sports activity or sporting event that is being lawfully operated or carried out.

- (2) Any residential building or part of a residential building within the Noise and Lighting Sensitive Area shown on I552.9.1 Precinct Plan 1 that is within 80m of the boundary with the Warkworth Showgrounds must provide ventilation and/or air-conditioning systems that satisfy the requirements of New Zealand Building Code Rule G4 with all external doors of the building and all windows of the habitable rooms closed.

#### **I552.6.8 New Buildings and additions - High Contaminant Yielding Materials**

Purpose:

- to protect water quality in streams, and the Mahurangi East catchment, by limiting the release of contaminants from building materials.

- (1) New buildings, and additions to buildings must be constructed using inert cladding, roofing and spouting buildings materials.

#### **I552.6.9 Maximum Gross Floor Area Recreation Facility**

Purpose:

- to indicate the size of recreation facility anticipated in Warkworth Clayden Road Precinct.

- (1) The maximum gross floor area of any recreational facility in the location shown on Precinct Plan 1 shall be 2,000m<sup>2</sup> gross floor area.

#### **I552.6.10 Greenways – Walking and cycling infrastructure**

- (1) Walkways and cycleways (where practicable) that are to be vested in the Council shall be provided within the greenways shown on Precinct Plan I552.9.1 and;

- (a) Shall be constructed either to a walking track standard similar to that constructed in Regional Parks if not part of a vested formed road, or in the case where the greenway is part of a-vested formed road, constructed to normal footpath standards as appropriate;
- (b) Shall provide connections to greenways on public or private land outside the land subject to resource consent, and are futureproofed by constructing track access to the boundary of the application site;
- (c) The width of the track shall have a minimum width of 2m.
- (d) Where the walkways and cycleways (where practicable) are adjacent to a stream for which an esplanade reserve is not required, but a 10m riparian yard is required by I552.6.5A, the walkway shall have a width of 2m and shall not be within the 10m riparian yard required by I552.6.5A unless a resource consent has been obtained that authorises that location.

Where the off-road greenway is not indicated on Precinct Plan 1 I552.9.1 to be adjacent to a stream and it is intended to be vested, the walkway and cycleway shall be a minimum width of 8m from the stream.



- (2) Where the Council does not want or is unable to accept vesting of the walkway and associated riparian yard and stream bank, then there is no requirement to provide the walkway.

#### **I552.6.11 Integrated residential development and supported residential care**

- (1) Transport infrastructure including walking and cycling as indicated in I552.9.3 shall be provided as part of the development.

### **I552.7 Assessment – controlled activities**

#### **I552.7.1 Matters of control**

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

- (1) Landscaping in accordance with Standard I552.6.3.
  - (a) Landscaping effects.
  - (b) Reverse sensitivity on adjacent Light Industry zoned land.
- (2) Earthworks and/or landscaping associated with any bund in the Business Light Industry zone
  - (a) Erosion and sedimentation effects.
  - (b) Land stability.

#### **I552.7.2 Assessment criteria – Controlled Activities**

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

- (1) Landscaping in accordance with Standard I552.6.3
  - (a) The extent to which:
    - (i) The landscaping and bund form a visual buffer between the industrial area to the west of the precinct and the housing within the Precinct.
    - (ii) Plant species are suitable for the location, and will achieve 5m in height when mature and are planted at an appropriate density to achieve the screening function.
    - (iii) The contour of the land is suitable for a bund.
    - (iv) Any application proposes a condition of consent requiring the landscape planting to be maintained and replaced as necessary to ensure that it is well maintained in perpetuity.

## **I552.7A Assessment – restricted discretionary activities**

### **I552.7A.1 Matters of discretion**

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

(1) Subdivision

- (a) The matters of discretion listed at E38.12.1(7).
- (b) Landscaping.
- (c) Transport including access, walking and, cycling infrastructure, traffic generation and parking.
- (d) The design and operation of any intersection with Matakana Link Road.
- (e) Stormwater management.
- (f) The extent to which greenway connections are provided.
- (g) The extent to which riparian yards are provided adjacent to streams and natural wetlands.

(2) Recreation Facility in the location shown on I552.9.1 Warkworth Clayden Road: Precinct Plan 1:

- (a) Building scale.
- (b) Landscaping.
- (c) Transport including access, parking and traffic generation.
- (d) Interface with residential development.
- (e) Interface with Warkworth Showgrounds.

### **I552.7A.2 Assessment criteria - Restricted Discretionary Activities**

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

(1) Subdivision

- (a) Design and layout;  
The extent to which:
  - (i) The proposal contributes to the implementation of policies and in particular I552.3(1)-(5).
  - (ii) Subdivision layout is consistent with Precinct Plans 2 and 3.

- (iii) Subdivision layout is designed to meet the minimum lot sizes of Rule I552.6.5 (Special Subdivision Control) to retain a lower density at this rural urban interface and provide a transition from urban to rural land uses.
  - (iv) Subdivision layout is designed to ensure that no sites require vehicular access from Matakana Link Road. Sites shall be serviced from local roads, laneways JOAL's, or other suitable mechanisms.
  - (v) Public open space and greenway spaces consider the public street network to support legibility, ease of visual access, and CPTED principles.
  - (vi) Land is provided for a neighbourhood park in the location shown on Precinct Plan 1, or such other location that is suitable for a neighbourhood park and that public park site forms part of the land area of the application.
  - (vii) Subdivision complies with rules I552.6.3 and I552.6.6 so as to manage adverse reverse sensitivity effects on the owners and operators of the adjacent Business-Light Industry land and the heliport.
  - (viii) Any application proposes a condition of consent requiring the landscape planting to be maintained and replaced as necessary to ensure that it is well maintained in perpetuity.
- (b) Streams, natural wetlands, stormwater, and walkways

The extent to which:

- (i) Sites that include streams shown on Precinct Plan 2, have complying practical building platforms clear of identified stream areas.
- (ii) Earthworks are managed in such a way as to provide high quality erosion and sediment control measures.
- (iii) The erosion and sediment control measures shall provide for and include use of the stormwater management ponds shown in Precinct Plan 2, and establishment of the wetland(s).
- (iv) The cumulative effect of the approach to stormwater management is in accordance with a Stormwater Management Plan approved by the network utility operator and achieves a 'treatment train' process based on a ten year attenuation standard which mitigates urban stormwater, quality issues and controls runoff from roads and other impervious surfaces.
- (vi) Connections to greenways on public or private land outside the land subject to resource consent, are futureproofed by constructing track access to the boundary of the application site.
- (vii) Any walkways are set back a minimum of 10m from any natural wetland.
- (viii) Any walkway is set back a minimum of 5m from the top of the bank of any stream, except a walkway and bridge which crosses the stream.
- (ix) Any walkway within a riparian yard successfully manages potential stream erosion and sedimentation effects and are planted in indigenous vegetation to the edge of the walkway.

- (x) The treatment of walkway edges including retaining walls protects the ecology of the stream and does not unduly detract from the amenity of the stream and walkway.
- (xi) The location and alignment of the walkway addresses any effects on the ecology of the immediate area and existing trees, land contour and the practicality of constructing the walkway and the amenity that would be provided to users of the walkway.

(c) Transport

The extent to which:

- (i) The staging of any subdivision or development, including any residential or business zoned site, relying on access to Matakana Link Road is such that completed homes or businesses are not occupied prior to Matakana Link Road becoming operational.
- (ii) A walkway network, generally in accordance with Precinct Plan 3 I552.9.3 including roads and open space area, is created to ensure an interconnected neighbourhood. This includes connections to the footpaths, cycleways and known bus stops on Matakana Link Road.
- (iii) Cycling facilities are provided on collector roads to integrate with cycling facilities on-Matakana Link Road.
- (iv) The intersection design of any road intersection with Matakana Link Road as shown on Precinct Plan 3 is supported by a transport assessment and safety audit demonstrating the intersection will provide a safe, efficient and effective connection to service the expected subdivision and development. This includes safe and convenient provision for pedestrians and cyclists.
- (v) The transport assessment and safety audit demonstrate the design and operation of the proposed intersection will not have adverse effects on the function of the surrounding transport network including Matakana Link Road.
- (vi) The greenway network crossing of the Matakana Link Road occurs either at at-grade pedestrian crossing facilities at the access points on to the Matakana Link Road shown on Precinct Plan 3, or as a walking track underneath the Matakana Link Road bridge.
- (vii) The location of walkways within or adjacent to a riparian yard manages the effects of the walkway on any stream, ecological area or riparian planting.

(d) Stormwater management

- (i) Development is in accordance with the approved Stormwater Management Plan and policies E1.3(1) – (14).

(2) Recreation Facility

The extent to which:

- (a) The recreation facility is located within the land area identified on Precinct Plan 1.
- (b) The height of the building complies with height variation control.

- (c) Landscaping, particularly front yard and the yard adjoining residential zoned land, provides a reasonable amenity to the neighbourhood.
- (d) Traffic generation effects can be accommodated within the transport network, safe access is provided to the site, and sufficient well designed and well located parking is provided.
- (e) The interface with the Warkworth Showgrounds provides a good built and landscaped amenity, and a degree of visual overlooking of the Showgrounds.

## **I552.8 Special information requirements**

### **I552.8.1 Transport and safety**

An application for subdivision and development that proposes an intersection with the Matakana Link Road must be accompanied by the following information as a minimum:

- (1) A transport assessment and safety audit prepared by a suitably qualified person for any proposed intersection with the Matakana Link Road.

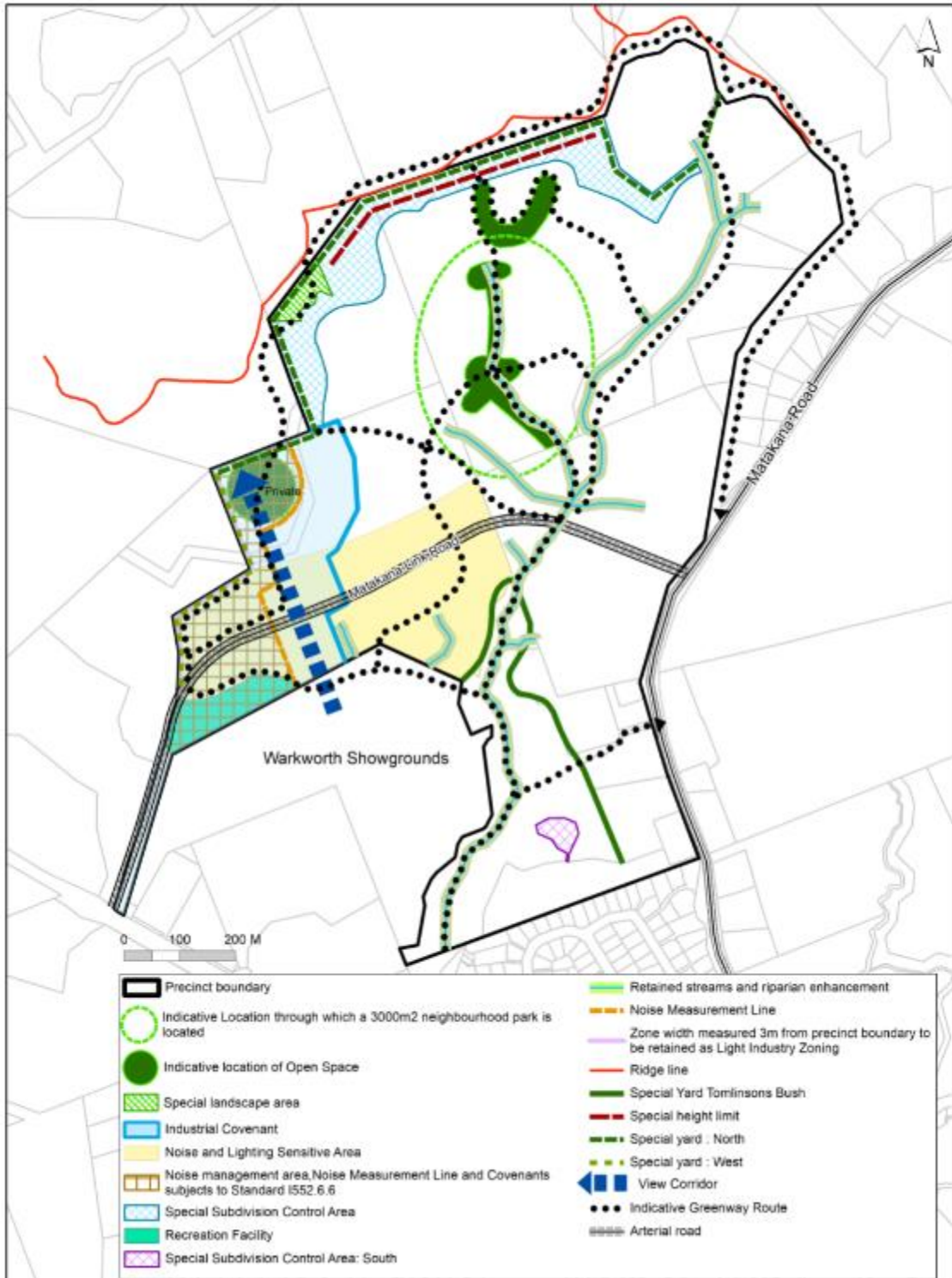
### **I552.8.2 Riparian planting plan**

An application for any subdivision or development that requires the planting of a riparian yard under I552.5.B must be accompanied by the following information as a minimum:

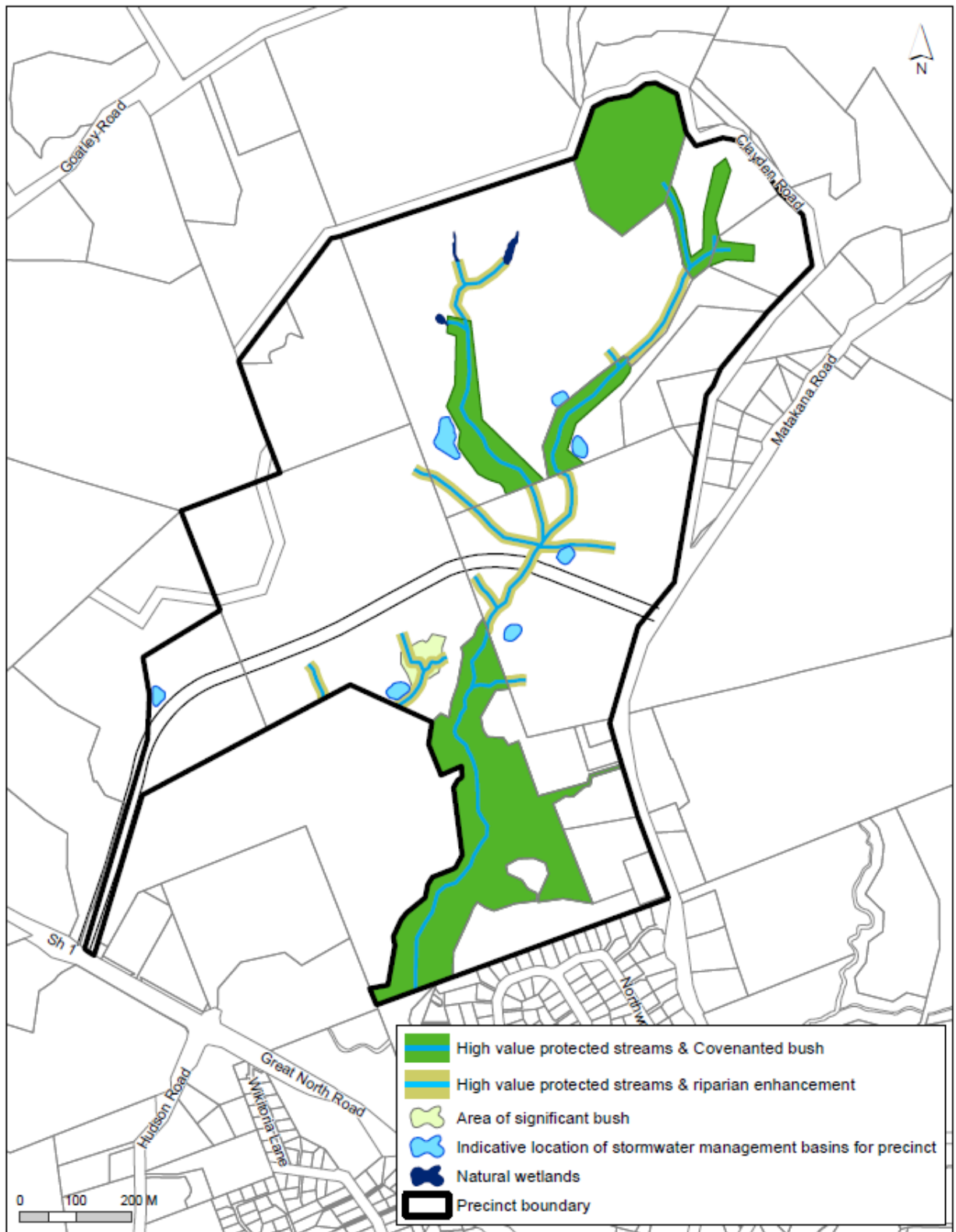
- (1) A planting plan prepared by a suitably qualified person
  - (a) The planting plan must;
    - (i) Identify the location, species, planting bag size and density of the plants;
    - (ii) Confirm detail on the eco-sourcing proposed for the planting; and
    - (iii) Take into consideration the local biodiversity and ecosystem extent.

I552.9. Precinct plans

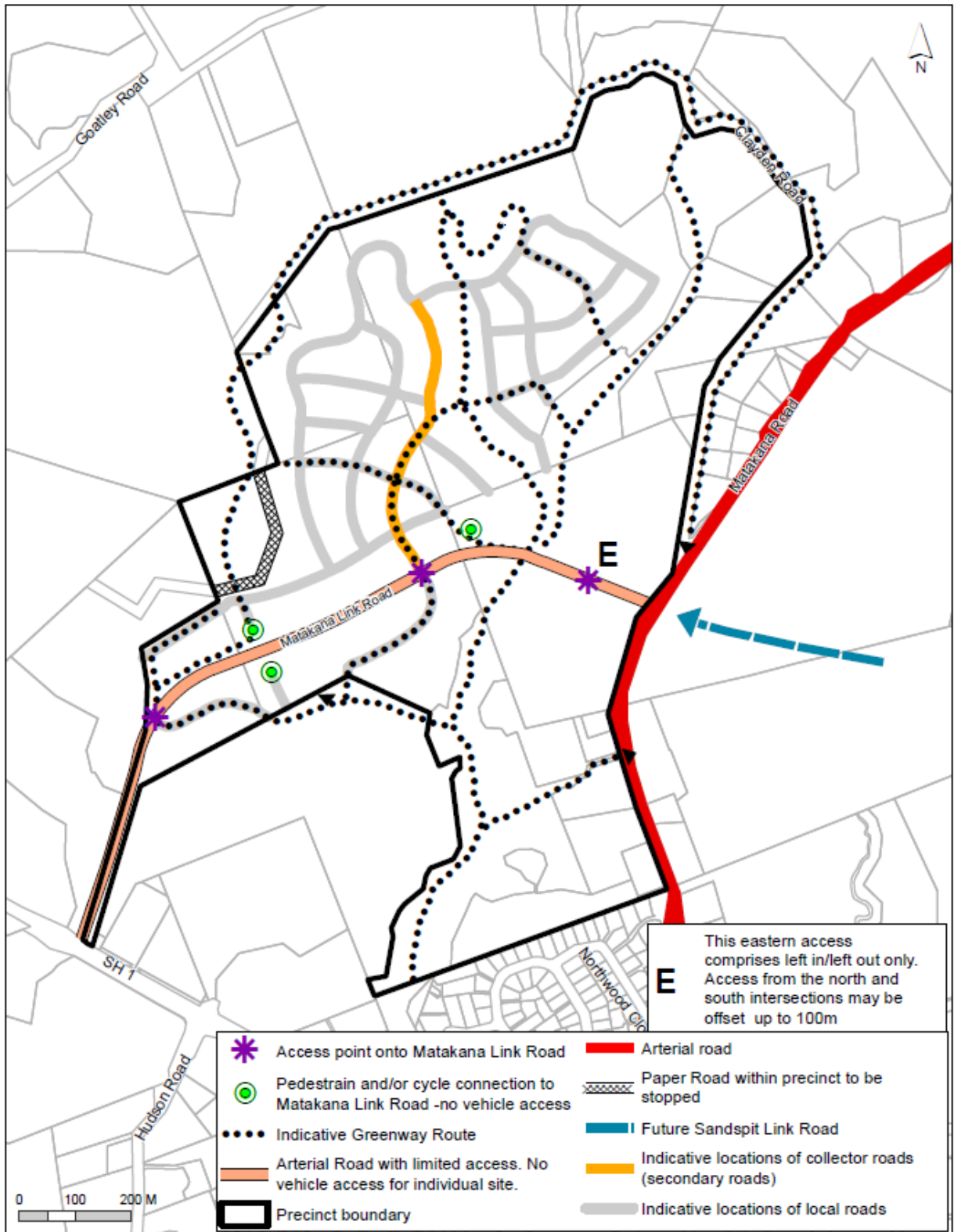
I552.9.1 Warkworth Clayden Road Precinct Plan 1 Spatial provisions



I552.9.2 Warkworth Clayden Road Precinct Plan 2 Environment

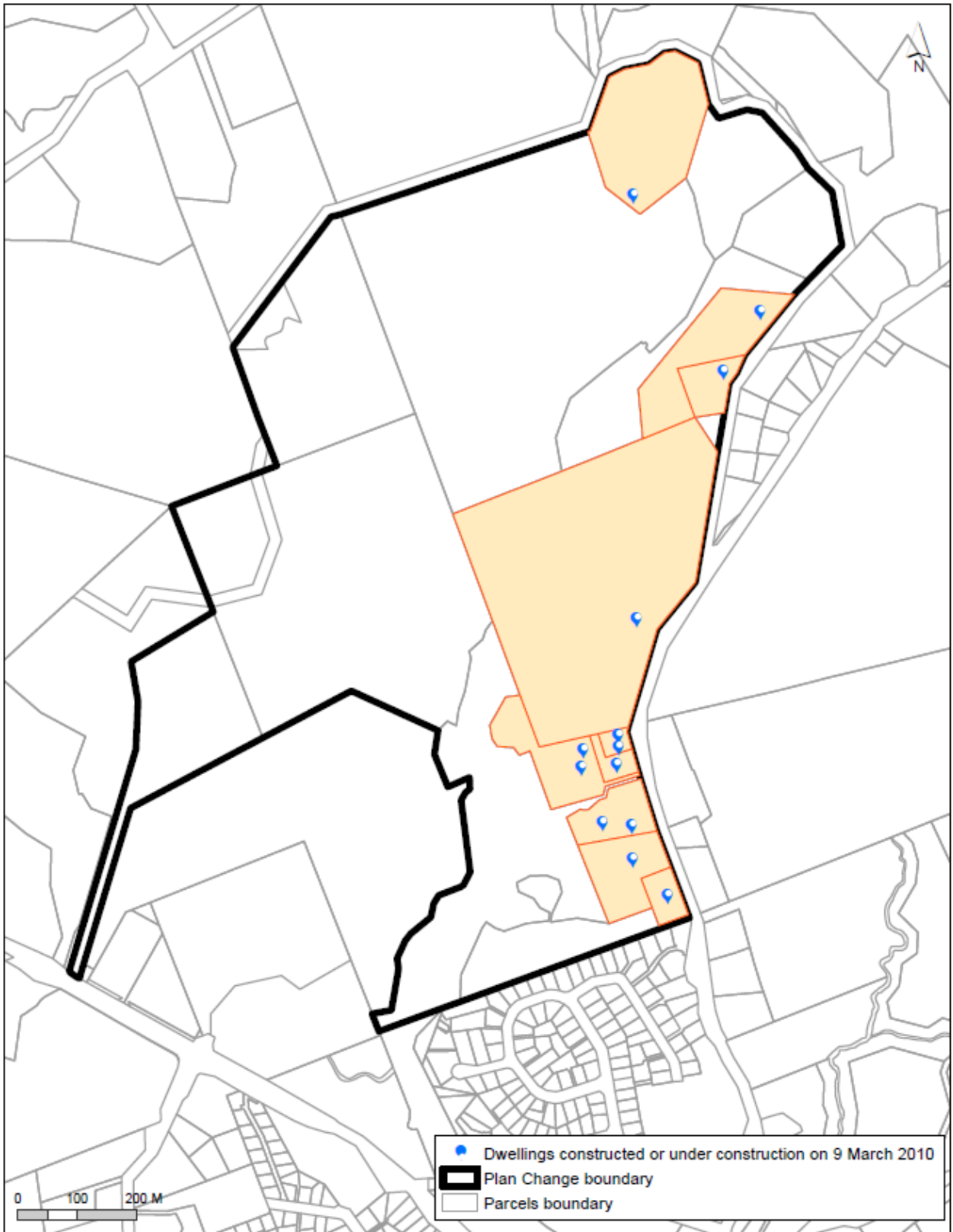


I552.9.3 Warkworth Clayden Road Precinct Plan 3 Transport





**I552.9.4 Warkworth Clayden Road Precinct Plan 4 Dwellings constructed or under construction on 9 March 2010**



## **I553. Warkworth North Precinct**

### **I553.1. Precinct Description**

The zoning of land within the Warkworth North Precinct and Stubbs Farm Development Area - Sub precinct is ~~Residential – Mixed Housing Suburban~~, Residential - Mixed Housing Urban, Business - Mixed Use, Business - Local Centre and Open Space - Informal Recreation zone.

The Warkworth North Precinct extends north and west of Falls Road to the motorway designation and Great North Road (SH1), west to Viv Davie-Martin Drive properties; and east to the Mahurangi River tributary that adjoins the existing Hudson Road Industrial area, and the Business - General Business zoned land further to the east. The Precinct covers approximately 75 hectares of land.

Sub-precinct A over the Stubbs Farm Development Area secures the outcomes for watercourses, including mitigation related to the construction of the Western Link Road and guides development of the Business - Local Centre. The Sub-precinct covers approximately 43 hectares.

Precinct Plan 2 sets out the multi-modal transportation connections and open space network required for the Warkworth North Precinct to achieve connection, recreation and a pedestrian and cycling network along the riparian areas within the precinct and to the wider Warkworth area. Key elements of the transport network that are required by Precinct Plan 2 include the Western Link Road (WLR), collector roads, future road connections, walking and cycling shared path, and the indicative public transport interchange.

A Western Link Road will provide an arterial route through the precinct connecting to Great North Road (SH1) / Matakana Link Road in the north and Mansel Drive/ Falls Road in the south. Construction of the Western Link Road will be integrated with subdivision and development within the Warkworth North Precinct. The Western Link Road may be constructed as a collector road as an interim measure provided adequate provision is made for a future upgrade to an arterial standard by Auckland Transport.

All relevant overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below.

### **I553.2. Objectives [rp/dp]**

- (1) To achieve high quality urban design outcomes through:
  - (a) providing key road connections securing the Western Link Road to connect at Great North Road (SH1) / Matakana Link Road and Mansel Drive/ Falls Road;
  - (b) minimising loss of, or reduction in ecological values, and enhancing retained ecological values to achieve no net loss of biodiversity and where practical achieve a net gain;
  - (c) retaining and enhancing areas of open space that also assist in providing opportunities for recreation; as well as pedestrian and cycleway connectivity;

(d) providing a well-connected Local Centre to provide frequent retail and service needs for the-community;

(e) providing a balance of employment land and places for people to live with a choice of living types and environments;

(f) managing the visual amenity along the shared boundary with the existing Viv Davie-Martin Drive properties.

(2) A safe and integrated transport system is established within the precinct including strategic road connections, a choice of travel modes, and measures which promote walking, cycling and use of public transport.

(3) Subdivision and development:

(a) recognises, protects and supports strategic transport connections through the precinct which support growth in the wider Warkworth area;

(b) is co-ordinated with the delivery of the transport and wastewater infrastructure and services required to provide for development within the precinct and connect it to the wider transport and wastewater networks; and

(c) occurs within the precinct in a manner which avoids, remedies or mitigates adverse effects on the safe and efficient operation of infrastructure and services.

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

### **I553.3. Policies [rp/dp]**

(1) Locate the Local Centre in close proximity to walking, cycle; public transport connections; and open space areas to ensure a high quality urban design outcome.

(2) Identify and protect a route for the Western Link Road within the Precinct as a future strategic arterial transport route connecting with Great North Road (SH1) / Matakana Link Road to the north and with Mansel Drive / Falls Road to the south, and provide the indicative collector roads.

(3) Provide an indicative network of open space areas including riparian margin stream protection and wetland areas to:

(a) protect and enhance existing ecological values;

(b) provide for areas of public open space,

(c) provide for geomorphically effective stream management solutions; and

(d) optimise walkway and cycleway connectivity.

(4) Enhance streams and wetlands and prevent stream bank erosion from new impervious surfaces using techniques such as riparian planting; boulder clusters; spur dikes, vanes and other rock deflectors; rock riffles; cobble or substrate; cobble floodways; root wads or large

wooden debris; vegetated floodways; live siltation; erosion control blankets; living walls and install culverts designed to enable fish passage.

(5) Provide adequate design detail at resource consent stage for the Local Centre demonstrating how the design will:

(a) connect to adjoining open space and riparian areas as well as the road network; and

(b) provide for accessible and versatile spaces; as well as demonstrating that the design is in accordance with best practise including CPTED principles.

(6) Require subdivision and development to align with the provision of wastewater infrastructure; and the transport infrastructure and services identified on Precinct Plan 2 to enable transport connections within the Precinct and to adjacent land.

(7) Ensure that the Western Link Road is delivered simultaneously with the development of adjacent land.

(8) Require the Western Link Road to be constructed to at least a collector standard in the interim to service subdivision and development within the Precinct with provision made for its future upgrading by Auckland Transport to provide a strategic transport connection.

(9) Restrict direct vehicle access onto the Western Link Road and across any cycling facility (including any shared use path) to support the safe and efficient operation of the transport network for walking, cycling and public transport.

(10) Demonstrate how the design of the Western Link Road will:

(a) Achieve a publicly accessible movement corridor as a unifying element of development within the Precinct;

(b) Facilitate safe and legible pedestrian and cycling movements between residential zones and the Local Centre; and

(c) Provide a vegetated median of sufficient width to incorporate street trees.

(11) Ensure that new buildings located in proximity to the shared boundary with the existing Viv Davie-Martin Drive dwellings are sufficiently set back to protect visual amenity.

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

#### **I553.4. Activity table [rp/dp]**

All relevant overlay, Auckland-wide and zone activity tables apply unless otherwise specified below.

The rules in Activity Table I553.4.1 in I553 Warkworth North 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 I553.4.1 Activity table**

Activity		Activity status	
		<b>Warkworth North Precinct</b>	<b>Sub- precinct A</b>
<b>Subdivision and development [dp]</b>			
(A1)	Subdivision or development in the Warkworth North Precinct in accordance with standards I553.6.1, I553.6.3, I553.6.4, I553.6.5, I553.6.6, and I553.6.6A.	RD	RD
(A2)	Subdivision or development of land in accordance with the Warkworth North Precinct Plan - Precinct Plan 2 - Multi Modal Transportation Connections and Open Space Network	RD	RD
(A3)	Subdivision or development in the Warkworth North Precinct not meeting standards I553.6.2, I553.6.3, or I553.6.4.	DA	DA
(A4)	Subdivision or development in the Warkworth North Precinct not meeting standards I553.6.1, I553.6.5, I553.6.6, or I553.6.6A.	NC	NC
(A5)	Subdivision or development in the Warkworth North Precinct not in accordance with the Warkworth North Precinct Plan - Precinct Plan 2 - Multi Modal Transportation Connections and Open Space Network.	DA	DA
<b>Streams and wetlands [rp]</b>			
(A6)	Stream works including culverting of permanent and intermittent streams to construct the WLR within Sub-precinct A only that do not meet the permitted activities and permitted standards under chapter E3.	RD	RD

**I553.5. Notification**

(1) Any application for resource consent that infringes the following standard(s) will be considered without public notification; and limited notification shall not apply to any person other than Auckland Transport, the New Zealand Transport Agency and the owners of land crossed by the Western Link Road; and there is no need to obtain the written approval from any other affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:

(a) Standard I553.6.1 Western Link Road;

(b) Standard I553.6.4 Vehicle access to Western link Road and roads with separated cycleways or shared paths;

(c) Standard I553.6.5 Staging.

(2) Any application for resource consent that infringes the following standard(s) will be considered without public or limited notification to any person other than Watercare or the need to obtain the written approval from any other affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:

(a) Standard I553.6.6 Standards for wastewater.

(3) Any application for resource consent that infringes the following standard(s) will be considered without public or limited notification or the need to obtain the written approval from any other affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:

(a) Standard I553.6.2 Streams and wetlands;

(b) Standard I553.6.3 - Pedestrian connections to the Local Centre.

(4) Any application for resource consent for an activity listed in Activity Table I553.4.1 and which is not listed in I553.5(1); I553.5(2); I553.5(3) or I553.5(4) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(5) 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).

### **I553.6. Standards**

The standards in I553.6 in I553 Warkworth North 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.

(1) Unless specified below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Table I553.4.1 above.

(2) The following Auckland-wide rule does not apply to activity (A6), listed in Activity Table I553.4.1 above:

(a) E3 (A33) Culverts or fords more than 30m in length when measured parallel to the direction of water flow.

(3) Activities listed in Activity Table I553.4.1 must comply with all Standards as relevant below.

#### **I553.6.1. Standard – Western Link Road**

Purpose:

- To provide for the transport needs of the precinct while enabling delivery of the Western Link Road shown on Precinct Plan 2 as a strategic transport connection in the network serving the wider Warkworth area.
- (1) Subdivision or built form development of land adjacent to the Western Link Road shall include the simultaneously construction of the adjacent portion of this Road to Collector Road standard with:
    - (a) a connection to Falls Road/ Mansel Drive or Great North Road (SH1); and
    - (b) a location and completed earthwork level at the legal boundaries of all adjacent properties that enables the delivery of the entire road connection, over time, at the grade and cross-section for both Collector Road, and Arterial Road standards;
    - (c) appropriate design and sufficient setbacks to enable future upgrading to an Arterial Road standard that provides:
      - (i) 4 lanes of traffic;
      - (ii) Separated cycle ways
      - (iii) Footpaths, road berms and median of sufficient width to accommodate landscaping including street trees.
  - (2) Subdivision or built form development of land adjacent the connection of the Western Link Road to Great North Road (SH1) shall ensure the connection is designed to ensure a safe and efficient connection at the Matakana Link Road intersection.
  - (3) Subdivision or built form development of land adjacent the connection of the Western Link Road to Falls Road shall ensure the connection is designed to ensure a safe and efficient intersection with Mansel Drive and an extension of the shared path along Falls Road.

*Note: The landowners will fund the construction of the Collector Road and vest the land required for the Collector Road in Auckland Council.*

*Compensation will be payable for the land required for the future upgrading to an arterial road standard (unless otherwise agreed between all parties).*

#### **I553.6.2. Standard - Stream Works within Sub-Precinct A for the Western Link Road**

Purpose:

- To ensure stream works for the construction of the WLR within Sub-precinct A are provided for.

- To achieve the stream and wetland enhancement works that are necessary to support the required stream works for the construction of the WLR within Sub-precinct A.
- (1) The extent of stream works to achieve the construction of WLR shall be limited to the culverting works necessary to construct the WLR as shown on Precinct Plan 1.
  - (2) The stream enhancement onsite mitigation necessary to support the extent of stream works to construct the WLR shall be undertaken with reference to the requirements and direction of Chapter E3 including being undertaken in accordance with the best practice guidelines including Appendix 16 of the Unitary Plan; TP148 - Auckland Council Riparian Zone Management; Guidance for Water Sensitive Design (GD04) - 8.1 Riparian Buffers and Planting and Auckland Council's Strategy for Urban Ngahere (Forest).
  - (3) There shall be no net loss in biodiversity and, where practical, a net gain shall be achieved across the sub Precinct. The offsetting proposal is to be prepared in accordance with Policy E3.3(4).

#### **I553.6.3. Standards for Pedestrian Connections**

Purpose:

- To achieve accessible and high-quality pedestrian connection to the Local Centre that provides positively for the needs to the local community.
- (1) Pedestrian connections shall be provided to the adjoining indicative open space areas at the time the Local Centre is developed; including, if achievable a link to Hudson Road.
  - (2) At the time of adjacent land development pedestrian connections generally as detailed in Precinct Plan 2 shall be provided.

#### **I553.6.4. Standards for vehicle access to Western Link Road and roads with separated cycleways or shared paths**

Purpose:

- To ensure the safety of cyclists and pedestrians and facilitate public transport.
- (1) Sites that front onto the Western Link Road or roads with separated cycleways or 3m shared path (pedestrian/ cycle) must not have direct vehicle access to the road and must be provided with access from rear lanes (access lots) or side roads at the time of subdivision.

#### **I553.6.5. Standards for staging**

Purpose:

- To ensure staging of subdivision and development is integrated with the delivery of transport infrastructure and services.
- To ensure that the traffic effects from the development of the precinct are identified and mitigated as staged urbanization of the land occurs.



(1) Any subdivision or built form development within Warkworth North Precinct must be supported by a Traffic Impact Assessment that addresses the Precinct Provisions and determines whether any staging is required. For clarity E27.6.1.(2)(b) does not apply to the precinct.

(2) Built form development within the precinct must not be occupied until such time that the identified infrastructure upgrades in Table I553.6.5.1 are constructed:

**Table I553.6.5.1 Threshold for Development – Transport**

Trigger	Infrastructure work required to exceed threshold
any built form development within Sub-precinct A	Provision of signals at Falls Road I Mansel Drive intersection with upgrade to connect new collector road (Western Link Road) with (as a Minimum) two approach lanes and one departure lane on Western Link Road.
any built form development in Area B identified on Precinct Plan 2	Provision of right turn bays on Falls Road and Hudson Road within the Falls Road/Hudson Road intersection.
built form development in Area C identified on Precinct Plan 2 up to 230 dwellings or dwelling equivalents	Provision of signals at Falls Road / Mansel Drive intersection with upgrade to connect new collector road (Western Link Road) with (as a minimum) two approach lanes and one departure lane on Western Link Road.  Or  Upgrade to Great North Road (SH1) / Matakana Link Road intersection to connect new collector road (Western Link Road).
built form development in Area C identified on Precinct Plan 2 between 230 and 289 dwellings or dwelling equivalents	Provision of signals at Falls Road / Mansel Drive intersection with upgrade to connect new collector road (Western Link Road) with: <ul style="list-style-type: none"> <li>• three approach lanes and two departure lanes on Western Link Road; and</li> <li>• three approach lanes on Mansel Drive.</li> </ul> Or  Upgrade to Great North Road (SH1) / Matakana Link Road intersection to connect new collector road (Western Link Road).
any built form development: <ul style="list-style-type: none"> <li>• outside of Sub-precinct A, Area B and Area C identified on Precinct Plan 2;</li> <li>• in Area C identified on Precinct Plan 2 not otherwise provided for above.</li> </ul>	Upgrade to Great North Road (SH1) / Matakana Link Road intersection to connect new collector road (Western Link Road).  <b>[ENV-2020-AKL-000048: Middle Hill Limited as trustee of the Tyne Trust]</b>

(3) For the purposes of Table I553.6.5.1 Threshold for Development - Transport, Dwelling equivalents shall be calculated in accordance with the following:

Type	Dwelling equivalent
Retirement village unit	0.4
Rest home bed	0.4
Visitor accommodation room	0.75

**I553.6.6. Standards for Wastewater**

Purpose:

- To ensure efficient delivery of wastewater infrastructure for Warkworth North.

(1) Wastewater servicing for the Warkworth North Precinct shall connect to the Watercare North East network.

**I553.6.6A Standards for Stormwater**

Purpose:

- To ensure that stormwater is managed and treated to maintain and enhance the health and ecological values of streams and to avoid exacerbating flood hazards.

(1) All land use and development and subdivision must be designed and implemented to be consistent with any stormwater management plan approved by the network utility operator, including the application of water sensitive design.

**I553.6.7. Standard for yards adjacent to Viv Davie-Martin Drive properties**

Purpose:

- To ensure a sufficient building setback along this shared boundary to protect the visual amenity of the adjoining Viv Davie-Martin Drive sites.

(1) A building or parts of a building must be set back from the boundary with a Viv Davie-Martin Drive site by a minimum depth of 4m.

Qualifying matter as per s771(i) of the RMA

**I553.6.8. Standard for yards adjacent to Business - Light Industry Zone land on Sanderson Road**

Purpose:

- To manage the reverse sensitivity effects on industrial activity on Sanderson Road by ensuring a sufficient building setback and measures to protect amenity values for the land within the Residential - Mixed Housing ~~Suburban~~ Urban Zone that shares a boundary with the Business - Light Industry Zone on Sanderson Road.

(1) Where land in the Mixed Housing ~~Suburban~~ Urban Zone adjoins the Business - Light Industry Zone on Sanderson Road the following standards shall apply:

- (a) A 2.5m high acoustic fence is to be constructed the full length of the boundary;
- (b) Evergreen vegetation capable of attaining a height of at least 3m when mature shall be planted along the acoustic fence to provide an attractive outlook from the residential built form;
- (c) A building or any part of a building must be set back from the relevant boundary by a minimum depth of 4m;
- (d) A building or any part of a building within 25m of the relevant boundary designed to be used by activities sensitive to noise must not exceed a single-storey and 5m in height;
- (e) The acoustic fence in (a) and the planting in (b) shall be:
  - (i) implemented prior to the issue of any new title for residential development of the land or, if the land is not subdivided, prior to the occupation of any dwelling within 25m of the relevant boundary; and
  - (ii) legally protected by a covenant or consent notice providing for the ongoing maintenance, protection or replacement of the acoustic fence and planting.
- (f) The yard in (c) and single storey building in (d) must be legally protected by a covenant or consent notice requiring a building or any part of a building to be set back from the boundary by a minimum depth of 4m and preventing a building or any part of a building designed to be used by activities sensitive to noise greater than a single storey and 5m in height from being constructed.

#### **I553.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

#### **I553.8. Assessment – restricted discretionary activities**

##### **I553.8.1. Matters of discretion**

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

- (1) Transport Infrastructure and Open Space:
  - (a) Safe, efficient and effective connectivity to adjacent land;
  - (b) Appropriateness of design to fulfil the transport network and open space purposes and Precinct policy I553.3(3) and I553.3(10); and
  - (c) Provision for active transport modes.
- (2) Streams and wetlands:

Refer to the matters for discretion for Restricted Discretionary Activities at E3.8.1 as relevant.

- (3) Local Centre:
  - (a) Provision of practical, safe, quality and functional connections to adjoining open space and riparian areas;
  - (b) Extent to which built development is designed to positively activate and engage with adjoining roads and public spaces; and
  - (c) Landscape design.
- (4) Staging of development or timing of infrastructure and services.
  - (a) The extent of coordination with the provision of infrastructure.
- (5) Wastewater connections.
  - (a) The extent to which the proposal facilitates and enables wastewater servicing for Warkworth North to be provided in an efficient and comprehensive way.
- (6) Stormwater
  - (a) Stormwater management.

#### **I553.8.2. Assessment criteria**

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

- (1) assessment criteria for Transport infrastructure and Open Space;
  - (a) A transport network shall be developed that responds to the transportation needs of Warkworth North and the wider area now and into the future. This shall include the Western Link Road and other transport infrastructure identified on Precinct Plan 2.
  - (b) The extent to which the Western Link Road can be constructed to a collector road standard as an interim measure with appropriate design and additional land set aside to enable future upgrading to an arterial standard.
  - (c) The extent to which transport connections are provided to adjacent land areas as indicated on Precinct Plan 2 and within the precinct the use of cul- de-sacs is restricted. Where cul-de-sacs cannot be avoided, the extent to which future linkages to adjacent land are not precluded.
  - (d) The provision of connected active transport modes.

- (e) The extent to which the open space network and pedestrian and cycling network is delivered as indicated on Precinct Plan 2 and achieves Policy I553.3.(3).
- (2) assessment criteria for stream works for the construction of the WLR within Sub-precinct A only:
- (a) Refer to the assessment criteria referenced under E3.8.2.(1) as relevant.
  - (b) The mitigation or offset measures proposed to ensure no net loss of biodiversity using the documents referred to in Policy E.3.3(4).
- (3) assessment criteria for Local Centre:
- (a) The design of the Local Centre shall achieve a connected and functional design that reflects a high quality of architectural design, landscape architecture and best practise urban design principles, including the extent to which a suitable pedestrian connection is provided between the Local Centre and the land to the south.
  - (b) The quality of design shall provide a safe useable environment that reflects urban design best practise including Crime Prevention Through Environmental Design principles.
  - (c) Planting and hard landscape elements shall enhance and reflect local character such as the values of the Mahurangi river, riparian corridors and the bush backdrop of the Dome hills.
  - (d) The extent to which land use activities complement adjoining land uses and assist in maintaining or enhancing connectivity and relationship to adjacent open space areas.
- (4) Staging or timing of transport infrastructure and services.
- (a) The extent to which the traffic generated by the development is consistent with the Traffic Impact Assessment undertaken at the time the precinct was live-zoned and any additional traffic can be accommodated on the network.
  - (b) The extent to which any staging of development is required due to the coordination of the provision of infrastructure.
  - (c) For development within Area C occurring prior to the upgrade to the Great North Road (SH1) / Matakana Link Road intersection to connect to new collector road (Western Link Road):
    - (i) the extent to which the Traffic Impact Assessment provided with the application shows that the additional traffic can be accommodated on the network without adverse effects on the intersection at Falls Road / Mansel Drive / new collector road (Western Link Road).

(5) Wastewater connections.

- (a) The extent to which the proposal facilitates and enables wastewater servicing for Warkworth North to be provided in an efficient and comprehensive way.

(6) Assessment criteria for stormwater

- (a) Refer to Policies E1.3(1) - (14) and (20).

**I553.9. Special information requirements**

(1) An application for subdivision or development in the Local Centre must be accompanied by:

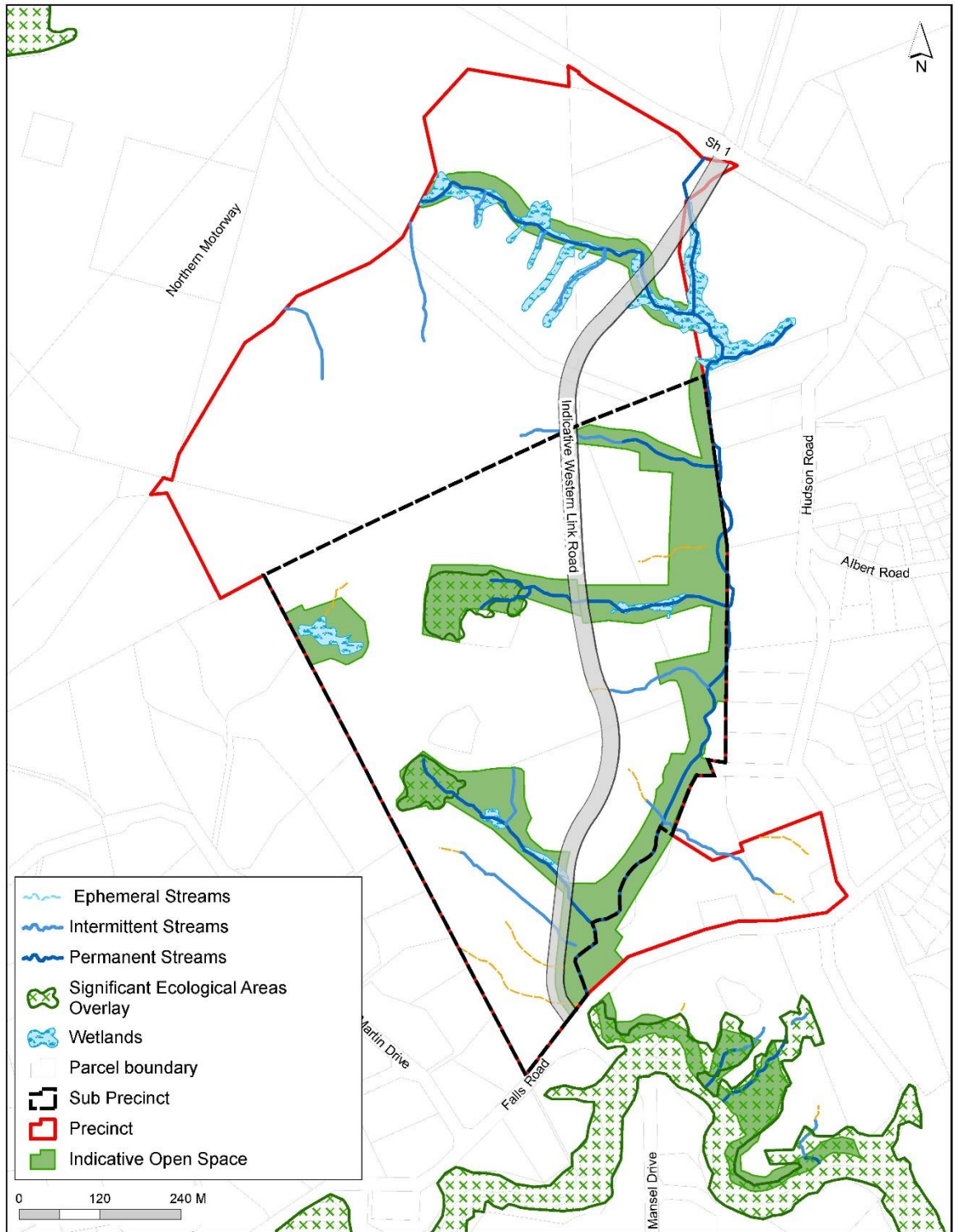
- (a) An urban design assessment demonstrating how the development meets the matters stated in Objective I553.2(1)d; Policy I553.3(6) and Standard I553.6.3.

(2) Any application for development within Area C occurring prior to the upgrade to the Great North Road (SH1) / Matakana Link Road intersection to connect to new Western Link Road, must be accompanied by:

- (a) An assessment of the density of existing and consented development within this area, so as to confirm compliance with I553.6.5. Standards for staging.

**I553.10. Precinct plans**

I553.10.1. Precinct Plan 1 - Warkworth North Precinct Plan





**I553.10.2. Precinct Plan 2 - Multi Modal Transportation Connections and Open Space [ENV-2020-AKL-000048: Middle Hill Limited as trustee of the Tyne Trust]**

