

Chapter I Precincts - South
I403 Beachlands 1 Precinct
I412 Flat Bush Precinct
I425 Manukau Precinct
I429 Pararēkau and Kōpuahingahinga Precinct
I431 Pine Harbour Precinct
I433 Pukekohe Hill Precinct
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I403. Beachlands 1

I403.1. Precinct Description

Beachlands is a rural and coastal village located on the eastern side of Auckland, adjoining the Tamaki Strait coastline. The original Beachlands village was laid out in the 1920s as a marine garden suburb. It is characterised by the following key features:

- a grid-based roads pattern with informal road construction and generous verges
- a “green” landscape resulting from significantly vegetated front and rear yards.
- a low-density character with rectangular-shaped allotments of a consistent size and frontage (20m).
- few or no rear sites.

More recent subdivision in the area bounded by Bell Road, Third View Avenue, Beachlands Road and Whitford- Maraetai Road has seen some departure from this pattern; however the village retains a significant rural and coastal character.

The Beachlands 1 Precinct covers approximately 122ha of land. Its purpose is to provide for residential expansion to the south of the existing Beachlands village and to the west of the Pine Harbour marina development in a way that integrates with and maintains and enhances the key features of Beachlands village.

I403.10.1 Beachlands 1: Precinct plan 1 guides the future development of this precinct. The grid based roads pattern shown on I403.10.2 Beachlands 1: Precinct plan 2 road network is a critical element in achieving integration between the precinct, Beachlands village and Pine Harbour marina. Site sizes, site shape, pedestrian linkages and reserve network connectivity in the precinct enables integration with the existing village. The location of the proposed stormwater ponds has been identified in the I403.10.1 Beachlands 1: Precinct plan 1. The location and size of the proposed stormwater ponds is indicative only and will be defined as part of the subdivision consent process.

The zoning of land within this precinct is the Open Space – Informal Recreation Zone, the Residential – Low Density Residential Zone and the Residential - Single House Mixed Housing Urban Zone. Refer to the planning maps for the location and extent of the precinct.

I403.2. Objectives [rp/dp]

- (1) The precinct contributes to the growth and development of Beachlands village and ensures that future land use, subdivision and development is contained within the precinct and integrates with the existing Beachlands village to the north, Pine Harbour marina development to the west and the business area in Beachlands 2 Precinct.
- (2) ~~Subdivision and development establishes and maintains a low density, open, spacious rural and coastal village character. [Deleted]~~

- (3) A well connected and integrated transport network is achieved that reflects the rectilinear grid roads pattern of Beachlands and the importance of transportation links between Beachlands and Pine Harbour Marina.
- (4) Public open space is provided for and treated as integrated features in any development.
- (5) Infrastructure is provided in an effective and efficient way.
- (6) Stormwater runoff and riparian margins are managed in a sustainable way.
- (7) The rural character and appearance of Jack Lachlan Drive is maintained.

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

I403.3. Policies [rp/dp]

General

- (1) Require that land use, subdivision and development be generally in accordance with the I403.10.1 Beachlands 1: Precinct plan 1.
- ~~(2) Maintain the long term growth limit of Beachlands village with the precinct boundary. [Deleted]~~
- (3) Create a clear distinction between the urban area of Beachlands and the Whitford rural area to the south and east by requiring edge treatment planting along the full length of Jack Lachlan Drive.

Integrated growth

- (4) Require subdivision and land use activities to be designed in a way that integrates with the roads pattern, open space pattern and rural and coastal character of the Beachlands village.

~~*Low density coastal character*~~

- ~~(5) Maintain the existing pattern of development and low density character of the area. [Deleted]~~

Subdivision, use and development

- ~~(6) Require a development pattern characterised as one house per site. [Deleted]~~
- (7) Require a minimum site size of 800m² for vacant lots unless otherwise stated in the I403.10.1 Beachlands 1: Precinct plan 1.
- (8) Require the road layout to be designed and constructed to achieve a grid based pattern of development as shown in the I403.10.1 Beachlands 1: Precinct plan 1.
- (9) Avoid the creation of rear sites unless otherwise stated in the I403.10.1 Beachlands 1: Precinct plan 1.

- (10) Encourage the development of buildings that have a coastal appearance using materials, colours and features that complement the rural and coastal character of the original village.
- (11) ~~Require that accessory buildings are single storey. [Deleted]~~
- (12) Retain a sense of openness between properties, and create a vegetated appearance through tree planting.
- (13) Limit high fencing that dominates the streetscape and creates an urban appearance. Encourage the retention of significant native vegetation and trees.
- (14) Encourage the retention of significant native vegetation and trees.
- (15) Require planting of new vegetation to achieve privacy and maintain a coastal landscaped appearance. Encourage development to front natural watercourses and public open spaces.
- (16) Encourage development to front natural watercourses and public open spaces.

Business development

- (17) Avoid activities that adversely affect the amenities of residential sites or sense of residential cohesion within the precinct.
- (18) Require retail and commercial activities to be located within existing business zones.

Public open space

- (19) Require public open spaces to be fronted by park edge roads to ensure a high degree of accessibility to public open spaces within the precinct.

Infrastructure

- (20) Require that all development is connected to a public reticulated sewerage system.
- (21) Require sustainable supply of potable water to meet the servicing demands of expected activities on the site.

Stormwater management

- (22) Require subdivision and land use activities to avoid or mitigate the adverse effects of stormwater runoff on receiving environments through incorporating the stormwater management areas shown on I403.10.1 Beachlands 1: Precinct plan 1 or implement alternative solutions which will achieve the same or better stormwater management outcomes.
- (23) Require the planting of vegetation along the riparian margins of stormwater management areas.
- (24) Require development to front to natural watercourses, generally across public roads.

Landscaping along Whitford–Maraetai Road

- (25) Require the provision of a landscaped buffer area along the full length of Whitford-Maraetai Road as shown in the I403.10.1 Beachlands 1 Precinct plan 1.
- (26) Require planting of the landscape buffer area with native and exotic species in accordance with I403.10.3 Beachlands 1: Landscape buffer area planting plan and planting schedule.
- (27) Protect views from Whitford-Maraetai Road to the Hauraki Gulf by means of the view corridor through the landscape buffer area identified in I403.10.3 Beachlands 1: Landscape buffer area planting plan and planting schedule.

Jack Lachlan Drive

- (28) Maintain the appearance of Jack Lachlan Drive as a rural road and reduce the visual impact of urban development by:
 - (a) Limiting the number of roads that intersect with Jack Lachlan Drive.
 - (b) Limiting direct vehicle access from adjoining sites to Jack Lachlan Drive, and where direct access is required, encourage the use of shared driveways.
 - (c) Requiring screen planting between any development and the boundary of sites adjoining Jack Lachlan Drive except where it is necessary to provide access.
 - (d) Requiring street tree planting on the north side of Jack Lachlan Drive to create a lineal effect and reduce the visual impact of urban development

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

I403.4. Activity table

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

The rules in Activity Table I403.4.1 in I403 Beachlands 1 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 I403.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Beachlands 1 Precinct pursuant to section 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I403.4.1 Activity table below means that the provisions of the zone or the Auckland-wide provisions apply.

Table I403.4.1 Activity table

I403 Beachlands 1 Precinct

Activity		Activity status
Use		
(A1)	Any of the activities listed in the Residential - Single House Mixed Housing Urban Zone or Residential – Lowdensity Residential Zone but located within this precinct other than those activities listed below.	
(A2)	More than one dwelling per site [Deleted]	NC
(A3)	Any activity requiring wastewater servicing that is connected to a public reticulated sewerage system [Deleted]	P
(A4)	Any activity requiring wastewater servicing that is not connected to a public reticulated sewerage system [Deleted]	NC
(A5)	The conversion of an existing dwelling into two dwellings where the dwelling complies with H3.4.1(A4) of the Residential – Single House Zone. [Deleted]	NC
(A6)	Public open space located in the specified area on the Precinct plans: I403.10.1 Beachlands 1: Precinct plan 1	P
(A7)	Public open space located outside of the specified area on the Precinct plans: I403.10.1 Beachlands 1: Precinct plan 1	D
(A8)	Recreational walkways located generally in accordance with the indicative walkway shown in I403.10.1 Beachlands 1: Precinct plan 1.	P
(A9)	Recreational walkways not located in accordance with the indicative walkway shown in I403.10.1 Beachlands 1: Precinct plan 1.	D
(A10)	Any activity which does not comply with the following standards: I403.6.13 Street trees; I403.6.14 Landscape buffer area; and I403.6.15 Planted hedge – Jack Lachlan Drive	D
(A11)	Any activity which does not comply with the following standards: I403.6.8.1 Site area; I403.6.9.1 Site frontage; I403.6.10.1 Vacant R rear sites; and/or I403.6.11 Site layout	NC
Commerce		
(A12)	Dairies up to 100m ² gross floor area per site	NC
(A13)	Service station on an arterial road	NC
(A14)	Park-and-Ride	D

Qualifying matter as per s771(j) of the RMA

Qualifying matter as per s771(j) of the RMA

Development		
(A15)	New buildings within the stormwater management areas shown on I403.10.1 Beachlands 1: Precinct plan 1.	D
(A16)	Construction, reconstruction and / or formation or reformation of roads, and open space areas in accordance with the Precinct plans: I403.10.1 Beachlands 1: Precinct plan 1 and I403.10.2 Beachlands 1: Precinct plan 2 road network	P
(A17)	New buildings and any modifications to a building other than those listed above	P
Subdivision		
(A18)	Subdivision	

I403.5. Notification

- (1) Any application for resource consent for an activity listed in Table I403.4.1 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\(4\)](#).

I403.6. Standards

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

The standards in I403.6 in I403 Beachlands 1 Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying zone for the construction and use of up to 3 dwellings per site.

All activities in Table I403.4.1 Activity Table must comply with the following standards.

~~I403.6.1. Building height [Deleted]~~

- ~~(1) Accessory buildings must not exceed a height of 4m and must be single storey. Height is to be measured using the rolling height method.~~

~~I403.6.2. Yards [Deleted]~~

- ~~(1) A building or parts of a building must be set back from the relevant boundary to the minimum depth listed in Table I403.6.2.1 Yards below.~~

Table I403.6.2.1 Yards

Yard	Minimum depth
Front and Corner Sites	

Front	<p>6m except as follows:</p> <p>8m for sites adjoining Jack Lachlan Drive that are subject to standard I403.6.14 yards adjoining a stormwater management area or public open space.</p> <p>3m for one yard only on a corner site sites that adjoin a stormwater management area or public open space of a street.</p>
Side	One yard must be a minimum of 2m and one yard must be a minimum of 3m
Rear	8m
Rear sites	
All yards	8m for at least two yards and 3m for any other yard

I403.6.3. Maximum impervious area [Deleted]

~~(1) The maximum impervious area must not exceed 40 per cent of site area.~~

I403.6.4. Building coverage [Deleted]

~~(1) The maximum building coverage must not exceed 30 per cent of net site area.~~

I403.6.5. Water storage tank [Deleted]


~~(1) Provision must be made for minimum water storage per dwelling of two 25,000 litre tanks.~~

~~(2) All dwellings must comply with the minimum roof areas listed in Table I403.6.5.1 Minimum roof areas for water storage below:~~

Table I403.6.5.1 Minimum roof areas for water storage

Number of bedrooms	Minimum roof area (m²) connected to the water storage tank
1	100
2	160
3 and above	230

~~(3) Private water storage tanks must not be visible from the street.~~

-  (4) ~~Standards I403.6.5(1) and (2) do not apply to activities where a connection to a reticulated bore water supply is provided to the site.~~

I403.6.6. Fences

- (1) Fences along side and rear boundaries must not exceed 1.8m in height.
- (2) Fences adjoining areas shown as public open space or stormwater management areas on I403.10.1 Beachlands 1: Precinct plan 1 must not exceed 1.2m in height and must comprise at least 50 per cent visually permeable fencing.
- (3) Fences adjoining that part of Jack Lachlan Drive specified as 'no direct access permitted' on I403.10.1 Beachlands 1: Precinct plan 1 must not be visible from Jack Lachlan Drive after the full establishment of the hedge required under Standard I403.6.15.

I403.6.7. Road network

- (1) Where the subdivision is of an existing site that adjoins Beachlands Road, the first stage must include a public road connection to Beachlands Road. Where the subdivision is of an existing site that adjoins Karaka Road, the first stage of subdivision must include a public road connection to Karaka Road. Where the subdivision is of an existing site that adjoins Jack Lachlan Drive, the first stage of subdivision must include a public road connection to Jack Lachlan Drive.
- (2) Where a collector road is shown I403.10.2 Beachlands 1: Precinct plan 2 – road network the entire length of the collector road through the site must be established as part of the first stage of subdivision except for:
 - (a) Lot 2 DP 325925, where the collector road must be established prior to the issue of a s. 224(c) certificate under the RMA for more than 80 residential sites within the land contained in that site.
- (3) There must be no direct vehicle access off the Whitford-Maraetai Road.
- (4) Sites must not be served by a jointly owned access or similar shared access except for:
 - (a) the lanes shown on I403.10.2 Beachlands 1: Precinct plan 2 – road network; and
 - (b) entrance strips and private ways required to access rear sites identified in I403.10.1 Beachlands 1: Precinct plan 1.
- (5) Road levels must enable integration with the existing or potential road layout on adjoining sites.
- (6) Lot 1079 DP 21695 is able to be used for access purposes for Lot 1119 DP 21695 subject to the Auckland-wide subdivision controls.

- (7) Direct vehicle access to Jack Lachlan Drive must not be provided in the area specified as 'no direct site access permitted' on the I403.10.1 Beachlands 1: Precinct plan 1.
- (8) Where a site adjoins Jack Lachlan Drive and direct vehicle access is permitted, shared access driveways must be used.
- (9) Subject to the following exceptions, Jack Lachlan Drive is to be retained in its current rural standard formation to maintain its appearance as a rural rather than urban road. Where any alteration to the current rural standard formation is proposed it must be limited to: kerb and channelling of the road edge for those areas of Jack Lachlan Drive where there is no alternative to provide for stormwater runoff from adjacent residential development, and/or
 - (a) kerb and channelling of the road edge which is necessary to provide for vehicle access from adjacent residential development or new road intersections with Jack Lachlan Drive, and/or
 - (b) a footpath of appropriate rural character (gravelled surface or similar).
- (10) Where a specified centre line for a proposed road is shown in on I403.10.2 Beachlands 1: Precinct plan 2 – road network any application for subdivision that does not comply with standards I403.6.7.1 to I403.6.7.9 above is a non-complying activity.
- (11) Where a specified centre line for a proposed road is not shown in I403.10.2 Beachlands 1: Precinct plan 2 – road network any application for subdivision that does not comply with standards I403.6.7.1 to I403.6.7.9 above is a restricted discretionary activity.

I403.6.8. Site area

- (1) The minimum vacant net site area must be 800m², except that:
 - (a) the minimum vacant site area may be reduced to 750m² in Sub-precinct A and 700m² in Sub-precinct B as shown on I403.10.1 Beachlands 1: Precinct plan 1.
 - (b) the minimum site area may be reduced as a discretionary activity where an application for subdivision relates to a development for a retirement village.

I403.6.9. Site frontage

- (1) The minimum site frontage for new vacant sites must be as follows:
 - (a) front sites: 20m;
 - (b) rear sites: 3m.

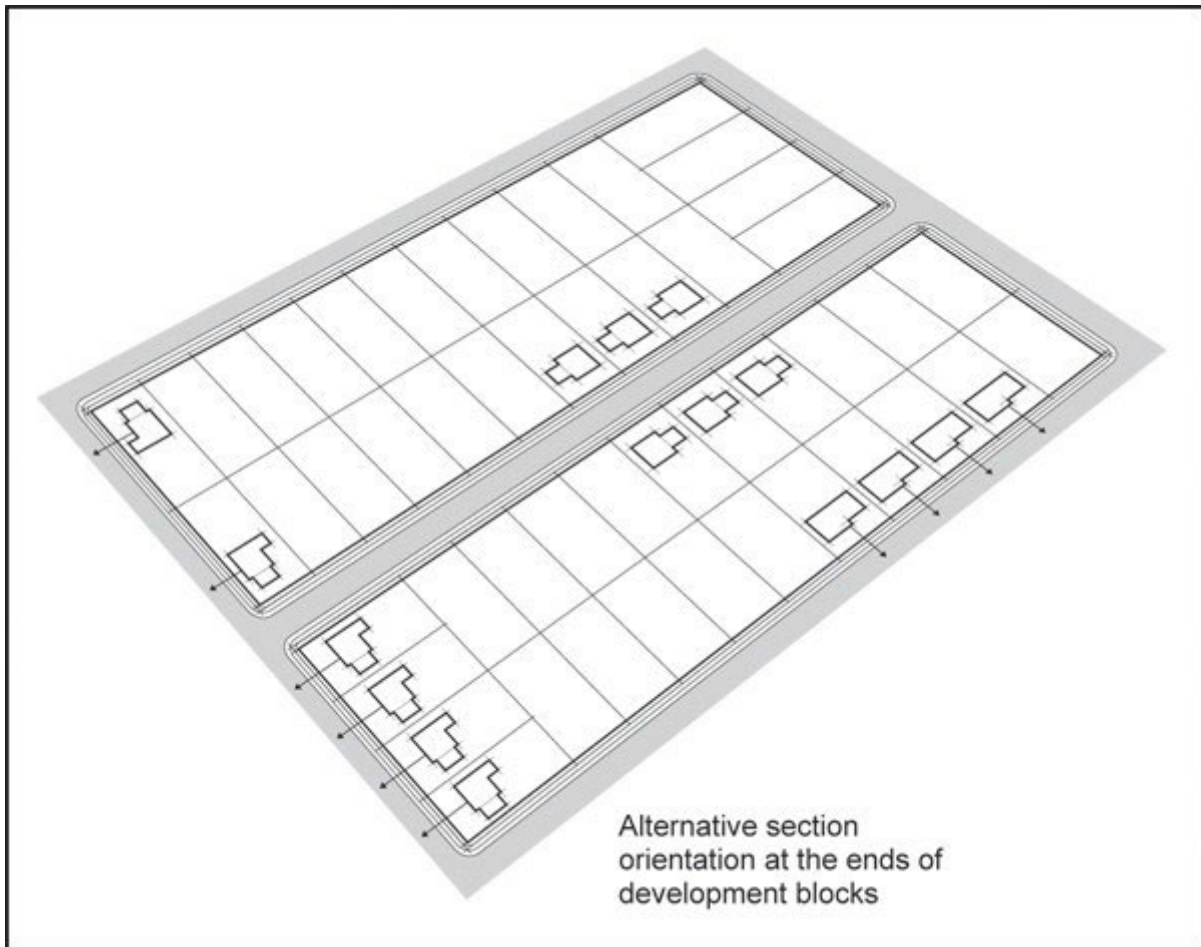
I403.6.10. Vacant rRear sites

- (1) There must be no rear sites, except to the maximum number of vacant rear sites within each block shown in I403.10.1 Beachlands 1: Precinct plan 1.

I403.6.11. Site layout

- (1) The layout of the sites within the street blocks shown on the I403.10.1 Beachlands 1: Precinct plan 1 must be of a configuration which is in accordance with Figure I403.6.11.1 Site Layout below, except for the street blocks containing rear sites or sites which adjoin but do not have vehicle access to Jack Lachlan Drive in which case the layout of the sites must make allowance for those sites but otherwise be in general accordance with the illustration below:

Figure I403.6.11.1 Site layout



- (2) The layout of the sites within the street blocks shall be such that it enables all future buildings to be designed to face and front onto the active street frontage, except:
- (a) where sites directly adjoin stormwater management areas in which case the buildings shall be designed to face and front onto the reserves.
 - (b) rear sites.
 - (c) where sites adjoin but do not gain access from Jack Lachlan Drive.

Qualifying matter
as per s771(j) of
the RMA

- (1) All riparian margin areas within the stormwater management area must comprise planting at a minimum density of 1.4m centres (5100 stems per hectare) provided that a greater density may be required in some situations, for instance where there is significant weed infestation or planting is in the proximity of streams or wetlands.
- (2) The applicant will be responsible for implementing the revegetation plan/programme for a period of two years from the time of planting, which must be secured by suitable legal instrument on the certificate of title.
- (3) Upon development or subdivision of sites containing land within the stormwater management area and flood plain, such land may be vested in Council subject to Council's approval.

I403.6.13. Street trees

- (1) Street tree planting on the north side of Jack Lachlan Drive must create a lineal effect so that the trees, rather than the built development behind, become the dominant visual feature as viewed from the road.
- (2) All species selected for street tree planting must be approved by the council.

I403.6.14. Landscape buffer area

- (1) A landscape buffer area must be developed along Whitford–Maraetai Road as shown in the precinct plan I403.10.1 Beachlands 1: Precinct plan 1. The buffer area must:
 - (a) be consistent with the widths indicated in the precinct plan I403.10.1 Beachlands 1: Precinct plan 1 being a minimum width of 15m at any point;
 - (b) where it is within any existing site, must be established as a condition of any subdivision of that site;
 - (c) be planted in accordance with the landscape plan for the buffer area and the planting scheduled contained in, I403.10.3 Beachlands 1: Landscape buffer area planting plan and planting schedule, prior to the issuing by the council of the s. 224(c) certificate under the Resource Management Act 1991 in relation to the subdivision referred to in Standard I403.6.14.1(a) above.
- (2) The applicant is responsible for the maintenance of the buffer area, including weed control, mulching and watering and any necessary plant replacement, for a period of three years from the time of planting.
- (3) The buffer area must be vested in the council free-of-charge (and without any impact on the development contribution required for the subdivision) at a time to be determined in the subdivision consent, being no more than two years after council issues the s. 224(c) certificate under the Resource Management Act 1991.

I403.6.15. Planted hedge – Jack Lachlan Drive

- (1) Where a site adjoins that part of Jack Lachlan Drive specified as 'no direct site access permitted' on I403.10.1 Beachlands 1: Precinct plan 1 a planted hedge is to be provided for the full length of the Jack Lachlan Drive boundary of the site. The hedge species selected must be capable of reaching and be maintained at a height of no less than 2m. The planted hedge will be subject to appropriate legal protection, arranged at the time of subdivision.

I403.7. Assessment – controlled activities

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

I403.7.1. Matters of control

In addition to the matters of control for the relevant controlled activity in the Auckland-wide subdivision rules, the Council will restrict its control to the matters below:

- (1) Subdivision that is a controlled activity
 - (a) road network;
 - (b) stormwater management;
 - (c) the matters outlined in I403.11.1 Beachlands 1 Beachlands Village Design Guidelines;
 - (d) rear sites.

I403.7.2. Assessment criteria

In addition to the criteria for the relevant controlled activity in the Auckland-wide subdivision rules, the following assessment criteria apply:

- (1) Subdivision that is a controlled activity
 - (a) Subdivision in accordance with a Precinct Plan
 - (b) Road network
 - (i) Whether the road pattern produces a rectangular grid layout consistent with that shown in I403.10.2 Beachlands 1: Precinct plan 2 – road network
 - (ii) All roads should be designed to enable integration with existing or potential road layouts on adjoining sites.
 - (iii) The extent to which the road pattern is designed to enhance public access to reserves and take advantage of coastal and rural vistas.
 - (c) Stormwater management
 - (i) The extent to which the revegetation plan for stormwater management areas retain existing trees either on a permanent basis or until the new planting has been established.
 - (d) Beachlands Village Design Guidelines

- (i) The extent to which the proposed subdivision meets the principles contained in I403.11.1 Beachlands 1 Beachlands Village Design Guidelines.
- (e) Rear sites
 - (i) Whether rear sites that will ultimately front a proposed local road shown in I403.10.1 Beachlands 1 Precinct plan 1 are designed to enable all future buildings to face and front the proposed local road.
- (f) Jack Lachlan Drive Edge
 - (i) Whether vacant sites in excess of 800m² adjoin the majority of the length of Jack Lachlan Drive.

I403.8. Assessment – restricted discretionary activities

I403.8.1. Matters of discretion

The Council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the Residential – Low Density Residential Zone and the Residential - Single House Mixed Housing Urban zone:

- (a) character and amenity of the neighbourhood;
- (b) Beachlands Village Precinct Design Guidelines

~~In addition to the general matters set out in [Rule C1.9\(3\)](#) Infringements of standards the specific matters set out for the infringement in the Residential – Single House Mixed Housing Urban zone, the Council will restrict its discretion to the matters below:~~

- ~~(a) Building height; [Deleted]~~
- ~~(ii) disruption of views [Deleted]~~

(1) Subdivision

In addition to the matters of discretion for the relevant restricted discretionary activity in the Auckland-wide subdivision rules, the Council will restrict its discretion to the matters below for subdivision

- (a) Subdivision in accordance with the Beachlands 1: Precinct plan
 - (i) road network;
 - (ii) stormwater management;
 - (iii) Beachlands Village Design Guidelines;
 - (iv) rear sites.

I403.8.2. Assessment criteria

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

(1) Character and amenity of the neighbourhood

- (a) The extent to which the design, layout, intensity, external appearance and landscaping of the buildings and sites should enhance the rural and coastal village character and amenity values identified in the Beachlands 1 precinct objectives and policies.
- (b) In the case of non-residential activities, the extent to which the character of the activity and its effects are compatible with the rural and coastal village character and amenity values identified in the Beachlands 1 Precinct objectives and policies.

(2) Beachlands Village Design Guidelines

- (a) The extent to which the proposed activity complies with the principles contained in the Beachlands Village Design Guidelines

~~(3) Standards [Deleted]~~

~~(a) Building height~~

- ~~(i) The extent to which buildings are compatible with the height and visual character of the streetscape, surrounding area and the character of the Beachlands village; and/or~~
- ~~(ii) Whether buildings disrupt the views to the sea and the coastal edge from Whitford Maraetai Road.~~

(4) Subdivision

In addition to the criteria for the relevant restricted discretionary activity in the Auckland-wide subdivision rules, the following assessment criteria apply,

(a) Subdivision in accordance with a Precinct Plan

Road network

- (i) Whether the road pattern produces a rectangular grid layout consistent with that shown in I403.10.2 Beachlands 1: Precinct plan 2 – road network
- (ii) All roads should be designed to enable integration with existing or potential road layouts on adjoining sites.
- (iii) The extent to which the road pattern is designed to enhance public access to reserves and take advantage of coastal and rural vistas.

(b) Stormwater management

- (i) The extent to which the revegetation plan for stormwater management areas retain existing trees either on a permanent basis or until the new planting has been established.

(c) Beachlands Village Design Guidelines

- (i) The extent to which the proposed subdivision meets the principles contained in the Beachlands Village Design Guidelines I403.11.1 Beachlands 1 Beachlands Village Design Guidelines.
- (d) Rear sites
 - (i) Whether rear sites that will ultimately front a proposed local road shown in I403.10.1 Beachlands 1 Precinct plan 1 are designed to enable all future buildings to face and front the proposed local road.
- (e) Jack Lachlan Drive Edge
 - (i) Whether vacant sites in excess of 800m² adjoin the majority of the length of Jack Lachlan Drive.

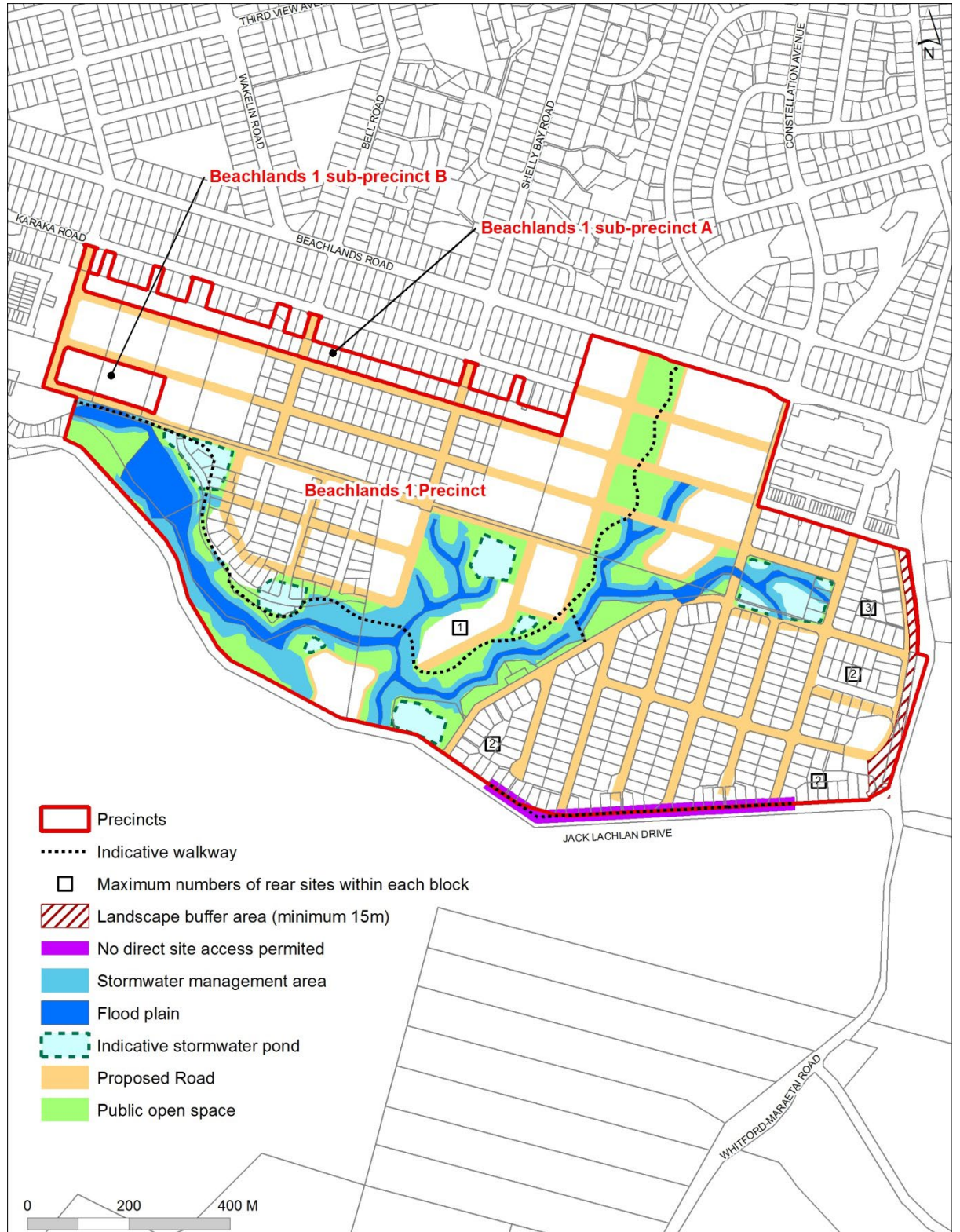
I403.9. Special information requirements

- (1) Where landscaping is required, a resource consent application must be accompanied by the following information:
 - (a) A planting plan for the landscape buffer area that provides detail of the:
 - (i) site preparation for planting, weed and pest control;
 - (ii) existing trees to be retained, species to be planted, size of plants, where they are to be planted and density of planting;
 - (iii) maintenance of planting, including fertiliser, replacing dead plants, animal and plant pest control and mulching.
 - (b) A re-vegetation plan/programme, including:
 - (i) pre-planting site assessment and planting plan assessment;
 - (ii) an annual monitoring programme.

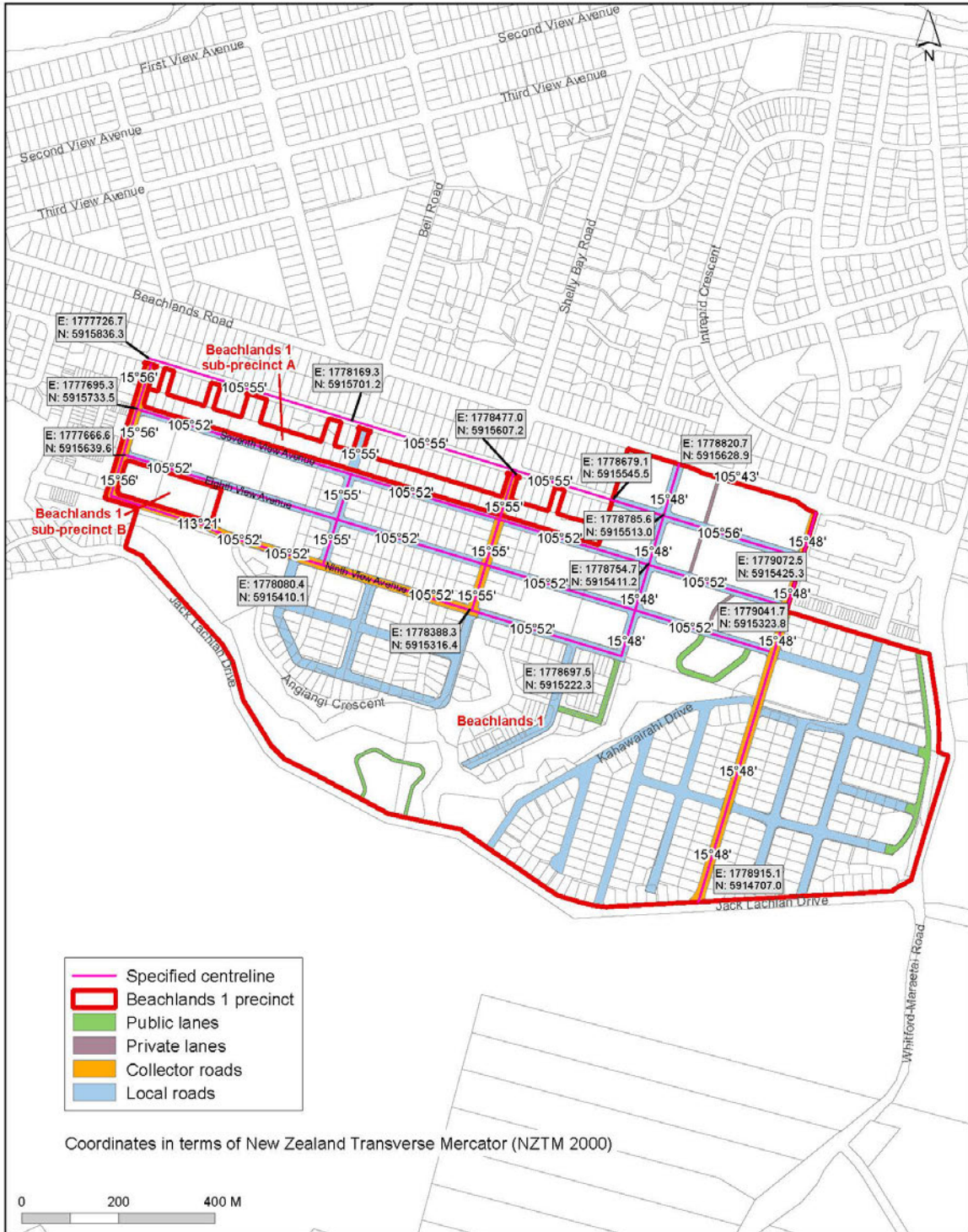
I403.10. Precinct plans

Qualifying matter as per s771(j) of the RMA

I403.10.1. Beachlands 1: Precinct plan 1

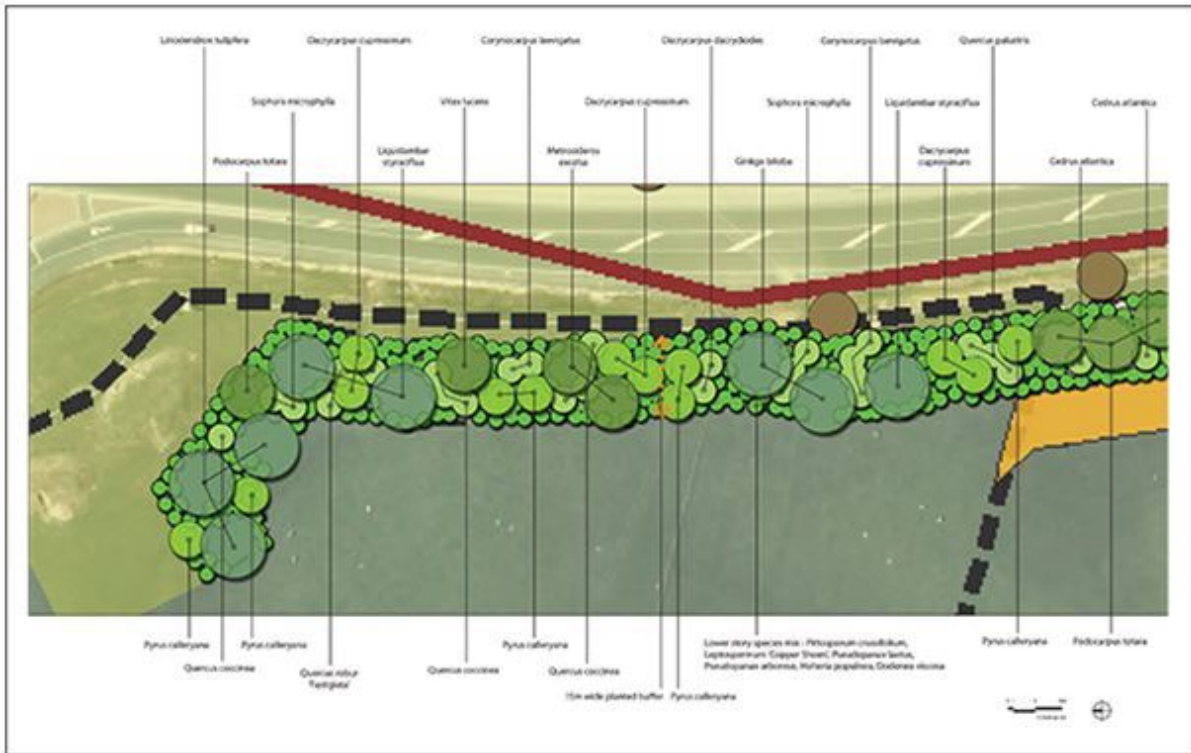


1403.10.2. Beachlands 1: Precinct plan 2 – road network

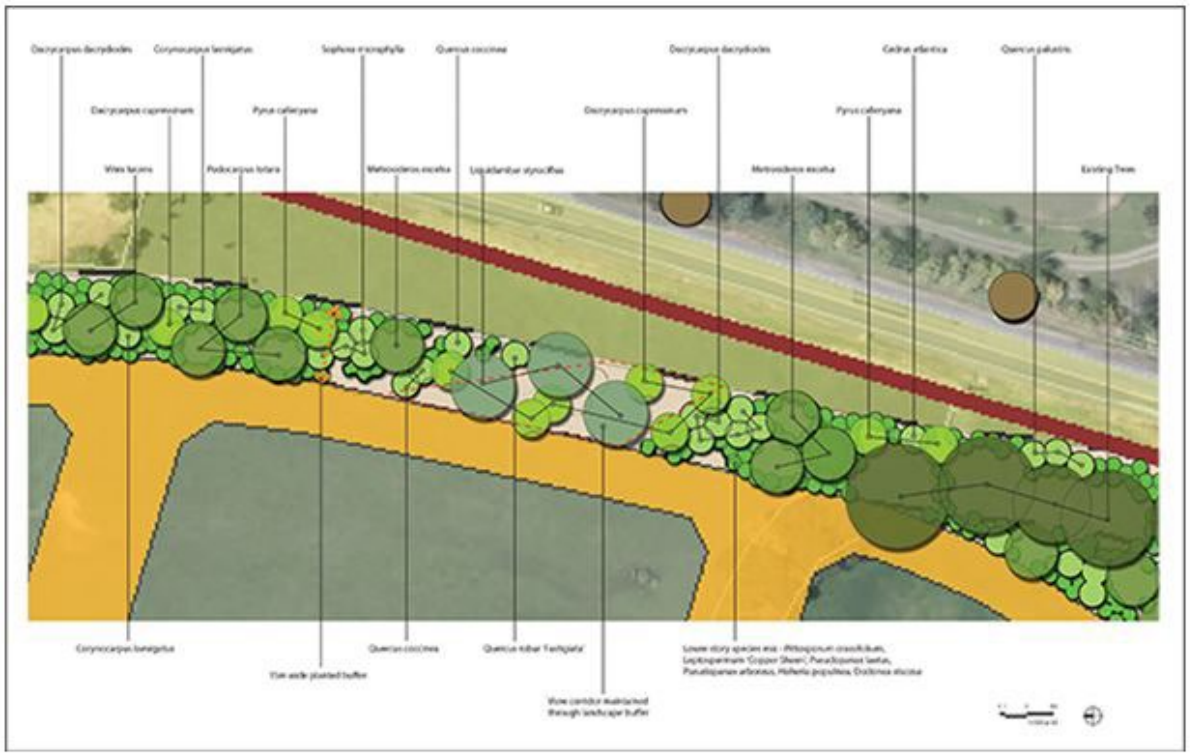


I403.10.3 Beachlands 1: Landscape buffer area planting plan and planting schedule

I403.10.3. Beachlands 1: Figure 1



I403.10.3. Beachlands 1: Figure 2



I403.10.3. Beachlands 1: Figure 3



I403.10.3. Beachlands 1: Table 1

Code	Botanic name	Common name	Min PB size	Min height when planted (mm)	Spacing (mm)	Percentage/ number
Medium to large trees						100%/130
DAC cup	Dacrycarpus cupressinum	Rimu	PB95	2500	As shown	10%/13
DAC dac	Dacrycarpus dacrydiodes	Kahikatea	PB95	2500	As shown	10%/13
GIN bil	Ginkgo biloba	Ginkgo	PB95	2500	As shown	10%/13
LIR tul	Liriodendron tulipifera	Tulip tree	PB95	2500	As shown	10%/13
LIQ sty	Liquidambar styraciflua	American sweet gum	PB95	2500	As shown	20%/26
MET exc	Metrosideros excelsa	Pohutukawa	PB95	2500	As shown	20%/26
POD tot	Podocarpus totara	Totara	PB95	2500	As shown	10%/13
VIT luc	Vitex lucens	Puriri	PB95	2500	As shown	10%/13
Small to medium trees						100%/220
CED atl	Cedrus atlantica	Atlas cedar	PB50	2000	As shown	10%/22
COR lae	Corynocarpus laevigatus	Karaka	PB50	2000	As shown	20%/44
PYR cal	Pyrus calleryana	Callery pear	PB50	2000	As shown	20%/44

I403 Beachlands 1 Precinct

Code	Botanic name	Common name	Min PB size	Min height when planted (mm)	Spacing (mm)	Percentage/number
SOP mic	Sophora microphylla	Kowhai	PB50	2000	As shown	20%/44
QUE coc	Quercus coccinea	Scarlet oak	PB50	2000	As shown	10%/22
QUE pal	Quercus palustris	Pin oak	PB50	2000	As shown	10%/22
QUE rob	Quercus robur 'Fastigiata'	Fastigate oak	PB50	2000	As shown	10%/22
Understory Planting						100%/500
DOD vis	Dodonea viscosa	Akeake	PB28	1500	As shown	20%/100
HOH pol	Hoheria populnea	Lacebark	PB28	1500	As shown	20%/100
LEP cop	Leptospermum 'Copper Sheen'	Manuka hybrid	PB28	1500	As shown	15%/75
PIT cra	Pittosporum crassifolium	Kara	PB28	1500	As shown	15%/75
PSE arb	Pseudopanax aboreus	Five finger	PB28	1500	As shown	15%/75
PSE lae	Pseudopanax laetus		PB28	1500	As shown	15%/75

I403.11. Appendix

I403.11.1. Beachlands 1 Beachlands Village Design Guidelines

I412. Flat Bush Precinct

I412.1. Precinct description

The Flat Bush precinct covers approximately 1730ha of land adjacent to the Rural Urban Boundary.

The Flat Bush Precinct incorporates the provisions of the Flat Bush Precinct plan and includes ten sub-precincts. The sub-precincts vary the subdivision controls of the respective underlying zones in relation to block design, road design and road construction standards.

The precinct is divided into the following sub-precincts and areas and contains the objectives, policies and standards relevant to subdivision, development and earthworks in the precinct plan area.

Flat Bush Residential Sub-precincts

These eight Sub-precincts apply to land within the urban residential zones:

Flat Bush Sub-precinct A (General)

This Sub-precinct is generally located on the low-lying lands within 1.5 km of the Flat Bush Town Centre and Barry Curtis Park. It promotes higher residential densities than have been achieved in the past, and is characterised by a diverse range of housing types.

Flat Bush Sub-precinct B (Central)

This Sub-precinct has a residential emphasis and is generally located within a 5 minute walk of the Flat Bush Town Centre. It is a sub-precinct where higher residential densities are to be promoted.

Flat Bush Sub-precinct D (Arterial)

This Sub-precinct is generally located within 60m of the main road networks and enables a range of residential activities. It is envisaged that sites fronting arterial routes will contain apartments and terrace/semi-detached housing up to a maximum height of 4 storeys.

Flat Bush Sub-precinct E (Barry Curtis Edge)

This Sub-precinct is located around the perimeter of Barry Curtis Park, which is a substantial public open space of approximately 90ha. All parts of this Sub-precinct are located within a 10 to 15 minute walk from the Flat Bush Town Centre. It is anticipated that the highest residential densities in the Flat Bush area will be developed in this Sub-precinct, including apartment buildings overlooking the Park of generally up to 6 storeys.

Flat Bush Sub-precinct F (Local Centre)

This Sub-precinct is similar to the Flat Bush Sub-precinct A (General) but is located immediately around three Neighbourhood Centres in, or immediately adjacent to, the Flat Bush Precinct. It has a residential emphasis and is generally located within 400m or a five minute walk of the Neighbourhood Centres.

Flat Bush Sub-precinct G (Open Space)

The land contained within this Sub-precinct surrounds the main waterways (Stormwater Management Areas) within the Flat Bush catchment and as a result is generally linear in shape. It runs along key identified corridors from the lower end of the catchment in the vicinity of Barry Curtis Park, through to the upper catchment. It is noted that land within this Sub-precinct does not include land within the 100-year flood plain, as this land is specifically required for drainage purposes. The fundamental purpose of this Sub-precinct is to include land to be set aside as open space for passive informal recreation and leisure activities and to mitigate the adverse environmental effects created by urban development.

Flat Bush Sub-precinct H (Mixed Housing ~~Suburban~~ Urban)

This Sub-precinct relates to land in the upper McQuoids Road / Flat Bush School Road area that transitions to the upper catchment area. It therefore anticipates a medium density residential environment with ~~development~~ subdivision controls to encourage ensure a degree of spaciousness.

Flat Bush Sub-precinct K (~~Single House~~ Mixed Housing Urban Zone)

This area relates to steeper land in the upper McQuoids Road / Flat Bush School Road area that transitions to the upper catchment area. It therefore anticipates lower density residential environment with development controls to ensure a degree of spaciousness.

These two Sub-precincts apply outside the urban areas:

Flat Bush Sub-precinct I (Countryside Transition)

This Sub-precinct relates to land within the upper catchment area and alongside the many streams and waterways in the Sub-precinct. The Sub-precinct further functions to protect and enhance the natural environmental qualities found within the Sub-precinct, while providing for appropriate countryside living.

Flat Bush Sub-precinct J (Conservation and Stormwater Management)

This Sub-precinct covers the steep gully areas and waterways that have been identified as warranting environmental enhancement. The function of the Sub-precinct is to improve the overall ecological condition of these gullies and waterways and ensure a level of open space by limiting development in these sensitive areas and undertaking riparian planting and allowing areas of existing native vegetation to regenerate. The riparian planting will enhance the ecological condition of streams, maintain stream bank stability and reduce the level of erosion and flooding created within the catchment where existing exotic planting exists. Land covered by this Sub-precinct is to remain in private ownership and is to be kept free from buildings and structures.

Flat Bush Sub-precinct C

Sub-precinct C is the subject of operative Plan Variation 8, pursuant to the Housing Accords and Special Housing Areas Act 2013. Accordingly, Sub-precinct C is not subject to the provisions of the Flat Bush Precinct.

Flat Bush Precinct outside sub-precincts

Areas which fall within the boundaries of the Flat Bush Precinct and which are not within the boundaries of any sub-precinct are not subject to any of the standards or other provisions which apply to those sub-precincts. The provisions of the zoning, Auckland-

wide and overlays apply to the areas of Flat Bush Precinct which lie outside any sub-precincts.

Flat Bush conservation and stormwater management area

The Flat Bush conservation and stormwater management area lies over part of the land within Flat Bush Sub-precinct J (Conservation and Stormwater Management). The purpose of this sub-precinct is to improve the overall ecological condition of these gullies and waterways by requiring riparian planting and allowing areas of existing native vegetation to regenerate. The riparian planting will enhance the ecological condition of streams, maintain stream bank stability and reduce the level of erosion and flooding created within the catchment where existing exotic planting exists.

Areas covered by this overlay are to remain in private ownership and are to be kept free from buildings and structures.

The zoning of land within the Flat Bush Sub-precincts A, B and D to K is set out in the following table:

Table I412.1.1 - Zoning of land within this precinct

Zones	Sub-precincts
Residential - Mixed Housing Urban and Residential - Mixed Housing-Suburban	Flat Bush Sub-precinct A (General)
Residential - Terrace Housing and Apartment Buildings	Flat Bush Sub-precinct B (Central)
Residential - Terrace Housing and Apartment Buildings and Residential - Mixed Housing Suburban Urban	Flat Bush Sub-precinct D (Arterial)
Residential - Terrace Housing and Apartment Buildings and Residential - Mixed Housing Urban	Flat Bush Sub-precinct E (Barry Curtis Edge)
Residential - Terrace Housing and Apartment Buildings	Flat Bush Sub-precinct F (Local Centre)
Residential - Mixed Housing Suburban Urban	Flat Bush Sub-precinct G (Open Space)
Residential - Mixed Housing Suburban Urban	Flat Bush Sub-precinct H (Mixed Housing suburban Urban)
Residential - Single House Mixed Housing Urban Zone	Flat Bush Sub-precinct K (Single House Low Density Residential Zone)
Residential - Large Lot	Flat Bush Sub-precinct I (Countryside Transition)
Rural - Countryside Living	Flat Bush Sub-precinct I (Countryside Transition)
Rural - Countryside Living	Flat Bush Sub-precinct J (Conservation and Stormwater Management)
As noted above areas of the Flat Bush Precinct that lie outside the boundaries of any of the sub-precincts listed above are subject to the provisions of the zone.	

I412.2. Objective

I412.2.1. Objectives for Flat Bush Precinct

- (1) A well-connected, adaptable, safe, attractive and healthy environment for living, working and movement with an emphasis on the importance of the public realm, is achieved.
- (2) An appropriate range of physical and social infrastructure and facilities enhance the resulting urban environment and address any adverse effects of urbanisation.
- (3) Ecology of remnant native vegetation and waterways are protected, sustained, restored and enhanced.
- (4) A pattern of commercial activities based on an identifiable community focus is established which is supported by office or institutional activities and small scale business and mixed use activities along nominated main roads and in close proximity to the town and neighbourhood centres.
- (5) A safe, efficient, well-connected and integrated transport system is established within and beyond the Flat Bush area that provides a choice of travel modes.
- (6) High quality residential amenity is promoted for all types of housing that reflects and responds to community needs and the physical environment both now and in the future.
- (7) Stormwater runoff is managed to enable the maintenance and enhancement of natural waterways, native forest and wetlands and to provide passive recreational opportunities as well as pedestrian and cycle access.
- (8) The adverse effects on Auckland International Airport of activities sensitive to aircraft noise within the medium aircraft noise area (MANA) in the Flat Bush Precinct are minimised.

I412.2.2. Objectives for Flat Bush Sub-precincts A, B, D, E, F, G, H and K

- (1) An integrated, medium to high density residential environment which has high levels of amenity, supports a range of travel modes, allows for a range of living opportunities and incorporates opportunities for compatible small scale employment.
- (2) A street grid that, combined with the park edge road network, provides a legible urban pattern that reveals the Flat Bush landscape.
- (3) In Sub-precincts H and K, the landscape quality, water and soil resources, native forest, wetlands and open space amenity values of this highly visible landscape in the mid to upper reaches of the Flat Bush basin along with a degree of spaciousness in this medium to low density residential sub-precinct is maintained and enhanced.

I412.2.3. Objectives for Flat Bush Sub-precincts I and J

- (1) The landscape quality, water and soil resources, native forest, wetlands and open space amenity values of this highly visible landscape in the mid to upper

reaches of the Flat Bush basin along with the spaciousness in these low density residential sub-precincts is maintained and enhanced.

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

I412.3. Policies

I412.3.1. Policies for Flat Bush Precinct

- (1) Enable land uses within Sub-precincts that orient primarily towards business, residential and open space activities and provide a gradation of residential activity density by:
 - (a) focusing the highest allowable densities around the Flat Bush Town Centre, Flat Bush Neighbourhood Centres, the perimeter of Barry Curtis Park and along arterial roads;
 - (b) allowing medium/higher densities within the remaining residential areas; and
 - (c) locating less intensive residential areas at the extremities of the Flat Bush Precinct Plan area.
- (2) Enable an integrated road and transport system by guiding the design and layout of subdivision to provide connectivity and the opportunity for a variety of travel modes.
- (3) Encourage riparian planting along waterways to:
 - (a) maintain and enhance water quality and aquatic habitats;
 - (b) enhance existing native forest and wetland areas within the catchment; and
 - (c) reduce stream bank erosion.
- (4) Require subdivision and development to be of a type, density and design that does not detract from, and is supportive of, the specific environmental outcomes identified for each Sub-precinct.
- (5) Require subdivision and development to incorporate sustainable management principles as part of the land modification process to comply with safe practices in the identification, assessment, treatment and/or remediation of asbestos-containing materials.
- (6) Require subdivision, land use and development to maintain and enhance the natural character and ecological values of the wider Flat Bush precinct and provide access to such features so they contribute to the unique character of the area by:
 - (a) using the conservation and stormwater management area and subdivision standards to maintain and enhance identified watercourses and environmental corridors; and

- (b) requiring street patterns to maximise long views to the environmental corridors where practical and having regard to topography.
- (7) Require open space corridors to be edged by streets and maintain physical integration between the open space and street environment e.g. significant grade changes are avoided.
- (8) Avoid residential development beyond the average site size control within the MANA to minimise the effects of aircraft noise on residents.

I412.3.2. Policies for Flat Bush Sub-precincts A, B, D, E, F, G, H and K

- (1) Encourage higher density residential development in close proximity to the Town Centre/Neighbourhood Centres, main arterials and public open space including Barry Curtis Park.
- (2) Maximise vehicular and pedestrian connectivity/permeability of the street network wherever possible.
- (3) Promote development where streets are to form blocks that enable:
 - (a) future development to conform to a perimeter block pattern of development where buildings front roads; and
 - (b) there is sufficient space between the rear of opposing dwellings to provide privacy. ~~[deleted]~~
- (4) Promote and maintain interconnectivity between sub-catchments.
- (5) In Sub-precinct H and K, require medium to lower densities and site coverage to create spacious urban development with reduced visual impact.

I412.3.3. Policies Flat Bush Sub-precincts I and J

- (1) Require lower densities and site coverage to create spacious rural and transitional urban development with reduced visual impact.
- (2) Require riparian planting of native species within the conservation and stormwater management area to:
 - (a) maintain and enhance water quality and aquatic habitats, existing native forest and wetland areas within the catchment; and
 - (b) improve general landscape qualities and to prevent stream bank erosion.
- (3) Require that activities, buildings and structures are designed and located to:
 - (a) retain significant native vegetation, including riparian vegetation; and
 - (b) protect the ecological and landscape values associated with the area.

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

I412.4. Activity table

- ~~The activity status of activities in the provisions in any relevant overlays, underlying zone, and Auckland-wide provisions apply in this precinct unless otherwise specified below.~~

Where the underlying zone of a sub-precinct is not contained in Table I412.1.1, the rules in Table I412.4.1 below do not apply, and the provisions of the underlying zone will apply.

The rules in Activity Table I412.4.1 in I412 Flat Bush 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 I412.4.1 specifies the activity status of land use, development and subdivision activities in the Flat Bush Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

Table I412.4.1 Activity status of land use, development and subdivision activities in the Flat Bush Precinct

Activity		Activity status by Sub-precinct									
		A	B	D	E	F	G	H	I	J	K
Residential											
(A1)	One dwelling per site	<u>P</u> <u>NA</u>	<u>P</u> <u>NA</u>	<u>P</u> <u>NA</u>	<u>P</u> <u>NA</u>	<u>P</u> <u>NA</u>	NA	<u>P</u> <u>NA</u>	P	NA	P
(A2)	Two or more dwellings per site (including integrated land use and subdivision resource consent)	<u>RD</u> <u>NA</u>	<u>RD</u> <u>NA</u>	<u>RD</u> <u>NA</u>	<u>RD</u> <u>NA</u>	<u>RD</u> <u>NA</u>	NA	<u>RD</u> <u>NA</u>	RD	NA	RD
(A2A)	Up to three residential units per site						<u>NA</u>		<u>NA</u>	<u>NA</u>	<u>NA</u>
(A2B)	Four or more residential units per site						<u>NA</u>		<u>NA</u>	<u>NA</u>	<u>NA</u>
Development											
(A3)	Alterations and additions to existing dwellings involving habitable room(s) within the Moderate Aircraft Noise Area	RD	RD	RD	RD	RD	P	RD	RD	NC	RD
(A4)	Cluster Housing on sites greater than 20ha	NA	NA	NA	NA	NA	NA	NA	D	D	NA
Community Facilities											
(A5)	Educational facilities	RD	RD	RD	RD	RD	NA	RD	RD	NC	RD

Qualifying matter as per s771(j) of the RMA

Qualifying matter as per s771(e) and s771(g) of the RMA

I412 Flat Bush Precinct

(A6)	Entertainment facilities	NC	NC	D	D	NC	NA	RD	RD	NC	RD
(A7)	Formed Bridle Trails and Mountain Bike Trails	NA	NA	NA	NA	NA	C	NA	NA	C	NA
Rural											
(A8)	Farming	P	P	P	P	P	P	P	P	P	P
Commerce											
(A9)	Food and beverage	D	D	D	D	D	NA	D	D	NA	D
(A10)	Offices not exceeding 150sqm Gross Floor Area	D	D	D	D	D	NA	NC	NC	NA	NC
(A11)	Offices exceeding 150sqm Gross Floor Area.	NC	NC	D	D	D	NA	NC	NC	NA	NC
(A12)	Retail no greater than 150sqm Gross Floor Area	NC	D	D	D	D	NA	NA	NA	NA	NA
(A13)	Show homes	P	P	P	P	P	NC	P	NC	NC	P
Subdivision											
<p>Note: The Auckland-wide <u>rules and standards</u> for Subdivision apply. Under E38 Subdivision – Urban, Activity Table E38.4.2, (A18) “Vacant sites subdivision involving a parent site of 1ha or greater complying with standard E38.8.3.1” requires a discretionary activity consent. The following subdivision activities that are listed as RD and involve a parent site of 1 Ha or more therefore become discretionary activities if the parent site is 1 ha or more (<u>unless the subdivision is exclusively for the purpose of the construction and use of residential units</u>).</p>											
(A13A)	<u>Subdivision of land for the purpose of the construction and use of residential units</u>										
(A14)	Any subdivision activity that is integrated with a land use consent that does not comply with the site size identified in I412.6.2.1 and the minimum site dimensions identified in I412.6.2.2.	RD	RD	RD	RD	RD	NA	NA	NA	NA	NA

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(A14A)	<u>Any subdivision activity not otherwise provided for under rule I412.4.1(A14) and that does not comply with the site size identified in I412.6.2.1</u>	<u>NC</u>	<u>NA</u>	<u>NC</u>	<u>NC</u>	<u>NC</u>	<u>NA</u>	<u>NC</u>	<u>NC</u>	<u>NA</u>	<u>NC</u>
(A14B)	<u>Any subdivision activity not otherwise provided for under rule I412.4.1(A14) and that does not comply with the minimum site dimensions identified in I412.6.2.2</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>NA</u>	<u>D</u>	<u>NA</u>	<u>D</u>	<u>D</u>
(A15)	Any subdivision activity on sites that include more than one sub-precinct, and which varies from the maximum or minimum average site size requirements specified in I412.6.2.1	RD	RD	RD	RD	RD	NA	NA	NA	NA	NA
(A16)	Any subdivision that contains land within the Sub-precinct J	NA	NA	NA	NA	NA	NA	NA	RD	RD	NA
(A17)	Any subdivision that does not comply with I412.6.2.3	D	D	D	D	D	D	D	D	D	D
(A18)	Any activity (including subdivision) which includes wastewater disposal in the Sub-precinct I	NA	NA	NA	NA	NA	NA	NA	RD	NA	NA

(A19)	Any subdivision, building or structure within the Sub-precinct J	NA	NA	NA	NA	NA	NA	RD	RD	RD	RD
(A20)	Any subdivision, building or structure within the Sub-precinct G	RD	RD	RD	RD	RD	RD	NA	NA	NA	NA

I412.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I412.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under s95A(4) of the Resource Management Act 1991.
- (2) A resource consent application under I412.6.2.4(2)(e) – Alternative Road Layouts may be considered on a limited notified basis within the sub-catchment areas as shown on Precinct Plan 3. Sub-catchments.
- (3) Any other application for resource consent for an activity with a different activity status listed in Table I412.4.1 above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (4) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I412.6. Standards

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

- (1) H5 Residential - Mixed Housing Urban Zone – Standard H5.6.12. Outlook space

The standards in I412.6 in I412 Flat Bush Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying Residential - Terraced Housing and Apartment Buildings and Residential – Mixed Housing Urban Zones for the construction and use of up to 3 dwellings per site.

All activities listed as permitted, controlled and restricted discretionary in table I414.4.1 Activity table must comply with the following standards:

I412.6.1. Permitted activity Use and Development standards

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

~~(1) The following standards within Residential – Mixed Housing Suburban Zone and Residential – Mixed Housing Urban Zone do not apply. [deleted]~~

- ~~(a) Outlook;~~
- ~~(b) Separation between Buildings within a site; and~~
- ~~(c) Maximum building length.~~

~~All activities listed as permitted and restricted discretionary in table I414.4.1 Activity table must comply with the following permitted activity standards:~~

I412.6.1.1. Density

(1) The density requirements shall apply within the Flat Bush Sub-precincts:

Table I412.6.1.1.1 Density requirements

	Sub-Precinct									
	A	B	D	E	F	G	H	I	J	K
Minimum density (sqm net site area per dwelling)	425 <u>NA</u>	300 <u>NA</u>	425 <u>NA</u>	250 <u>NA</u>	425 <u>NA</u>	NA	520 <u>NA</u>	NA	NA	1000
Maximum allowable density within the MANA area (sqm per dwelling)	400	NA	150	180	300	NA	NA	NA	NA	NA
Maximum density (sqm per dwelling)	NA	NA	NA	NA	NA	NA	NA	5000	NA	NA

~~(2) Site size in Sub-precinct H, I and K may include land within Sub-precinct J and land in Sub-precinct G which is not required for open space purposes.~~

(3) Any application not meeting the density requirements of I412.6.1.1(1) shall be a non-complying activity.

I412.6.1.2. Building height

(1) Buildings must not exceed the maximum height listed in the table below.

Table I412.6.1.2.1 Building height

	Sub-Precinct									
	A	B	D	E	F	G	H	I	J	K

Maximum height in meters	9	9	12	16	9	8	8	8	8	8
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I412.6.1.3. Height in Relation to Boundary Windows to the shortest side boundary of corner lots

- (1) The following height in relation to boundary controls applies:
 - (a) for all lots, the height in relation to boundary control does not apply to the street boundary; ~~[deleted]~~
 - (b) in the case of front lots (not being a corner lot or adjacent to a corner lot) a building height in relation to boundary of 5m and 45° must apply on side boundaries adjoining other front lots, up to a maximum distance of 8m from the rear boundary; ~~[deleted]~~
 - (c) a height in relation to boundary of 2.5m and either 45° (for east or west boundaries), 55° (for north boundaries), 35° (for southern boundaries) must apply to the remaining part of any side boundary that is within 8m from the rear boundary; ~~[deleted]~~
 - (d) in the case of front lots which adjoin a corner lot the following apply:
 - (i) on side boundaries that adjoin the shortest side boundary of the corner lot, a height in relation to boundary of 2.5m and either 45° (for east or west boundaries), 55° (for north boundaries), 35° (for southern boundaries) must apply to the whole length of the boundary including where that side boundary extends beyond the corner lot; ~~[deleted]~~
 - (ii) on side boundaries that adjoin the longest side boundary of the corner lot, a building height in relation to boundary of 5m and 45° must apply up to a maximum distance of 8m from the rear boundary. Standard I412.6.1.3(1)(c) must apply to the remaining part of the side boundary that is within 8m from the rear boundary; and ~~[deleted]~~
 - (iii) in relation to the shortest side boundary of a corner lot (including where that side boundary extends beyond the corner lot) all windows above the ground floor level facing the corner lot (or facing a lot adjoining the corner lot) must have a window sill level at least 1.6m above the floor level or be fitted with opaque glass;
 - (e) in the case of corner lots the following apply: ~~[deleted]~~
 - (i) on the shortest side boundary of the corner lot, a height in relation to boundary of 2.5m and either 45° (for east or west boundaries), 55° (for north boundaries), 35° (for southern boundaries) must apply;
 - (ii) on the longest side boundary of the corner lot, a building height in relation to boundary of 5m and 45° must apply up to a maximum distance of 8m from the side boundary. A height in relation to boundary of 2.5m and either 45° (for east or west boundaries), 55°

(for north boundaries), 35° (for southern boundaries) must apply to the remaining part of the side boundary that is within 8 m from the rear boundary; and

- (iii) all buildings within 6m of the shortest side boundary must be limited to a single storey and a 5m maximum height;
- (f) exceptions for Height in Relation to Boundary identified in I412.6.1.3(1)(a) - (e) above: [deleted]
 - (i) a gable end including fascia up to a maximum of 7m² may intrude into the height in relation to boundary recession plane. For the purposes of this standard a gable end is defined as the triangular sides of a building with a gable roof where the wall reaches all the way to the ridge;
 - (ii) no account shall be taken of minor projections such as radio and television aerials, antennas, solar heating devices and chimneys (not exceeding 2.0m in any horizontal direction and projecting no more than 2.0m above the maximum permitted height of the main structure);
 - (iii) where a site abuts an entrance strip, private way, access lot, access way or public walkway the furthest boundary of these may be deemed to be the site boundary for the purpose of this standard; and
 - (iv) there is no height in relation to boundary applicable to the length of the common wall between abutting buildings.

I412.6.1.4. Yards

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I412.6.1.4.1 below.

Table I412.6.1.4.1 Yards

	Sub-Precinct									
	A	B	D	E	F	G	H	I	J	K
Front Yard in meters	3	NA	0	0	3	0	4	6	6	4
Side Yard in meters	1.2	1.2	1.2	1.2	1.2	0	1.2	6	0	3
Rear yard ¹ in meters	8	8	8	8	8	0	8	6	0	8

Qualifying matter as per s771(j) of the RMA

- (2) Provided that:

- (a) rear yards on all sites must be a minimum of 8m (except 6m in Sub-precinct I), except that a single storey building (or part of a building) up to a maximum height of 5m is permitted within the rear yard provided that it is no closer than 3m from the rear boundary; [deleted]

(b) the rear yard required above does not apply where the site adjoins a rear lane or access lot.; and

(c) for rear sites (except in Sub-precinct A, B, C, D, E, F, H and I), all yards must be a minimum of 3m.-

I412.6.1.5. Building coverage

(1) The maximum building coverage must not exceed the relevant percentage set out in table I412.6.1.5.1 below.

Table I412.6.1.5.1 Maximum building coverage (as a percent of the site)

	Maximum Building Coverage (as a percent of the site)									
	Sub-Precinct									
	A	B	D	E	F	G	H	I	J	K
Sites over 400sqm net site area	40	40	50	50	40	NA	40	15	NA	30
Sites between 200sqm-399sqm net site area	40	45	50	50	45	NA	NA	NA	NA	NA
Sites under 200sqm net site area	50	50	50	50	50	NA	NA	NA	NA	NA

Qualifying matter as per s771(j) of the RMA

I412.6.1.6. Impervious Area

(1) The maximum impervious area must not exceed 70 per cent of the gross site area.

I412.6.1.7. Fences

(1) Where land within Flat Bush Precinct adjoins Flat Bush Sub-precincts G or J, the boundary fencing or walls along the common boundaries shall be limited to a maximum height of 1.8m.

I412.6.2. Subdivision

I412.6.2.1. Minimum and average lot sizes

(1) Minimum and average site sizes shall comply with the table below and the controls which follow:

Table I412.6.2.1.1 Minimum and average lot sizes

	Sub-Precinct							
	A	B	D	E	F	H	I	K
Average Site size in sqm	325 to 425	NA	325 to 425	325 to 425	325 to 425	NA	5000	NA

Qualifying matter as per s771(e) and s771(g) of the RMA

Average Site size in sqm within MANA	425 to 450	NA	NA	NA	NA	NA	NA	NA	NA
Minimum site size in sqm	325	NA	325	325	325	520	2000	1000	

- (a) average or minimum site size in Sub-precincts H, I and K may include land within Sub-precinct J;
- (b) no minimum lot sizes apply to an integrated land use and subdivision application;
- (c) additional Development Standards to be met in the Flat Bush Sub-precinct I:
 - (i) subdivision creating sites will only be permitted on land held in a separate Certificate of Title on 27 October 2010 (the existing site); and
 - (ii) subdivisions are permitted to be made in stages by reference back to the existing site. Multiple subdivision consent applications may not be used to negate the provision for an average site size or the maximum number of sites that would be permitted by the subdivision of the existing site;
- ~~(d) Any application not meeting any of the above requirements shall be a non-complying activity. [deleted]~~
- (e) Standard I412.6.2.1 does not apply to subdivision of land under rule I412.4.1(A13A), unless vacant sites are to be created, in which case the standard applies but only in relation to the proposed vacant sites.

I412.6.2.2. Minimum site dimensions

(1) Minimum sites dimensions shall comply with the table below:

Table I412.6.2.1 Minimum site dimensions

	Sub-Precincts		
	A, B, D, E & F	H & K	J
Front Site Minimum Width in metres	12.5	20	25
Front Site Minimum Depth in metres	26	26	NA
Front Site Legal Width of Back Lanes in metres	7	NA	NA
Rear sites	NC	NA	NA

(2) There shall be no minimum site size within Sub-precincts A, B, D, E, & F where subdivision is proposed as part of an integrated land use consent, provided that within the MANA the maximum allowable densities set out in Standard I412.6.1.1 are complied with.

~~(3) Any application not meeting the above requirements shall be a~~

~~discretionary activity. [deleted]~~

- (4) Standard I412.6.2.2 does not apply to subdivision of land under rule I412.4.1(A13A), unless vacant sites are to be created, in which case the standard applies but only in relation to the proposed vacant sites.

I412.6.2.3. Subdivision standards applying to land within Sub-precincts G and J

- (1) The following subdivision standards apply to land within Sub-precincts G and J:
- (a) standards for Sub-precinct G:
- (i) upon development or subdivision of sites containing land within Sub-precinct G, such areas shall be vested in the Council for public open space purposes;
 - (ii) all Stormwater Management Areas are indicative only and the exact boundaries are subject to final stormwater modelling;
 - (iii) all land contained within the Sub-precinct G that is vested in Council upon subdivision, development or by direct purchase, shall be administered in accordance with the Standards set out below for Sub-precinct J;
 - (iv) where all or part of the land identified within the Sub-precinct G is not required to be vested in Council as public open space, the area status shall no longer apply and the provisions of the underlying Zone will apply; and
 - (v) where land is no longer required as a Stormwater Management Area within the Flat Bush area the land shall be administered in accordance with the provisions for Sub-precinct G;
- (b) standards for Sub-precinct J:
- (i) access to all sites and all building platforms within the subdivision shall be wholly outside Sub-precinct J;
 - (ii) where an application for subdivision consent includes two or more adjoining sites, the combined areas may be treated as one site for the sole purpose of subdivision design and configuration, provided that the average site size and minimum site size are in accordance with Table I412.6.2.1.1.
 - (iii) land within Sub-precinct J to be set aside for planting and to be secured by consent notice shall be planted and a programme of weed and pest control shall be provided for in the consent notice;
 - (iv) a Riparian Planting Plan shall be provided as part of any application for land modification, development and subdivision; and
 - (v) the developer shall be responsible for the routine maintenance and replacement of any planting they provide for a period of two years from the time of planting.

I412.6.2.4. Movement Network

(1) All subdivision shall comply with the following controls:

- (a) roads shall be provided in accordance with the indicative alignments in Figure 1 Collector Road Park Edge with development on one side and the Precinct Plan 2. Road Network shall be constructed to the standards contained within Table I412.6.2.4.2: Construction Standards for Additional Road Types within the Flat Bush Precinct Plan Area, or, where not contained in Table I412.6.2.4.2, the relevant Auckland Wide standards shall apply;
- (b) all new subdivisions, roads and sites shall comply with the standards and terms in Table I412.6.2.4.1 Connected Movement Network and shall be built in accordance with the cross sections in Figures 1 through to Figure 5.

Table I412.6.2.4.1 Connected Movement Network

	Sub-Precinct									
	A	B	D	E	F	G	H	I	J	K
Maximum Block Length in metres	250	250	250	250	250	NA	NA	NA	NA	NA
Maximum Block Perimeter Distance in metres	700	700	700	700	700	NA	NA	NA	NA	NA
Maximum cul-de-sac lengths (excluding turning circle) in metres	0	0	0	0	0	NA	200	NA	NA	200

Table I412.6.2.4.2 Construction Standards For Additional Road Types Within The Flat Bush Precinct Plan Area

Types of road	Road	Carriage -way	Max. grade	Figure
Collector Road Park Edge with development on one side in metres	19.6	9.2	8.33%	Refer Figure 1
Collector Road Park Edge – Bridge in metres	15	7	8.33%	Refer Figure 2
Collector Road Park Edge - with public open space on both sides in metres	17.4	7	8.33%	Refer Figure 3
Flat Bush Local Road in metres	18.2	7.8	12.5%	Refer Figure 4

Flat Bush Local Road Park Edge in metres	14	7.8	12.5%	Refer Figure 5
Flat Bush Special Local Road Park Edge	14	8.1	2.5%	Refer Figure 6

(2) Alternative road layouts:

- (a) alternative road layouts may be proposed which demonstrate the implications for the whole sub-catchment within which the changes are proposed as identified in Precinct Plan 3. Sub-catchments shall be constructed to the standards contained within Table I412.6.2.4.2 Construction Standards for Additional Road Types within the Flat Bush Precinct Plan Area, or where not contained in Table I412.6.2.4.12 Connected Movement Network;
- (b) all alternative road layouts shall meet the requirements of Standard I412.6.2.4(1)(b) and shall not alter the position of arterial roads as identified in Precinct Plan 2. Road Network;
- (c) all alternative road layouts must maintain the position of key specified local road connections between sub catchment areas, as indicated in Precinct Plan 4. Key Road Connections;
- (d) in the Sub-precincts A, B, D, E, & F the block depth shall accommodate the minimum site dimension as specified in Standard I412.6.2.2 Minimum site dimensions (unless a block depth does not apply under parts (2) and (4) of the Standard); and
- (e) any application not meeting the above requirements shall be a restricted discretionary activity.

Figure 1. Collector Road Park Edge with development on one side

I412 Flat Bush Precinct

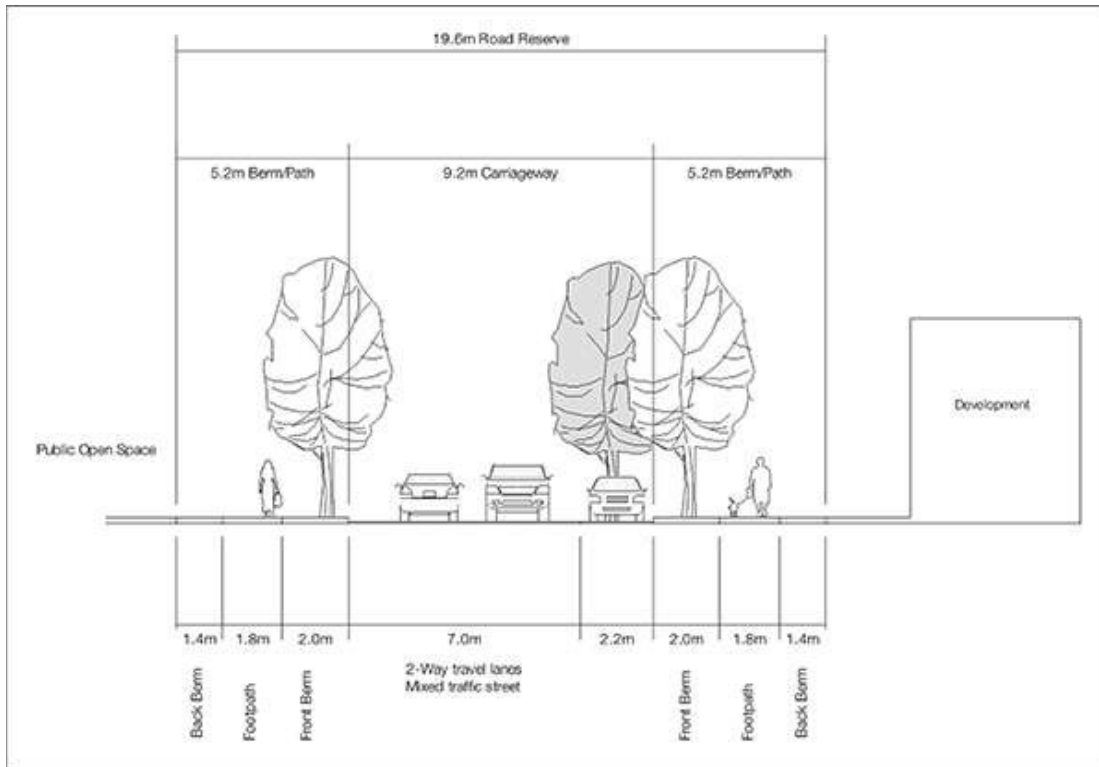


Figure 2. Collector Road Park Edge - Bridge

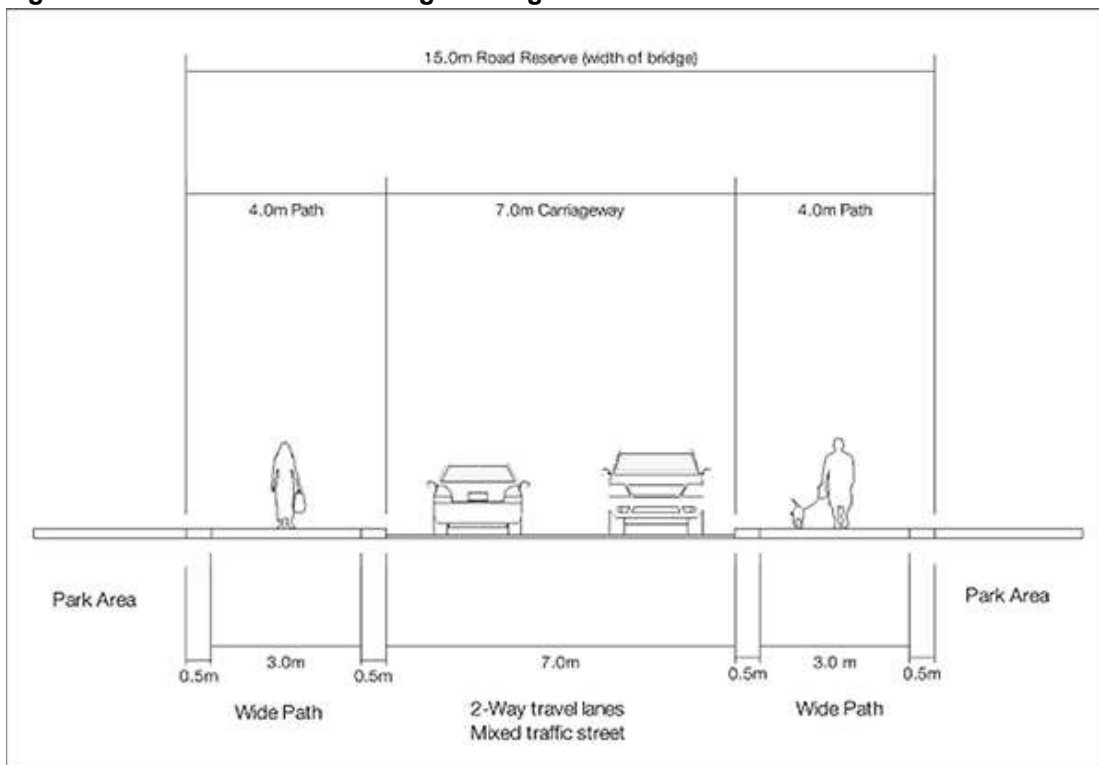


Figure 3. Collector Road Park Edge with public open space on both sides

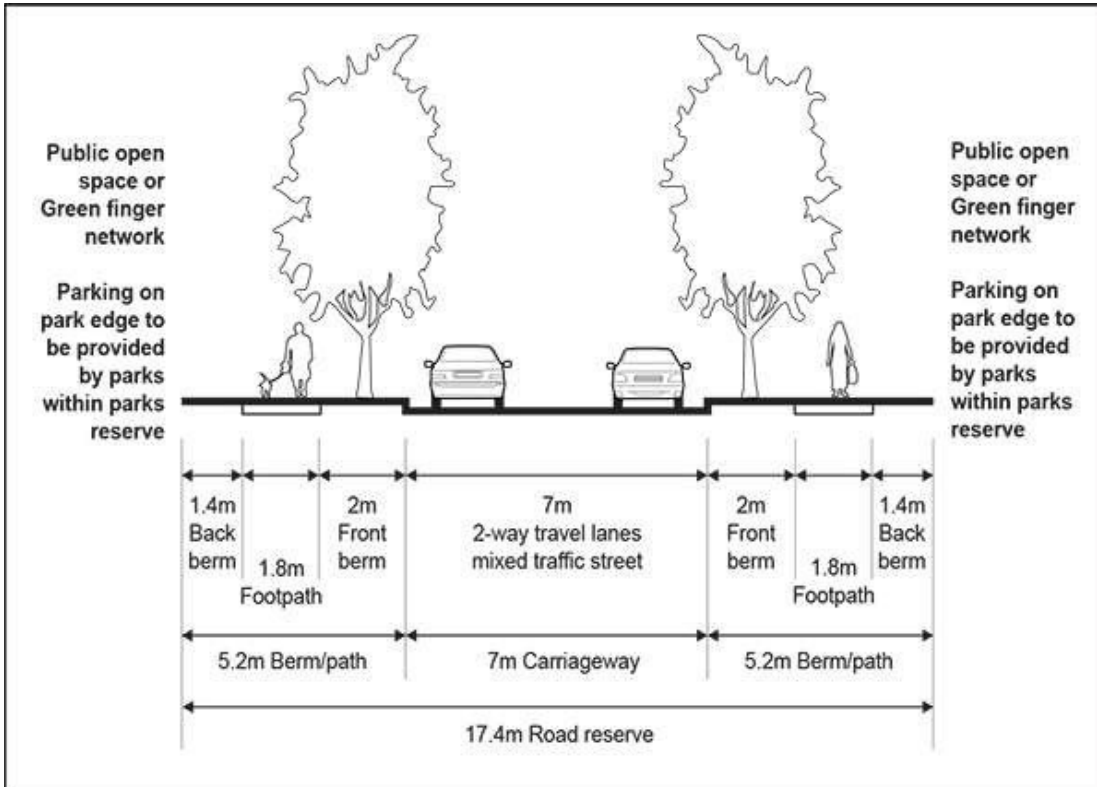


Figure 4. Flat Bush Local Road

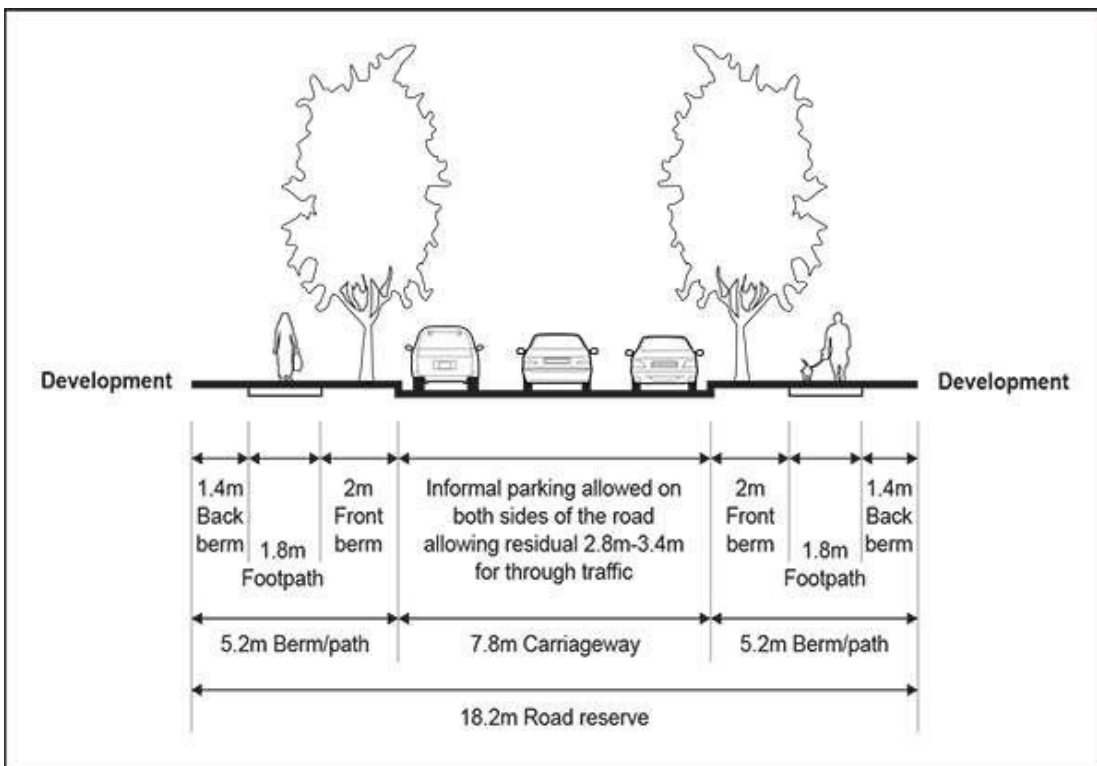


Figure 5. Flat Bush Local Road Park Edge

I412 Flat Bush Precinct

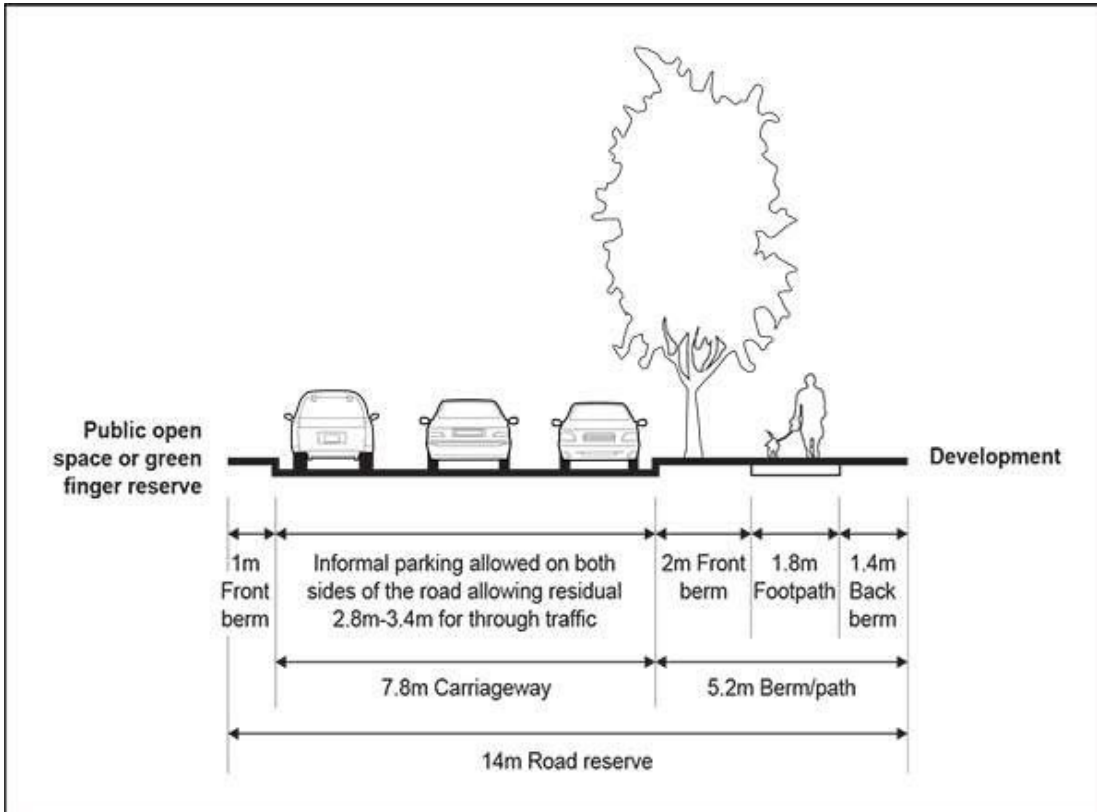
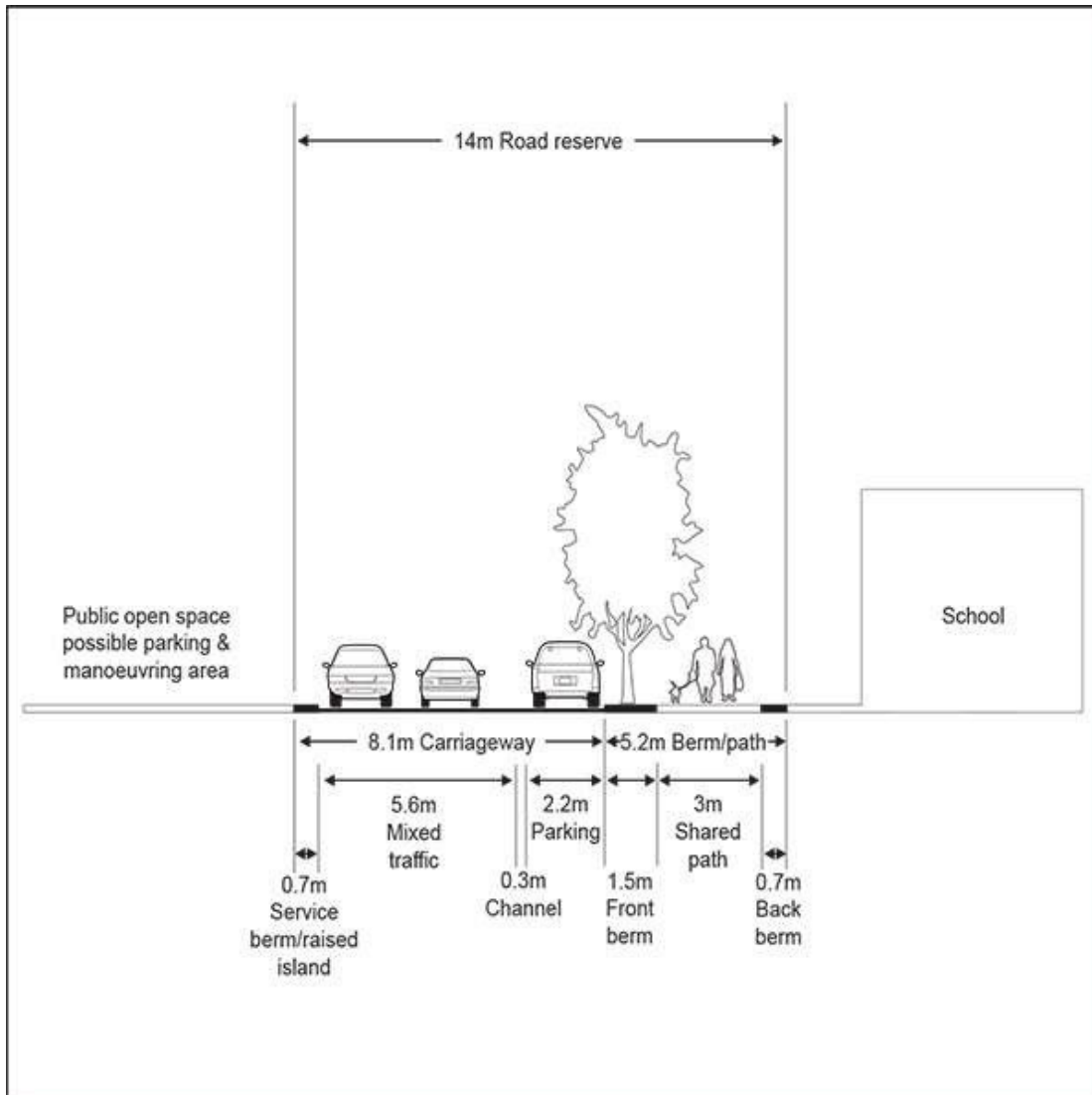


Figure 6. Flat Bush Special Local Road Park Edge



I412.7. Assessment – controlled activities

I412.7.1. Matters of control

(4) The Council will reserve its control to the matters below when assessing a controlled activity resource consent application listed in Table I412.4.1 Activity table, in addition to the matters specified for the relevant controlled activities in the zone or Auckland-wide provisions for the activities listed as controlled in the precinct activity tables:

- (a) (1) formed Bridle Trails and Mountain Bike Trails in Sub-precincts F G and I:
 - (i) location and design; and
 - (ii) personal safety and damage to and effects on neighbouring properties.



(2) Subdivision of land for the purpose of the construction and use of residential units:

- a. Consistency with the I412.10. Flat Bush Precinct Plans;
- b. Stormwater; and

- c. Safe and efficient operation of the current and future transport network.

I412.7.2. Assessment criteria

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

(1) Formed Bridle Trails and Mountain Bike Trails in Sub-precincts G and J:

(a) location and design:

- (i) whether the bridle trail provides for safe and convenient access and addresses effects on the safe and efficient operation of the adjoining road network; and
- (ii) whether the access has a minimal adverse effect on pedestrian access and safety and/or the recreational or environmental functions of the areas;

(b) personal safety and damage to and effects on neighbouring properties

- (i) whether the activity results in a dangerous situation to other public open space users or otherwise detracts from other users enjoyment of the public open space.
- (ii) the activity should not cause damage to neighbouring residential properties.



(2) Subdivision of land for the purpose of the construction and use of residential units:

(a) The extent to which the subdivision implements and is in general accordance with the Flat Bush Precinct Plans.

(b) Refer to Policies within I412 Flat Bush Precinct.

I412.8. Assessment – restricted discretionary activities

I412.8.1. Matters of discretion

~~(1)~~ The Council will restrict its discretion to the matters listed below when assessing a restricted discretionary activity resource consent application listed in Table I412.4.1 Activity table, in addition to the matters specified for the relevant restricted discretionary activities in the zone or Auckland-wide provisions:

~~(a)~~ (1) restricted discretionary activities within Sub-precinct J:

- (i) existing native vegetation, riparian planting, ecosystem and natural landscape quality;
- (ii) placement of buildings infrastructure and other structures; and
- (iii) site stability;

~~(b)~~ (1A) restricted discretionary activities within all other ~~s~~Sub-precincts:

- (i) existing native vegetation, riparian planting, ecosystem and natural landscape quality;
- (ii) placement of buildings infrastructure and other structures;
- (iii) design and external appearance;
- (iv) servicing - Wastewater disposal and discharge of contaminants; and
- (v) site stability.

~~(2) For construction of more than two or more dwellings within Flat Bush Sub-precincts A or B (including integrated land use and subdivision):~~

~~(a) subdivision as part of an Integrated Land Use.
[deleted]~~

~~(3) The Council will restrict its discretion to the matters listed below when assessing a restricted discretionary activity resource consent for infringements of I412.6.1 Permitted Activity Standards and I412.6.2 Standards for Subdivision, in addition to the matters specified in the zone, or Auckland-wide provisions:~~

~~(a) infringements of I412.6.2 Standards for Subdivision:~~

- ~~(i) road Standards;~~
- ~~(ii) provision of Back Lanes;~~
- ~~(iii) legibility of Network, Safety, Block Pattern and Neighbourhood Identity;~~
- ~~(iv) movement Network: Maximum Block Length and Maximum Block Perimeter Distance;~~
- ~~(v) variations in the maximum or minimum allowable average site sizes after adjustment of the boundaries between adjoining sub-precincts and areas;~~
- ~~(vi) design and Layout of Subdivision, Staging, Design and External Appearance;~~
- ~~(vii) impact of Previous Subdivision within Sub-precinct I; and~~
- ~~(viii) movement network;~~

~~(b) [Delete]~~

~~(4) Infringements of I412.6.2.4(2) Alternative Road Layouts~~

- ~~(i) legibility of Network, Safety, Block Pattern and Neighbourhood Identity; and~~
- ~~(ii) movement network.~~

I412.8.2. Assessment criteria

I412.8.2.1. Assessment criteria for Listed Restricted Discretionary Activities

The Council will consider the relevant assessment criteria below for activities listed as restricted discretionary activities in Table I412.4.1, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the zone, or Auckland-wide provisions:

- (1) Existing native vegetation, riparian planting, ecosystem and natural

landscape quality:

- (a) the development should not alter the existing topography of the site or affect existing natural features or existing native vegetation;
 - (b) the development should not adversely affect the ability in the future to protect land within Sub-precinct J from development and undertake native riparian planting;
 - (c) the development should propose a Riparian Planting Plan for Sub-precinct J that should add ecological and amenity values as public open space;
 - (d) the proposal should avoid adverse effects on the freshwater and terrestrial ecosystems including the quality of the water and riparian vegetation, areas of native forest and wetlands or on the natural habitats of birds, aquatic species and wildlife found within Sub-precincts G or J;
 - (e) the proposal should not impact on the natural landscape quality of Sub-precincts F or I;
 - (f) the proposed planting should be sufficiently robust to survive in the proposed location;
 - (g) the pest and weed management programme for the area should protect the planting from damage and ensure plant survival; and
 - (h) a refundable bond may be required to ensure that the riparian planting undertaken in accordance with the approved riparian planting plan survives for a two-year period from the time of planting.
- (2) Placement of buildings infrastructure and other structures:
- (a) the design and external appearance of a building or structure in terms of scale, form, materials and colour should respect the natural character and aesthetic qualities of the sub-precinct;
 - (b) the proposed building or structure should make a positive contribution to the built form of the surrounding streetscape and to any existing buildings on the public open space; and
 - (c) the placement of buildings and structures should avoid Sub-precinct J.
- (3) Design and external appearance:
- (a) the proposed building or structure should be sympathetic to the surrounding natural landscape qualities and characteristics;
 - (b) the car parking and access for the proposed building or structure should be safe and convenient while still maintaining an acceptable aesthetic quality;
 - (c) the proposed activity should not generate noise levels that adversely affect the amenity of adjoining properties and whether any mitigation measures are proposed to reduce noise effects on these properties;
 - (d) the development must satisfactory provide for attenuation of aircraft

noise;

- (e) the design and external appearance of buildings including the scale, articulation, orientation and spacing should complement the existing buildings in the vicinity;
- (f) the bulk or repetitive form of buildings should not detract from the visual amenities of the neighbourhood; and
- (g) the car parking should be safe and convenient while still maintaining an acceptable aesthetic quality as viewed from the street, in particular the hard paved areas associated with parking and garaging should not dominate the streetscape.

(4) Servicing - Wastewater disposal and discharge of contaminants:

- (a) the site should have sufficient area available to accommodate an adequate wastewater disposal system which should not create an erosion, land instability or water pollution problem and that should not adversely affect the stormwater treatment and discharge systems on the site, or adversely affect public health and safety;
- (b) adequate provision should be made on site for rubbish storage and servicing and the areas should be adequately screened from view from public places and neighbouring sites; and
- (c) the proposal should not generate any dust, smoke, fumes or other discharges to air which would potentially detract amenity values of the area.

(5) Site stability:

- (a) the building, structure or activity should not adversely affect the stability of the site or adjacent sites.

(6) For construction of two or more dwellings within Flat Bush Precincts Sub-precinct I (including integrated land use and subdivision):

- (a) subdivision as part of an Integrated Land Use;
- (b) the proposed subdivision should follow rational boundaries with regard to access, privacy, amenity etc;
- (c) acceptable levels of private outdoor living should be achieved for each dwelling; and
- (d) restrictions should be included in the proposal such as, limitations on placements of windows, no build yard areas and maximum heights to ensure that privacy and avoiding domination of buildings is achieved.

I412.8.2.2. Assessment criteria for Restricted Discretionary Activities

The Council will restrict its discretion to the matters listed below when assessing a restricted discretionary activity resource consent for infringements of I412.6.1 Permitted Activity Standards and I412.6.2 Standards for Subdivision, in addition to the matters specified in the underlying zone or Auckland-wide provisions:

(1) Infringements of I412.6.2 Standards for Subdivision:

- (a) road Standards:
 - (i) cycleways should provide continuous routes between subdivisions; and
 - (ii) subdivisional road and site layout and dimensions should optimise the orientation of the sites to the sun in terms of their likely future development;
- (b) provision of back lanes that connect roads and/or provide alternative access to the rear of residential sites:
 - (i) back lanes should be limited in length to ensure that long repetitive lanes are avoided;
 - (ii) building line restrictions should be introduced in relation to rear lanes to ensure that adequate opportunities are provided for landscaping and to limit repetitive building forms;
- (c) legibility of Network, Safety, Block Pattern and Neighbourhood Identity:
 - (i) whether changes to the park edge local roads have adverse impacts on the design, amenity and usability of the adjacent open space and result in substantially greater earthworks and retaining structures adjacent to the open space than would otherwise be required;
 - (ii) whether the proposal avoids adverse effects on the clarity, legibility and connectivity of the roading network with particular regard to any cumulative effect which might arise with regard to the wider neighbourhood in each sub-catchment as shown on Precinct Plan 3. Sub-catchments;
 - (iii) whether the proposal achieves straight roads that maximise legibility to reveal the topography and strengthen visual connection to the wider landscape;
 - (iv) whether the proposed layout promotes good connectivity by all modes of travel including short walking routes to potential bus routes and other community infrastructure such as schools, neighbourhood centres and public open space;
 - (v) whether the proposal achieves a neighbourhood identity by maximising connections to landscape features and to other features such as schools, neighbourhood centres, public open space and community facilities;
 - (vi) whether the proposed layout contributes to a clear and legible understanding of the neighbourhood within the wider context;
 - (vii) whether the proposed road layout creates flexibility for a range of potential activities and residential densities to occur in appropriate places now and in the future;
 - (viii) whether vehicle access should be restricted (including on arterial routes) to achieve spatial outcomes that reinforce a sense of place


and achieve a high quality public realm;

- (ix) whether the proposed block pattern results in the opportunity to create regular shaped sections with the inherent flexibility to be developed for a range of potential activities and residential densities now and into the future;
 - (x) whether the proposed street design and layout provides for consistency of treatment down lengths of street and appropriate integration to adjoining areas; and
 - (xi) whether the proposal impacts the clarity and legibility of the roading network with particular regard to the sub-catchment within which the proposed subdivision is located, as shown in Precinct Plan 3. Sub-catchments;
- (d) Movement Network: Maximum Block Length and Maximum Block Perimeter Distance:
- (i) whether the proposed road layout provides for convenient and safe access for pedestrian, cycle and vehicle users;
 - (ii) whether the proposed road layout provides for a clear and easily understood network that is easy to navigate through for all users; and
 - (iii) whether the proposed road layout is constrained by topography, trees or bush to be retained and/or fragmented land ownership and/or existing buildings;
- (e) variations in the maximum or minimum allowable average site sizes after adjustment of the boundaries between adjoining Sub-precincts:
- Note: This assessment is intended to apply where the Sub-precinct boundaries, as defined on the relevant planning maps, have been modified. In such instances the Council will assess whether the proposed subdivision yields the same number of sites as it would have in the case of a subdivision which complied with the maximum or minimum subdivision standards had the Sub-precinct boundary(s) remained unaltered.
- (i) whether the target densities of each of the adjoining sub-precincts are being generally achieved; and
 - (ii) the extent to which the average site size in each of the adjoining sub-precincts differs from the requirements of I412.6.2.1.
- (f) design and layout of subdivision, staging and design:
- (i) in the case of a staged subdivision, whether each stage of subdivision complies with the development and performance standards (including density) of the Sub-precinct. Council may, by way of either a consent notice or a condition of consent, require that any such density shortfall or surplus be made good in, or be carried forward to, subsequent stages of the subdivision;

- (ii) whether the subdivision design provides an adequate buffer between the proposed sites and the conservation and stormwater management area;
 - (iii) whether the design and layout of the subdivision protects land in the conservation and stormwater management area from inappropriate development; and
 - (iv) whether the subdivision provides an appropriate structure for the future ownership and management of land within the conservation and stormwater management area having regard to the native riparian planting requirement and on-going maintenance responsibilities. Whether the proposal achieves neighbourhood identity by maximising connections to landscape features and to other features such as schools, neighbourhood centres, public open space and community facilities;
- (g) impact of previous subdivision within Sub-precinct I where the site previously subdivided has reduced the average site size of the original subdivision below the average density of one per 5000sqm:
- (i) whether the proposed subdivision detracts from the character of the area;
 - (ii) whether the proposed subdivision has sufficient open space within the conservation and stormwater management area to offset the effects of further subdivision on the site;
 - (iii) whether the proposed subdivision allows sufficient space for wastewater disposal outside of the conservation and stormwater management area; and
 - (iv) whether the proposed subdivision makes use of existing infrastructure including private ways, roads, reticulated water, wastewater disposal and power;
- (h) movement network:
- (i) whether there are topographical, geotechnical or other environmental factors or constraints which indicate that changes to collector, park edge and local roads would improve the road layout from that set out in Precinct Plan 4;
 - (ii) whether the proposed road layout respects and relates to the existing contour and avoid permanent features such as steep cut faces and retaining structures which are highly visible;
 - (iii) whether the layout promotes good vehicular and pedestrian connectivity within the area including to community infrastructure such as bus stops, schools, neighbourhood centres, public open space and community facilities;
 - (iv) whether the proposal achieves an acceptable low impact stormwater management solution having regard to integrating good urban design and stormwater management solutions;

- (v) whether the road serves only a small number of dwellings or is for a short length;
- (vi) whether an alternative design of the road addresses traffic and pedestrian volumes, safety and amenity and access for emergency vehicles;
- (vii) whether on-street car parking is catered for;
- (viii) whether a footpath is required or is desirable on both sides of the road; and
- (ix) whether visual and physical differentiation is required and, if so, the modified section of road links appropriately with adjoining sections of road.

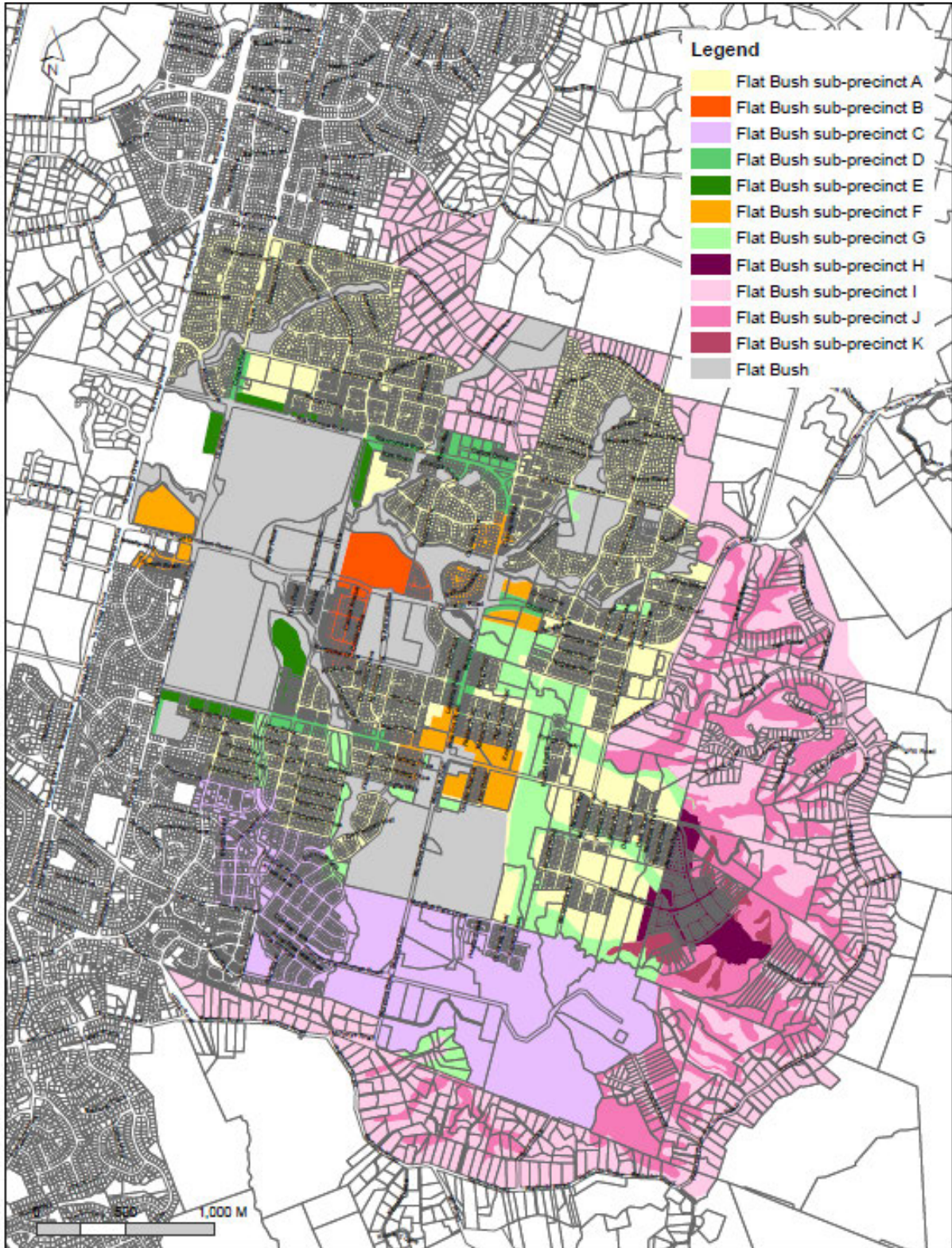
I412.9. Special information requirements

 An application for ~~land modification~~, development ~~and~~ or subdivision in Sub-precinct J must be accompanied by:

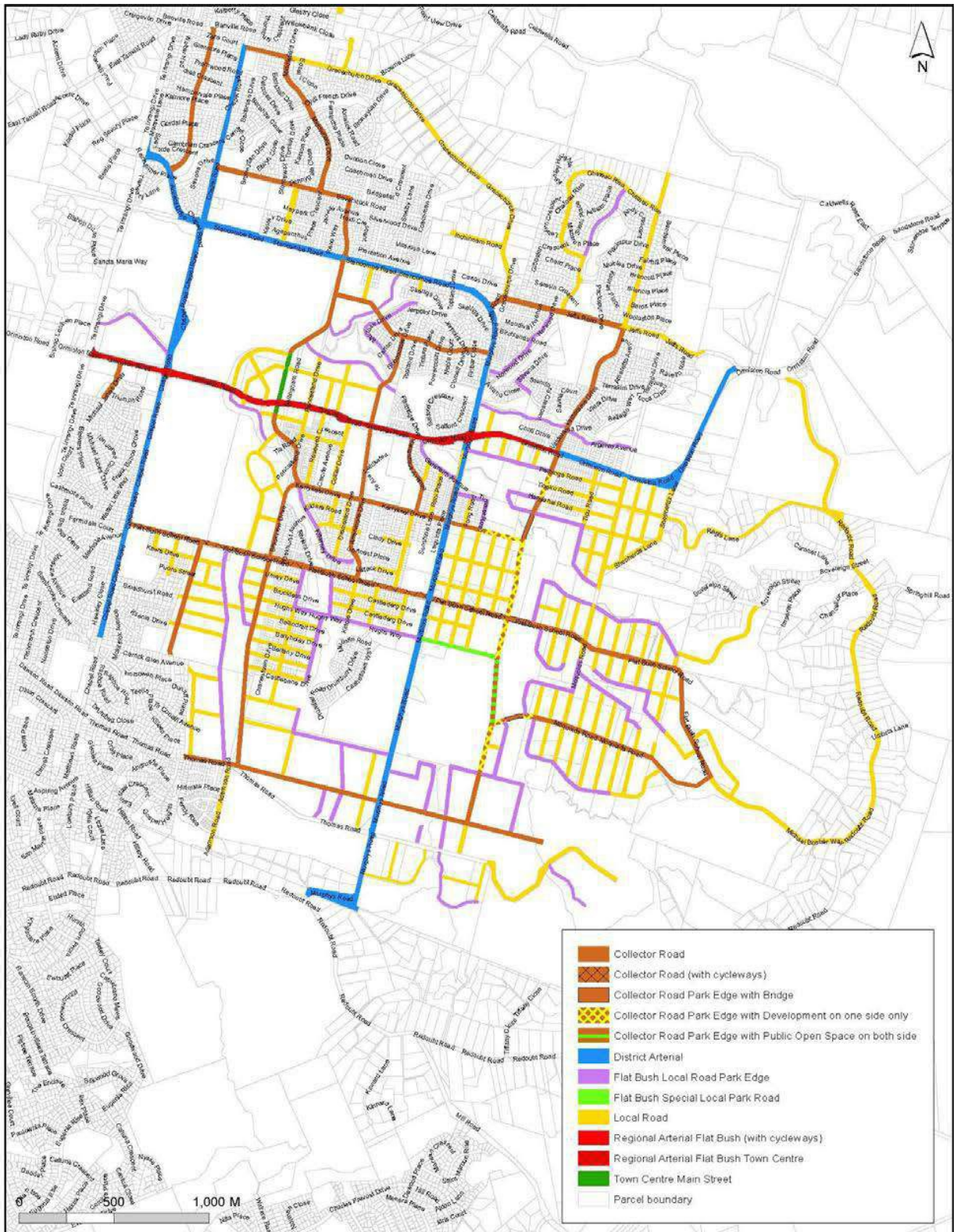
- (1) A riparian planting plan.

I412.10. Flat Bush Precinct Plans

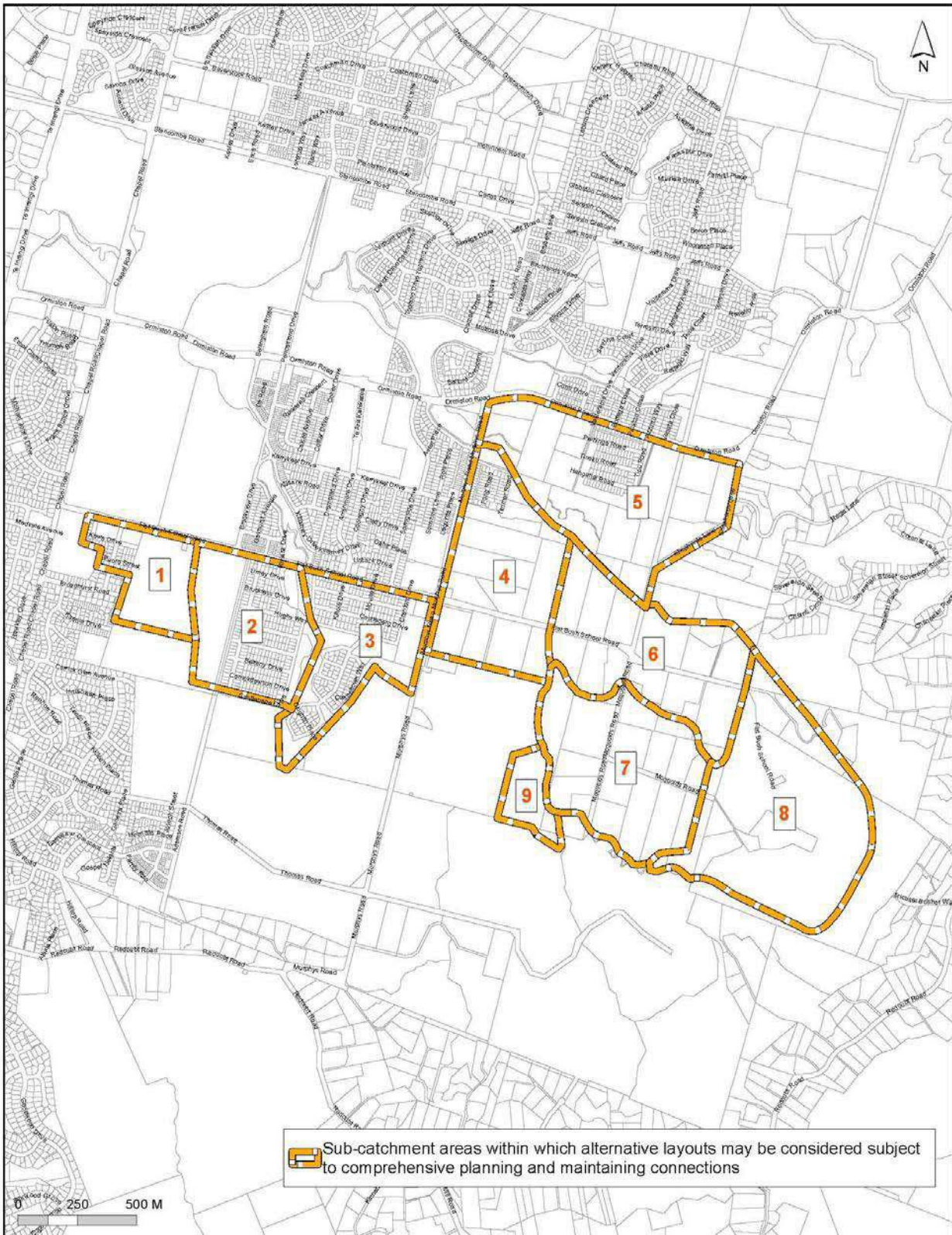
I412.10.1. Flat Bush: Precinct plan 1 - Sub-precincts Boundary



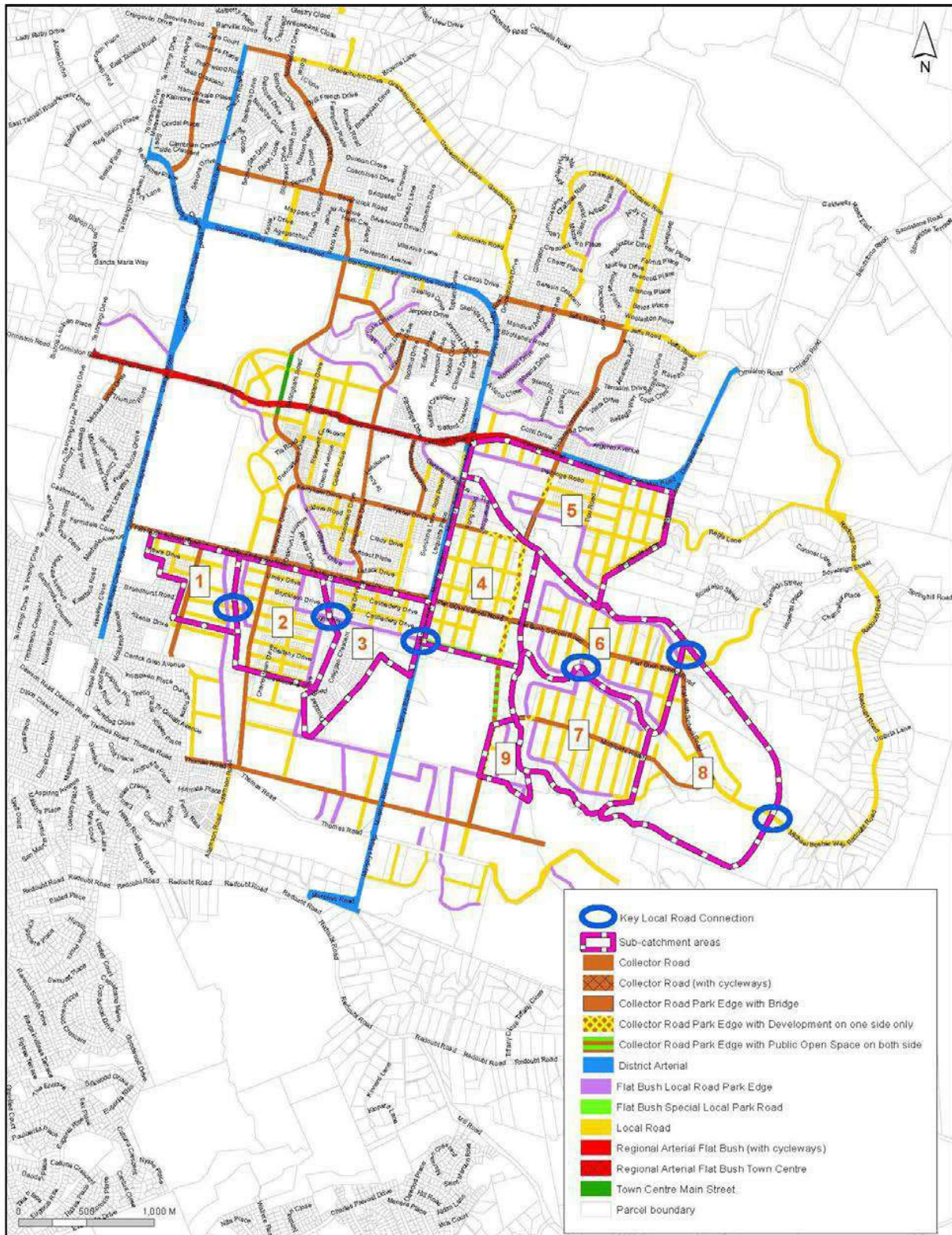
I412.10.2. Flat Bush: Precinct plan 2 – Road Network



I412.10.3. Flat Bush: Precinct plan 3 – Sub-catchments



I412.10.4. Flat Bush: Precinct plan 4 – Key Connections



I425. Manukau Precinct

I425.1. Precinct description

The zoning of land within this precinct is Business – Metropolitan Centre Zone.

Manukau Square is a focus of activity in the Manukau Metropolitan Centre and contributes to a high standard of amenity in the area. This precinct seeks to protect the admission of sunlight to Manukau Square during the daytime hours when it will be commonly used and will maintain both the amenity of this square and its function as a community focal point. To achieve this, development controls are placed on sites in close proximity to Manukau Square to ensure adequate sunlight for seated areas in the square.

I425.2. Objective

(1) Manukau Square receives direct sunlight to maintain its amenity and retains its function as a focus of community activity.

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

I425.3. Policies

(1) Control the built form of development on sites in close proximity to Manukau Square, to ensure the admission of sunlight to areas of seating and pedestrian movement during times of high use.

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

I425.4. Activity table

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

Table I425.4.1 Activity table specifies the activity status of development activities in the Manukau Precinct pursuant to section 9(3) of the Resource Management Act 1991

Table I425.4.1 Activity table

Activity		Activity status
Development		
(A1)	Development that does not comply with Standard I425.6.1(1)	RD

Qualifying matter as per s770(j) of the RMA

I425.5. Notification

(1) Any application for resource consent for an activity listed in Table I425.4.1 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\(4\)](#).

I425.6. Standards

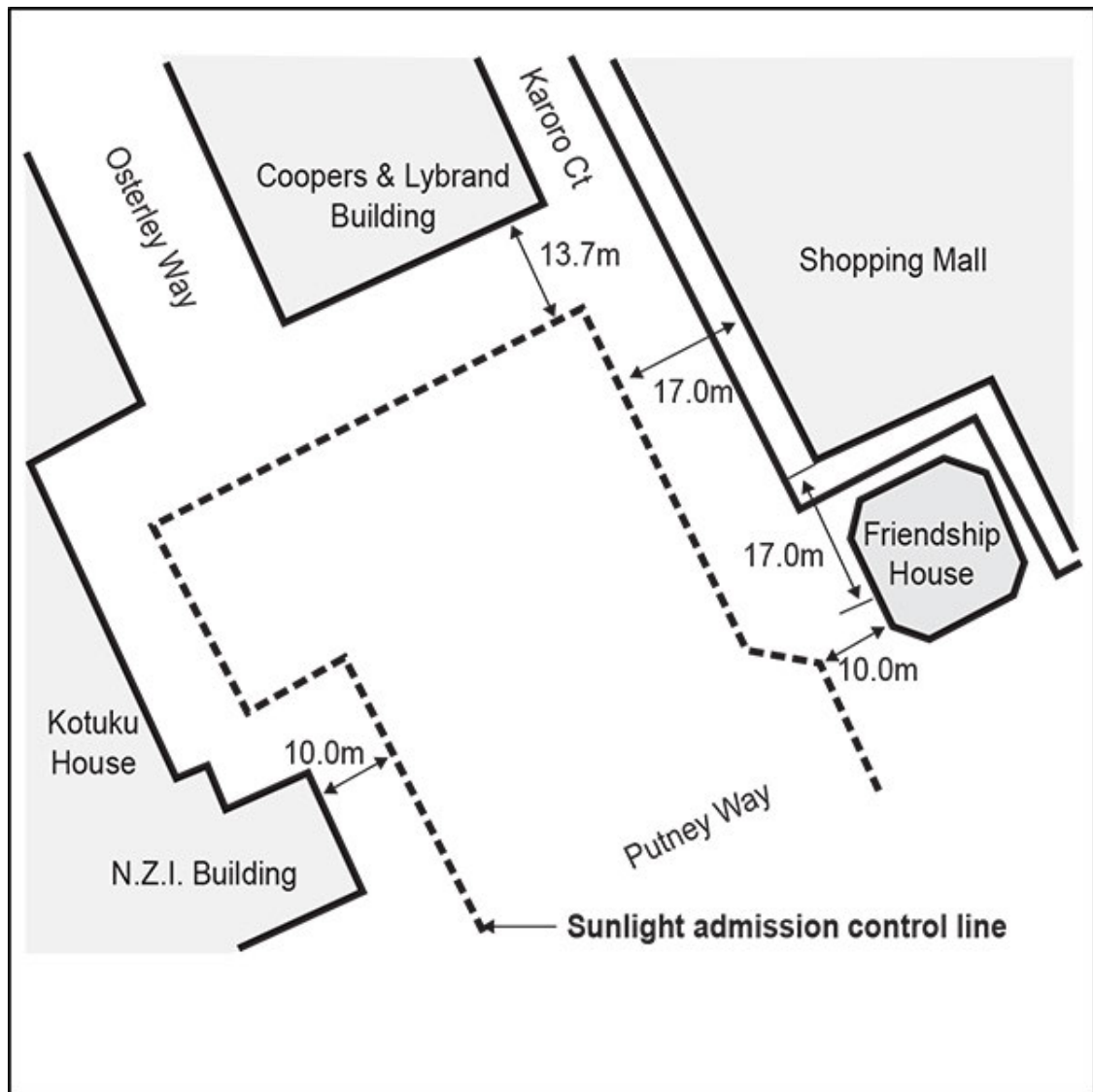
The overlay, zone and Auckland-wide standards apply in this precinct, in addition to the following standard:

Qualifying matter as per s770(j) of the RMA

I425.6.1. Sunlight admission

- (1) Buildings and structures must not cast any shadow in the area contained within the sunlight admission control line as defined in Figure I425.6.1.1 Sunlight admission between the hours of 10am-2pm between September 23 and March 21 (standard time) each year.

Figure I425.6.1.1 Sunlight admission



I425.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I425.8. Assessment – restricted discretionary activities

I425.8.1. 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) sunlight admission effects.

I425.8.2. 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) sunlight admission effects:
 - (a) the extent to which sunlight to the area within the sunlight admission control line is obscured by buildings, at the time of year specified in the development control.

I425.9. Special information requirements

- (1) An application for new buildings, accessory buildings or additions and alterations must be accompanied by sufficient information to enable an accurate assessment of compliance with Standard I425.6.1(1).

I425.10. Precinct plans

There are no precinct plans in this precinct.

I429. Pararēkau and Kōpuahingahinga Islands Precinct

I429.1. Precinct Description

Pararēkau and Kōpuahingahinga Islands (referred to as the Hingaia Islands) are in the Pahurehure Inlet, and currently accessed by single lane private causeways from the mainland.

The zoning of Pararēkau Island is Residential – ~~Single House~~ Low Density Residential Zone. Sub - precinct A applies to the island to provide for the cultural relationship of Māori with their wāhi tapu and taonga. The precinct regulates the height, number of dwellings per site, building coverage, and subdivision to allow for the appropriate consideration of Mana Whenua cultural values. It also modifies the notification requirements for some proposed activities on the island to provide an opportunity for iwi and hapū to exercise kaitiakitanga.

Kōpuahingahinga Island is zoned Open Space - Conservation Zone, other than the vehicular route across the centre of that island which is also zoned Residential - Single House Zone.

I429.2. Objectives

Qualifying matter as per s771(a) of the RMA

- (1) Development and subdivision of Pararēkau Island is provided for in a way that maintains the cultural relationship of Mana Whenua with Pararēkau Island.
- (2) The opportunity for Mana Whenua to exercise kaitiakitanga over Pararēkau Island is provided for.

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

I429.3. Policies

Qualifying matter as per s771(a) of the RMA

- (1) Enable Mana Whenua to identify their cultural values associated with Pararēkau Island.
- (2) Provide for a density of development and subdivision of Pararēkau Island in a way that recognises Mana Whenua values, mātauranga and tikanga.

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

I429.4. Activity table

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

Qualifying matter as per s771(a) of the RMA

- Notification Rules I429.5(2) and (3).

Table I429.4.1 Activity table specifies the activity status of land use and subdivision activities in the Pararēkau and Kōpuahingahinga Islands Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I429.4.1 Activity table

Activity		Activity status
<u>Development</u>		
(AA1)	<u>One dwelling per site in Sub-precinct A not complying with one or more of Standards H3A.6.7 and H3A.6.11.</u>	
(AB1)	<u>Two or more dwellings per site in Sub-precinct A.</u>	
<u>Subdivision</u>		
(A1)	<u>Subdivision unless otherwise provided for in Table I429.4.1.</u>	the provisions of the overlays, zone or Auckland-wide apply.
(A2)	<u>Subdivision within Sub-precinct A in accordance with an approved land use resource consent complying with Standard E38.8.1A.1</u>	
(A3)	<u>Subdivision within Sub-precinct A around existing buildings and development complying with Standard E38.8.1A.2</u>	

Qualifying matter as per s771(a) of the RMA

I429.5. Notification

- ~~(1) The notification provisions for the relevant Auckland-wide provisions apply in this precinct.~~
- (2) Any application for resource consent for an activity listed in Table I429.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

Qualifying matter as per s771(a) of the RMA

I429.6. Standards

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

I429.6.1. Work on Kōpuahingahinga Island

- (1) Before the issue of 224c for the first subdivision of land in the precinct there must be:
 - (a) covenanting as open space in perpetuity all areas of Kōpuahingahinga Island that are not included in the access area or roading and that are to

remain in private ownership and that have not been or are not proposed in the application for subdivision to be vested in council; or

- (b) the vesting in public ownership of all areas of Kōpuahingahinga Island not included in the access area or roading and which have not previously been vested in public ownership provided that:
 - (i) the access area or roading within Kōpuahingahinga Island complies with the subdivision controls for access areas in standard I429.6. 24 Access area within Kōpuahingahinga Island and causeways below; and
 - (ii) public ownership for the purposes of this rule means vested in the council or in the Crown for reserve or public open space purposes.
- (2) The purpose of the covenant in perpetuity must be to retain those identified areas of Kōpuahingahinga Island to be privately owned open space, to be kept free of buildings and other structures, to protect the existing vegetation, to facilitate the regeneration of native bush and to protect the habitats on the island.
- (3) An agreement to covenant the areas of Kōpuahingahinga Island not included in the access area or roading and that are to remain in private ownership must be entered into before the council issues a certificate of completion pursuant to s. 224(c) of the Resource Management Act 1991 or a consent notice under s. 221 of the Resource Management Act 1991 must be entered into and registered against the title to secure compliance with the condition of the consent.
- (4) Any land provided to council will not form part of any development contribution.

I429.6.2. Access area within Kōpuahingahinga Island and causeways

- (1) The access area within Kōpuahingahinga Island must have a carriageway at least 3m wide. The carriageway must be constructed of asphalt, with a 300mm-wide concrete edge flush with the surface of the road.
- (2) Within the island, passing bays must be provided to:
 - (a) allow satisfactory opportunities for traffic travelling in opposite directions to pass, minimising driver frustration;
 - (b) enable visibility between each passing bay; and
 - (c) minimise the effects on the ecology of Kōpuahingahinga including the clearance of vegetation, disturbance of habitats, and the extent of land disturbing activities.

- (3) within the island, a combined footpath and cycleway at least 3m wide must be provided along one side of the length of the access area.
- (4) The access area within the causeways between the mainland and Kōpuahingahinga Island and between Kōpuahingahinga Island and Pararēkau Island must have a carriageway at least 3m wide. The carriageway must be constructed of asphalt, with a 300mm-wide concrete edge flush with the surface of the road.
- (5) Within causeways, a footpath of no less than 1.5m wide must be provided along one side.
- (6) One edge of roads must also be aligned with a planted and grassed swale in accordance with the stormwater management plan

I429.7. Assessment – controlled activities

~~There are no controlled activities within this precinct.~~

Qualifying matter
as per s771(a) of
the RMA

I429.7.1 Matters of control

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

I429.7.1.1 Subdivision within Sub-precinct A in accordance with an approved land use resource consent complying with Standard E38.8.1A.1 and Subdivision within Sub-precinct A around existing buildings and development complying with Standard E38.8.1A.2

(1) The effects of the subdivision configuration on Mana Whenua cultural values associated with Pararēkau Island.

I429.8. Assessment – restricted discretionary activities

~~There are no restricted discretionary activities within this precinct.~~

Qualifying matter
as per s771(a) of
the RMA

I429.8.1 Matters of discretion

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

I429.8.1.1 One dwelling per site in Sub-precinct A not complying with Standards H3A.6.7 and H3A.6.11.

(1) The effects of the proposed building height and coverage on Mana Whenua cultural values.

I429.8.1.2 Two or more dwellings per site

Qualifying matter
as per s771(a) of
the RMA

(1) The effects of multiple dwellings per site on Mana Whenua cultural values.

I429.9. Special information requirements

An application for subdivision to create one or more ~~Residential – Single House Zone~~ residential sites within Pararēkau Island or an access area or roading within Kōpuahingahinga Island activity must be accompanied by:

I429.9.1. Landscape plan

- (1) Applications for subdivision must provide a landscape plan for those parts of Pararēkau and Kōpuahingahinga Island and include:
 - (a) details in plan form, of existing and proposed vegetation, contours and structures including fences and landscape features;
 - (b) proposed locations of large grade specimen trees, groundcovers and shrubs and identification;
 - (c) a plant species schedule detailing plant species and mix grades at the time of planting;
 - (d) details of the location, height, design and type of any fencing an overview design statement;
 - (e) an overview design statement; and
 - (f) an indicative implementation and maintenance programme including timing of planting and weed management principles and means of preventing damage to planting by animals
- (2) A suitably qualified and experienced person approved by council prior to being commissioned must prepare a landscape implementation plan setting out planting areas, species size, type and timetable for planting.
- (3) A management plan detailing the proposed methods for:
 - (a) ongoing maintenance of planting;
 - (b) ensuring planting is protected and remains undisturbed and is reinstated if damaged or removed for any reason; and
 - (c) methods for the management of weeds and pests.

I429.9.2. Kōpuahingahinga Island - vegetation management plan

- (1) Applications for subdivision to create one or more ~~Residential – Single House Zone~~ residential sites within Pararēkau Island or an access area or roading within Kōpuahingahinga Island must provide a vegetation management plan for those parts of Kōpuahingahinga Island that are not within the access area or roading and that will remain in private ownership and must be provided in addition to the islands landscape plan.
 - (1) The plan must include:
 - (a) details in plan form, of existing vegetation, contours and structures, including fences, and landscape features;
 - (b) an indicative maintenance programme including weed management principles and means of preventing damage to vegetation by animals and

to vegetation and habitats by people;

(c) identification of the means of:

- (i) ensuring vegetation within areas where public access will or may be provided for e.g. within any esplanade strip around the perimeter of the island, is protected and remains undisturbed and is reinstated if damaged or removed for any reason;
- (ii) managing weeds and pests;
- (iii) protecting archaeological sites; and
- (iv) protecting important habitats.

I429.9.3. Herpetofauna temporary relocation plan

- (1) A plan must be provided identifying the proposed methods and timing for temporarily relocating lizards and other Herpetofauna within the islands away from areas that may be affected by land disturbing activities and other site works or vegetation clearance to a refuge.
- (2) The relocation plan must include details of the proposed:
 - (a) methods and time of year of capturing the lizards (noting the best time of year is September - December);
 - (b) location and design of the temporary refuge;
 - (c) means of ensuring the lizards within the refuge are safe from predators, including cats; and
 - (d) methods and timing for releasing the lizards.
- (3) The relocation plan must state if the Department of Conservation has approved a translocation plan for Herpetofauna and if so provide documentation of that approval and any conditions or requirements imposed by the department.

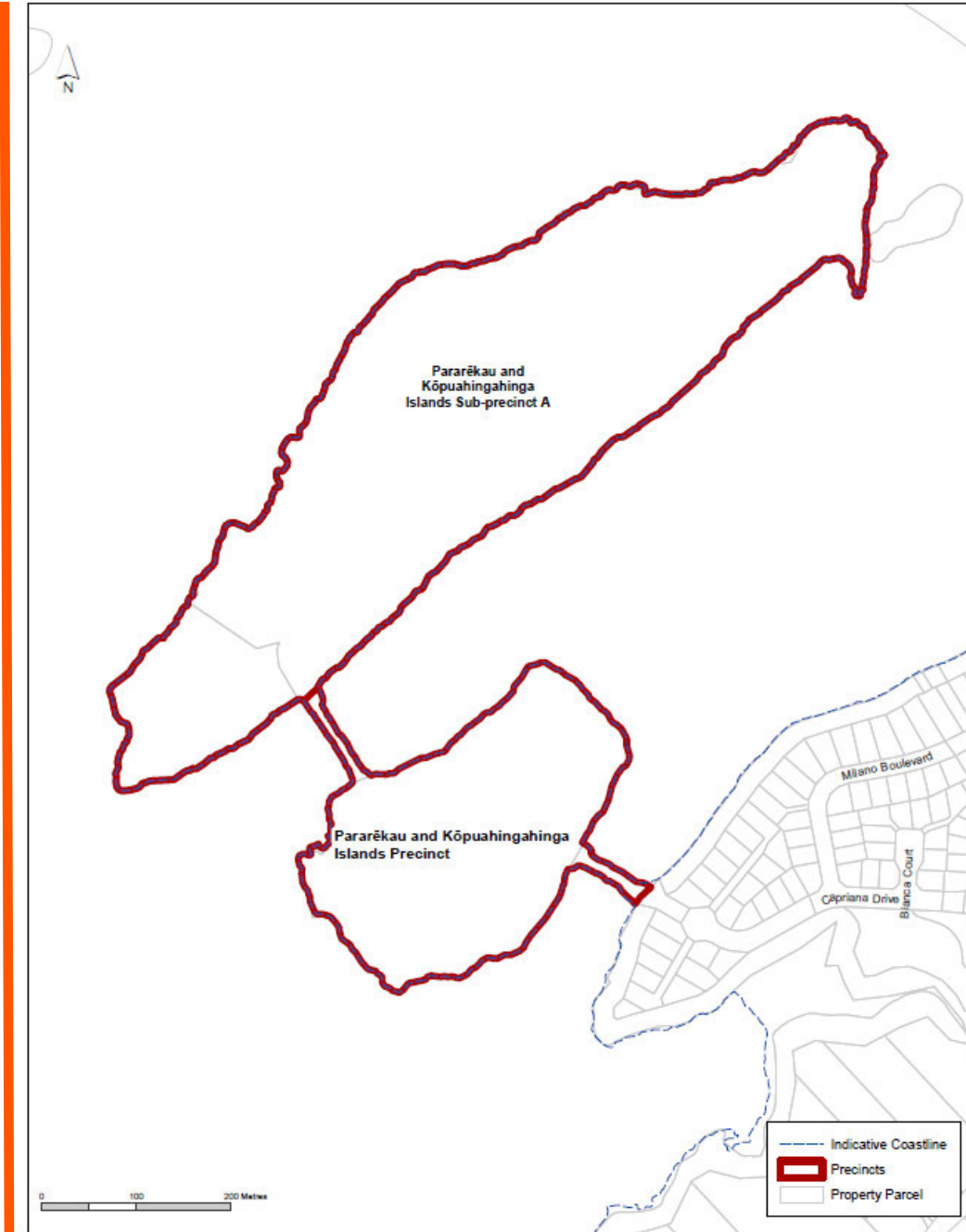
I429.10. Precinct plans

~~There are no precinct plans in this precinct.~~

I429.10.1 Precinct plan 1

I429 Pararekau and Kōpuahingahinga Islands Precinct

Qualifying matter
as per s771(a) of
the RMA



Pararekau and Kōpuahingahinga Islands

I431. Pine Harbour Precinct

I431.1. Precinct description

Pine Harbour Marina is located in Beachlands. It is a public transport node which provides passenger ferry services to the Auckland Central Business District for the Beachlands and Maraetai settlements and the surrounding rural area. A higher density of development is provided for in the Pine Harbour Precinct to reinforce its role as a passenger transport node.

The Pine Harbour Precinct provides for the mixed used development of the landward component of the Pine Harbour Marina into a distinctive marina based community. The precinct covers approximately 11ha.

The key purpose of the Pine Harbour Precinct is to implement the precinct plan (I431.10.1 Pine Harbour: Precinct plan 1) to ensure that the precinct creates high quality mixed use development which is integrated with the wider Beachlands settlement. The integration of the built form (including buildings, street pattern and open spaces) with the existing Beachlands settlement (along the northern boundary) and the adjoining Beachlands Precinct (along the eastern boundary) is important. Pine Harbour: Precinct plan 1 includes provision for a road connection with Karaka Road in the event that the existing reserve located at the Karaka Road and Sunkist Bay Road intersection is not developed.

The precinct is divided into seven sub-precincts encompassing the land based marine industry, residential and commercial activity and open space purposes. Pine Harbour: Precinct plan 1 also identifies the indicative location of the stormwater management area. This covers the existing watercourse, stormwater pond and the area which may be required for the future expansion of the pond.

Sub-precinct A – Open Space

Sub-precinct A overlooks the marina and will be bordered by a range of mixed use buildings. It is to operate as a multi-functional area and is the “green heart” of Pine Harbour. The green itself will be largely free of landscape interventions or buildings and can be used for a range of passive recreational activities.

Sub-precinct A incorporates a future plaza area between Sub-precinct D (Southern Apartments) and Sub-precinct E (Northern Apartments). This plaza is the pedestrian extension of Ninth View Avenue into Pine Harbour from the Beachlands Precinct. The landscape features of this plaza will provide a strong focal connection through to the marina itself. Pine Harbour: Precinct plan 1 illustrates the location of the future excavation area to extend the marina. The provisions of Sub-precinct A will continue to apply to this area until resource consent for the extension of the marina is granted.

Sub-precinct B – Transition Residential North

Sub-precinct B is the transitional area between the existing low density residential development in Beachlands and the higher density apartments within the precinct. The purpose of Sub-precinct B is to ensure transitional quality and integration with the existing Beachlands urban area and the Beachlands Precinct.

Sub-precinct C – Transition Residential South

Sub-precinct C provides for a transition upon entering Pine Harbour. Houses within this precinct are expected to allow shared views across the riparian corridor for the public and occupants. ~~The bulk and form of the dwellings should be compatible with existing development adjoining to the south in Tui Brae.~~

Sub-precinct D – Southern Apartments

Sub-precinct D enables terrace housing and apartment building development. The majority of this sub-precinct is to contain apartments up to three storeys high.

Sub-precinct E – Northern Apartments

Sub-precinct E enables terrace housing and apartment building development. The majority of this sub-precinct is to contain apartments up to four storeys high.

Sub-precinct F – Marina Commercial

Sub-precinct F covers the existing commercial buildings and the additional area which may be required for future commercial buildings servicing the marina and marine-related uses, such as marine retail and offices. Sub-precinct F does not provide for marine industrial activities. Sub-precinct F is located adjacent to the current ferry terminal.

Sub-precinct G – Marine Industry

Sub-precinct G provides specifically for marine industrial activities. Marine related uses which are non-industrial in nature (such as offices and clubrooms) are non-complying activities to recognise the limited spatial extent of sub-precinct G. This is to ensure that non-marine industrial activities do not undermine the efficient use of this limited space.

Sub-precinct G has a maximum building height of 9m and a building restriction line to ensure that coastal views from the established residential area along Pine Harbour Parade are generally retained. Additional height to cater for the stacking of boats in non-enclosed structures is enabled to 12m as a discretionary activity.

The additional height areas shown in Pine Harbour: Precinct plan 1 enables maximum height of 18m, which allows for apartments of five storeys. These buildings are key marker buildings, which require the design to clearly address each street frontage. The additional height will be used to articulate the prominence of the corners.

The mixed use areas shown in the Pine Harbour Precinct Plan enable the ground floor of apartment buildings to be designed to allow for either commercial or residential use.

~~The zonings of land within this precinct are Coastal – Marina Zone, Residential – Mixed Housing Suburban~~ Urban Zone and Residential – Terrace Housing and Apartment Buildings Zone.

I431.2. Objectives

- (1) The precinct allows for the development of an integrated mix of residential, business, open space and marine related activities, creating a distinctive marina based community.

I431 Pine Harbour Precinct

- (2) An appropriate development density and mix of land uses are provided in the precinct to support its function as an efficient passenger transport node.
- (3) The precinct is integrated with both the existing and future urban form of the Beachlands settlement (including the Beachlands 1 precinct area).
- (4) A safe and efficient transport network is integrated and connected with the existing and planned transportation network, including connections between Beachlands and Pine Harbour.
- (5) Public access is maintained, enhanced and integrated with the public open space zoned land, coastal marine area and the Beachlands 1 precinct.
- (6) A high amenity environment is created through the placement and design of buildings, roads and open spaces recognising the coastal setting of Pine Harbour Marina.
- (7) Stormwater infrastructure is provided in an effective and efficient way, including integration with the wider catchment.
- (8) Water and wastewater infrastructure is provided in an effective and efficient way, including the ability to connect to the Beachlands-Maraetai Sewage Treatment Plant.

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

I431.3. Policies

- (1) Require land use, subdivision and development to be generally in accordance with Pine Harbour: Precinct plan 1.
- (1) Provide for increased development density to promote the role of the precinct as a passenger transport node.
- (2) Provide for a range of activities at a scale complementary with the amenity values of the precinct.
- (3) Require the layout, form and design of buildings, roads and open spaces within the precinct to:
 - (a) integrate with the existing and future form of the Beachlands settlement (including alignment of roads);
 - (b) address potential adverse effects on adjoining land uses;
 - (c) assist with the implementation of transportation connections between Beachlands and Pine Harbour;
 - (d) assist with the integration of passenger transport services;
 - (e) create opportunities for multi-functional, safe, passive or active recreation;

I431 Pine Harbour Precinct

- (f) ensure ongoing public access to the coastal marine area;
 - (g) ensure the provision of walkways providing pedestrian linkages through the precinct; and
 - (h) recognise and provide for the character of the coastal environment and its associated amenity values.
- (4) Require potential adverse effects (including reverse sensitivity) of any development and activities within the precinct on the character of the coastal environment and on the amenity values of the surrounding area to be avoided, remedied or mitigated.
- (5) Require that all development is connected to a public reticulated wastewater treatment and disposal system.

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

I431.4. Activity table

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

The rules in Activity Table I431.4.1 and I431.4.2 in I431 Pine Harbour Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site.

The provisions of the Open Space – Civic Zone in [H7 Open Space Zones](#) apply to Sub-precinct A (Open Space).

Table I431.4.1 specifies the activity status of land use and development activities in sub-precinct B (Transition Residential North) and C (Transition Residential South) of the Pine Harbour Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I431.4.2 specifies the activity status of land use and development activities in sub-precinct D (Southern Apartments) and E (Northern Apartment) of the Pine Harbour Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I431.4.3 specifies the activity status of land use and development activities in sub-precinct F (Marina Commercial) and G (Marina Industry) of the Pine Harbour Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I431.4.1 Activity table – Sub-precinct B and C

Activity		Activity status
Use		
Commerce		
(A1)	Dairies	NC
(A2)	Food and beverage	NC
Development		

I431 Pine Harbour Precinct

(A3)	Dwellings [Deleted]	RD
(A3A)	Development of up to three residential units per site	
(A3B)	Development of four or more residential units per site	

Table I431.4.2 Activity Table – Sub-precinct D

Activity		Activity status
Use		
Commerce		
(A4)	Dairies with a gross floor area up to 100m ² in the Mixed Use Area-identified in I431.10.1 Pine Harbour: Precinct plan 1	RD
(A5)	Dairies	NC
(A6)	Food and beverage in the Mixed Use Area identified in I431.10.1 Pine Harbour: Precinct plan 1	RD
(A7)	Food and beverage	NC
(A8)	Offices in the Mixed Use Area identified in I431.10.1 Pine Harbour: Precinct plan 1	RD
(A9)	Offices	NC
(A10)	Retail with gross floor area of up to 90m ² in the Mixed Use Area identified in I431.10.1 Pine Harbour: Precinct plan 1	P
(A11)	Retail with gross floor area greater than 90m ² in the Mixed Use Area identified in I431.10.1 Pine Harbour: Precinct plan 1	RD
Community		
(A12)	Community facilities in the Mixed Use Area identified in Precinct Plan 1 – Pine Harbour Precinct 1	RD
(A13)	Community facilities	D
(A14)	Maritime passengers operations in the Mixed Use Area identified in Precinct Plan 1 – Pine Harbour Precinct 1	RD
(A15)	Maritime passengers operations	NC
Development		
(A16)	Dwellings [Deleted]	RD
(A16A)	Development of up to three residential units per site	
(A16B)	Development of four or more residential units per site	

Table I431.4.3 Activity Table – Sub-precincts F and G

Activity	Activity status	
	Sub-precinct F	Sub-precinct G


Use			
Commerce			
(A17)	Construction of new buildings	RD	RD
(A18)	Clubrooms for marine related clubs	P	NC
(A19)	Food and beverage	RD	NC
(A20)	Dairies with a gross floor area up to 100m ²	P	NC
(A21)	Dairies with a gross floor area greater than 100m ²	RD	NC
(A22)	Offices	P	NC
(A23)	Marine retail with a gross floor area up to 100m ²	P	NC
(A24)	Marine retail with a gross floor area greater than 100m ²	RD	NC
Industry			
(A25)	Marine industry	NC	P
(A26)	Boat stacks with a non-enclosed structures, travel lifts and boat haulage structures complying with Standard I431.6.16	NA	P
(A27)	Boat stacks with a non-enclosed structures, travel lifts and boat haulage structures not complying with Standard I431.6.16(1) and the boat stack height is between 9m – 12m.	NA	D
(A28)	Public transport facilities	P	NA

I431.5. Notification

- (1) Any application for resource consent for an activity listed in Tables I431.4.1, I431.4.2, and I431.4.3 Activity Table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I431.6. Standards

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

 The standards in I431.6 in I431 Pine Harbour 1 Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying zone for the construction and use of up to 3 dwellings per site.

All activities listed as permitted and restricted discretionary in Tables I431.4.1, I431.4.2, and I431.4.3 must comply with the following ~~permitted activity~~ standards.

I431.6.1. Development within the precinct

(1) All development within the precinct must be in general accordance with Pine Harbour: Precinct plan 1.

I431.6.2. Number of floors

(1) The number of storeys for each building permitted in each sub-precinct must meet the minimum and maximum as set out in Table I431.6.2.1 below. Where 'NA' is specified in the table, the number of storeys is not controlled.

Table I431.6.2.1 Number of floors

Sub-precinct	Minimum number of storey	Maximum number of storey
B	≥ <u>NA</u>	2 + 1 (for habitable roof space) <u>NA</u>
C	≥ <u>NA</u>	2 + 1 (for habitable roof space) <u>NA</u>
D	≥ <u>NA</u>	5 within the mixed use area identified in I431.10.1 Pine Harbour: Precinct plan 1 3 outside the mixed use area identified in I431.10.1 Pine Harbour: Precinct plan 1 <u>NA</u>
E	≥ <u>NA</u>	5 within the mixed use area identified in I431.10.1 Pine Harbour: Precinct plan 1 4 outside the mixed use area identified in I431.10.1 Pine Harbour: Precinct plan 1 <u>NA</u>
F	2	2
G	NA	NA

I431.6.3. Maximum height

(1) Buildings ~~within sub-precincts~~ must not exceed the maximum height as set out in Table I431.6.3.1 below. Where 'NA' is specified in the table, the maximum building height in the underlying zone applies.

Table I431.6.3.1 Maximum height

Sub-precinct	Maximum height
B	9m <u>NA</u>
C	9m <u>NA</u>
D	12m 18m for building located within

	the additional height area identified in I431.10.1 Pine Harbour: Precinct plan 1.
E	15m 18m for building located within the additional height area identified in I431.10.1 Pine Harbour: Precinct plan 1.
F	9m
G	9m

~~I431.6.4. Threshold condition (ground floor above adjacent footpath)~~
~~[Deleted]~~

- ~~(1) For sub-precincts D and E the minimum must be 0.5m and the maximum is 4.25m.~~

~~I431.6.5. Site width [Deleted]~~

- ~~(1) Sites within sub-precinct C must have a minimum width of 6m and maximum width of 25m.~~
- ~~(2) Sites within sub-precinct B must have a minimum width of 6.5m and maximum width of 20m.~~

~~I431.6.6. Site depth [Deleted]~~

- ~~(1) The minimum site depth must meet one of the following:~~
- ~~(a) 22m if garages are located fronting the street; or~~
- ~~(a) 30m if garages do not front onto the street and are accessed from rear lane.~~

I431.6.7. Yards

- (1) Buildings within sub-precincts B – G must meet the following yard setback requirements as outlined in Table I431.6.7.1 below. Where 'NA' is specified in the table, the yard setback in the underlying zone applies.
- (2) ~~For garages within sub-precincts B and C, the front yard setback requirement is 0.5m from the building frontage and 5m minimum setback from the front boundary. [Deleted]~~
- (3) ~~The separation distance between balconies or windows of primary living spaces in directly opposing buildings within sub-precincts D and E must be greater than 20m and must otherwise be not less than 15m. Facades with no glazing must be greater than 10m apart. [Deleted]~~
- (4) Buildings within sub-precinct G must not be located beyond the building restriction line as identified on Pine Harbour: Precinct plan 1.

Table I431.6.7.1 Yards

Yard	Sub-precinct					
	B	C	D	E	F	G
Front yard set back	Minimum -2m Maximum -5m Also see standard I431.6.7(2) NA	Minimum -2m Maximum -5m Also see standard I431.6.7(2) NA	Minimum -0m Maximum - 1m	Minimum -0m Maximum - 1m	Minimum -0m Maximum - 1m	0m NA
Rear yard set back	Minimum -8m NA	Minimum -8m NA	See standard I431.6.7(3) NA	See standard I431.6.7(3) NA	NA	See standard I431.6.7(4)

I431.6.8. Maximum building coverage

- (1) For sub-precinct B, the maximum building coverage is 65 per cent of net site area for sites less than 200m².
- (2) For sub-precinct B, the maximum building coverage is 65 per cent of net site area for sites greater than 500m².
- (3) For sub-precinct C, the maximum building coverage is 50 per cent of net site area for sites less than 300m².
- (4) For sub-precinct B, the maximum building coverage is 40 ~~50~~ per cent of net site area for sites from less than 200m² to 3500m².
- (5) For sub-precincts D and E, the maximum building coverage is 75 per cent of net site area.
- (6) For sub-precinct F, the maximum building coverage is 80 per cent of net site area.
- (7) For sub-precinct G, the maximum building coverage is 50 per cent of the precinct area.

I431.6.9. Maximum impermeable area

- (1) For sub-precinct B, the maximum impermeable area is 85 per cent of net site area for sites less than 200m².
- (2) For sub-precinct B, the maximum impermeable area is 70 per cent of net site area for sites greater than 200m².
- (3) For sub-precinct C, the maximum impermeable area is 75 per cent of net site area for sites less than 300m².
- (4) For sub-precinct C, the maximum impermeable area is 65 per cent of net site area for sites greater than 300m².
- (5) For sub-precincts D, E, F and G, the maximum impermeable area is 100 per cent of net site area.

I431.6.10. Minimum permeable area [Deleted]

- (1) For sub-precinct B, the maximum impermeable area is 15 per cent of net site area for sites less than 200m².
- (2) For sub-precinct B, the maximum impermeable area is 30 per cent of net site area for sites greater than 200m².
- (3) For sub-precinct C, the maximum impermeable area is 25 per cent of net site area for sites less than 300m².
- (4) For sub-precinct C, the maximum impermeable area is 35 per cent of net site area for sites greater than 300m².

I431.6.11. Minimum private open space

- (1) For sub-precinct B, where a dwelling contains two bedrooms or less the minimum private open space to be provided is 40m². [deleted]
- (2) For sub-precinct B where a dwelling contains two bedrooms or more the minimum private open space to be provided is 80m². [deleted]
- (3) For sub-precinct C, the minimum private open space to be provided must be 100m². The total area required can be made up of more than one single space provided each space must contain an area greater than 40m². [deleted]
- (4) For sub-precincts D and E, the minimum private open space for ground floor apartments must be 15m². For one bedroom apartments located above the ground floor the minimum private open space required is 5m² and 8 m² for all apartments containing more than one bedroom.

I431.6.12. Building frontage

- (1) For sub-precincts B and C, the width of garages must not exceed 50 per cent of the width of the site.

I431.6.13. Driveway width

- (1) For sub-precincts B and C, the amount of road frontage taken up by driveways, accessways or car parking areas at the front boundary must be limited to 3.5m.
- (2) For sub-precincts B and C, driveways, accessways and car parking may splay from the front boundary up to a width no greater than 50 per cent of the total width of the road frontage.

I431.6.14. Minimum floor to ceiling height [Deleted]

- (1) For sub-precincts B and C, the minimum floor to ceiling height for ground floor dwelling must be 2.7m and for all other others, it must be 2.4m.
- (2) For sub-precincts D and E, the minimum floor to ceiling height for ground floor dwelling must be 3m and for all other others, it must be 2.7m.

I431.6.15. Maximum fencing height in the front yard

- (1) The maximum fencing height in the front yard for all sub-precincts is 900mm.

I431.6.16. Boat stacks within non-enclosed structures, travel lifts and boat haulage structures

- (1) Boats must not be stacked greater than 9m in height.
- (2) Travel lifts and boat haulage structures must not be greater than 18m in height.
- (3) Boats stacks between 9 and 12m in height is a discretionary activity.

I431.6.17. Maritime passenger operations and facilities

- (1) A ferry terminal or terminus (being a facility for the berthing of passenger ferries) must be provided within the precinct at all times.

I431.6.18. Marine service management plan

- (1) At the time of the design of the first dwelling immediately adjoining sub-precinct G (Marine Industry) a review of current operational practices and their location within the Pine Harbour Precinct must be undertaken by Pine Harbour Marina Ltd (or its successors) and a marine services management plan prepared. This management plan is to be submitted as part of the first application for any dwelling immediately adjoining sub-precinct G (Marine Industry) and used as the basis for assessing any potential reverse sensitivity issues.

I431.6.19. Retail

- (1) The total area used for retail (except marine retail, food and beverage) within the precinct must not exceed 1,500m² gross floor area.

I431.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I431.8. Assessment – restricted discretionary activities

I431.8.1. 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 Auckland wide or zone provisions:

- (1) all restricted discretionary activities:
 - (b) provisions, layout and design of roads and car parking areas;
 - (c) design and external appearance of buildings;
 - (d) public access through Pine Harbour Marina;
 - (e) relationship with adjoining activities.

I431.8.2. Assessment criteria

I431 Pine Harbour Precinct

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 Auckland wide or zone provisions:

(1) for new dwellings and building:

(a) roading network:

- (i) whether the proposed roading pattern is in general accordance with the indicate road and road pattern as shown in [H1.10.1](#) Pine Harbour: Precinct plan 1;
- (i) the extent to which provisions have been made for a road connection between Pine Harbour Precinct and Karaka Road. The road connection between the Pine Harbour precinct and Karaka Road should be provided along the alignment identified as 'Provisional alternative road' in I431.10.1 Pine Harbour: Precinct plan 1 until such time as all or part of the Sunkist Bay Road Extension is constructed, in which case council will then consider whether adequate provision has been made for the future closure of the provisional alternative road and replacing it altogether with Sunkist Bay Road extension.

(b) relationship with adjoining activities:

- (i) whether consideration has been given to reverse sensitivity issues which may arise from existing marine-related industries, other marina activities or adjoining residential activities. In some cases, this may need to include consideration of additional acoustic treatment, visual screening, security and landscaping.

(c) building design and external appearance:

- (i) whether buildings have been designed to complement the urban coastal character and that will achieve a high level of amenity.

(d) public access:

- (i) whether buildings are located and designed to enable and maintain public access linkages (including pedestrian linkages) to the east and to and along open space areas including land zoned open space; and
- (ii) whether the design of public access contributes to the integration of passenger transport services.

(2) dairies, food and beverages, offices, retail and community facilities:

(a) roading network:

- (i) whether the proposed roading pattern is in general accordance with the indicate road and road pattern as shown in I431.10.1 Pine Harbour: Precinct plan 1;

I431 Pine Harbour Precinct

- (ii) the extent to which provision has been made for a road connection between Pine Harbour Precinct and Karaka Road. The road connection between the Pine Harbour precinct and Karaka Road should be provided along the alignment identified as 'Provisional alternative road' in I431.10.1 Pine Harbour: Precinct plan 1 until such time as all or part of the Sunkist Bay Road Extension is constructed, in which case council will then consider whether adequate provision has been made for the future closure of the provisional alternative road and replacing it altogether with Sunkist Bay Road extension; and
 - (iii) whether access and egress to parking and for goods delivery and service vehicles are provided in a safe manner and avoid traffic conflict.
- (b) building design and external appearance:
- (i) the extent to which the design and external appearance of any building are in context with the surrounding development and is consistent with the form and character of the sub-precinct it is located within;
 - (ii) whether the design and external appearance of any building maintains or enhances the streetscape or sub-precinct it is located within.
- (c) relationship with adjoining activities:
- (i) whether consideration has been given to reverse sensitivity issues which may arise from existing marine-related industries, other marina activities or adjoining residential activities. In some cases, this may need to include consideration of additional acoustic treatment, visual screening, security and landscaping.
- (d) public access
- (ii) whether buildings are located and designed to enable and maintain public access linkages (including pedestrian linkages) to the east and to and along open space areas including land zoned open space; and
 - (iii) whether the design of public access contributes to the integration of passenger transport services.

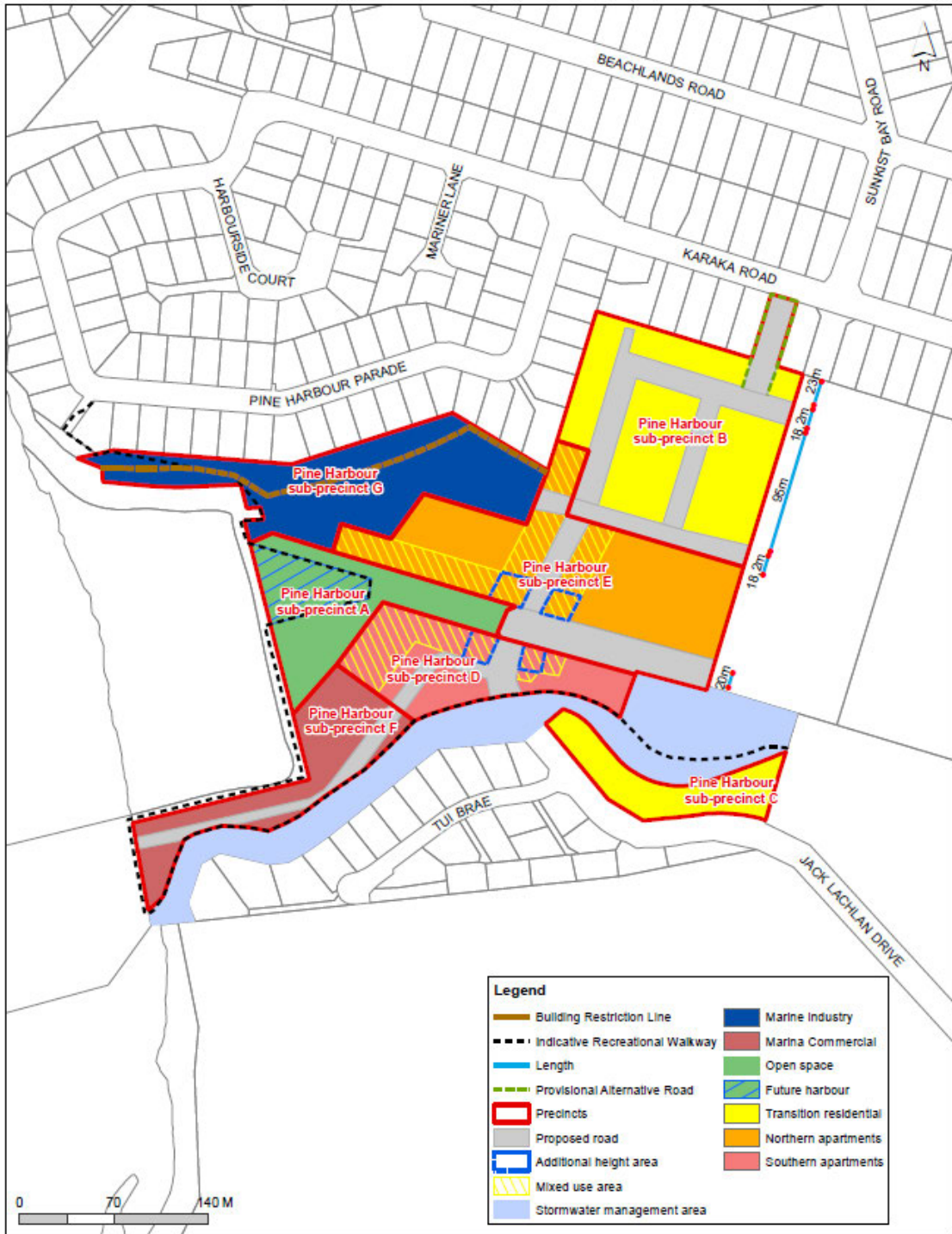
I431.9. Special information requirements

There are no special information requirements in this precinct.

I431 Pine Harbour Precinct

I431.10. Precinct plans

I431.10.1 Pine Harbour: Precinct plan 1



I433. Pukekohe Hill Precinct

I433.1. Precinct Description

The Pukekohe Hill Precinct covers approximately 196 hectares of land and is located at the southern urban edge of Pukekohe.

Land use, development and subdivision within the precinct is provided for in a manner which addresses groundwater recharge effects by limiting the amount of impervious surfaces, minimises stormwater runoff and requires specified on-site stormwater detention and soakage systems, and protects the heritage and amenity values of the summit and the amenity values of the upper slopes of Pukekohe Hill; the area bounded by Jellicoe Road, Upper Queen Street, Bayly Road and Hilltop Road (Sub-precincts C and D).

The Pukekohe Hill Precinct contains four sub-precincts:

- Pukekohe Hill Sub-precinct A which is predominantly zoned Residential – ~~Single House Zone~~ Mixed Housing Urban Zone with some Residential – Low Density Residential Zone in flooding areas around Sunset Place/Wa Shing Place/Catherine McLean Road;
- Pukekohe Hill Sub-precinct B which is zoned Rural - Countryside Living Zone;
- Pukekohe Hill Sub-precinct C which is zoned Rural - Countryside Living Zone (but has additional activity standards); and
- Pukekohe Hill Sub-precinct D which is predominantly zoned Rural - Rural Production Zone.

The underlying zones are Residential – Low Density Residential Zone, Residential – Mixed Housing Urban Zone, ~~Single House Zone~~, Rural - Countryside Living Zone, Rural - Rural Production Zone, Special Purpose – Healthcare Facility and Hospital Zone, Open Space – Information Recreation Zone and Open Space – Conservation Zone.

I433.2. Objective [rp/dp]

- (1) Subdivision and development is designed to avoid adverse effects on the heritage and amenity values of the summit of Pukekohe Hill and protect the amenity values of the upper slopes from inappropriate development.
- (2) Stormwater runoff, flooding, soil erosion and siltation from the Pukekohe Hill Precinct are minimised.
- (3) Development and/or subdivision within the precinct facilitates a transport network that:
 - (a) integrates with, and avoids adverse effects on, the safety and efficiency of the transport network of the surrounding area, including any upgrades to the surrounding network
 - (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles; and

- (c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

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

I433.3. Policies [rp/dp]

- (1) Require subdivision and development to incorporate sustainable stormwater management systems including on-site detention and soakage to ground.
- (4) Enable Council to provide a stormwater system as generally shown on Pukekohe Hill: Precinct plan 1.
- (5) Minimise the effects of development on the heritage and amenity values of the summit and on the amenity values of the upper slopes of Pukekohe Hill.
- (6) Control development in Sub-precincts C and D with respect to:
 - (a) its design and appearance relative to Pukekohe Hill's form and shape, natural vegetation, pattern of rural land uses of that part of the hill and the position and appearance of the structures and roads on it; and
 - (b) the extent to which it would be visually incongruous with Pukekohe Hill or incompatible with other developments in the vicinity
- (7) Protect and, where possible, enhance views from the public reserves at the summit of Pukekohe Hill.
- (8) Design subdivision and development to achieve all of the following:
 - (a) minimise the amount of earthworks;
 - (b) avoid modifying natural watercourses;
 - (c) incorporate sustainable stormwater management design including on-site detention and groundwater recharge; and
 - (d) minimise visual prominence by incorporating building reflectivity controls.
- (9) Encourage the use of public roads as a buffer between residential and rural land uses.
- (10) Require subdivision and/or development within the precinct to provide for a transport network that achieves all of the following:
 - (a) as a minimum, is in accordance with the transport network elements shown on the precinct plan;
 - (b) supports safe and efficient movement of pedestrians, cyclists, public transport and vehicles; and

(c) is designed and constructed in accordance with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

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

I433.4. Activity table

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

The rules in Activity Table I433.4.1 in I433 Pukekohe Hill 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 I433.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Pukekohe Hill Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991.

The references to Subdivision in the Rural – Countryside Living Zone in Table I433.4.1 Activity table excludes any types of subdivision listed in [E39 Subdivision – Rural – Table E39.4.1.](#)

A blank in Table I433.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

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

If any activity listed in rules (including standards) I433.4.1 to I433.6.6 is regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017 (“NESPF”) then the NESPF applies and prevails.

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

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

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

For the purposes of NESPF regulation 13, this precinct is deemed to restrict plantation forestry activities within a visual amenity landscape.

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

Table I433.4.1 Activity table [rp/dp]

	Activity	Activity status			
		Sub-precinct A	Sub-precinct B	Sub-precinct C	Sub-precinct D
	Use				
(A1)	Forestry			D	D
(A2)	Conservation planting			D	D
(A3)	Quarries – farm or forestry			D	D
(A4)	Mineral exploration			D	D
(A5)	Mineral prospecting			D	D
	Development				
(A6)	Construction of new buildings (including dwellings, glasshouses and pack houses)			RD	RD
(A7)	Construction of new buildings (including dwellings, glasshouses and pack houses) which do not meet Standards I433.6.2 to I433.6.6	D	D	D	
	Subdivision				
(A8)	Subdivision in accordance with an approved land use resource consent		NA	NA	NA
(A9)	Subdivision around existing buildings and development		NA	NA	NA
(A10)	Vacant sites subdivision involving parent sites of less than 1ha		NA	NA	NA
(A11)	Subdivision in the Rural – Countryside Living Zone	NA			NA

Qualifying matter as per s771(j) of the RMA

Qualifying matter as per s771(j) of the RMA

(A12)	Subdivision listed in (A8) to (A11) complying with Standards I433.6.7 and I433.6.8	RD	NC	NC	NA
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I433.5. Notification

- (1) Any application for resource consent for an activity listed in Table I433.4.1 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\(4\)](#).

I433.6. Standards

The standards in I433.6 in I433 Pukekohe Hill 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 and Residential - Mixed Housing Urban Zone for the construction and use of up to 3 dwellings per site.

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

- Standard [H3.6.9](#) ~~Maximum impervious area;~~
- Standard [H3.6.10](#) ~~Building coverage;~~ and
- Standard [E38.8.2.3](#) Vacant sites subdivisions involving parent sites of less than 1 hectare.

All permitted, controlled or restricted discretionary activities listed in Table I433.4.1 Activity table must comply with the following standards.

Qualifying matter as per s771(j) of the RMA

I433.6.1. Maximum dwelling density

- (1) The number of dwellings must not exceed one dwelling per site.
- (2) Standard I433.6.1(1) does not apply to sites zoned Special Purpose – Hospital and Healthcare Facility Zone.

I433.6.2. Site coverage and impervious surfaces

- (1) The maximum impervious area threshold in Sub-precinct A is 35 per cent.
- (2) Standard I433.6.2(1) does not apply to sites zoned Special Purpose – Hospital and Healthcare Facility Zone.

I433.6.3. Stormwater disposal - volume control

- (1) All building roofs must be connected to stormwater detention tanks or ponds having a minimum storage volume of 5m³/per 100m² of contributing

impervious surface. All other impervious surfaces must be connected to stormwater detention tanks or ponds with a minimum storage volume of $3\text{m}^3/100\text{m}^2$ of contributing impervious area. The detention tanks or ponds must be capable of draining in no less than 24 hours and the water should not be stored for reuse. An orifice-controlled outflow must be provided such that the minimum storage volume requirements are met at or prior to a 20 per cent AEP storm event. The orifice-controlled outflow must be no less than 10mm nominal bore.

- (2) The peak run off flows from Sub-precinct A should not exceed pre-development peak flows for all storm events up to and including the 1% AEP with allowance for climate change. Peak flow controls can be provided by on site or communal devices or through a combination of both.
- (3) Tanks or ponds for building roofs or other impervious surfaces may be substituted by an equivalent trench or soak hole.
- (4) Stormwater detention tanks for the control of run-off may be above or below ground. The capacity of the soakage trench must be designed to accommodate up to 680mm/annum of runoff from the contributing area.
- (5) Pre-treatment devices for run-off from impervious areas other than roof areas must be designed in accordance with Council approved standards for stormwater management.
- (6) Standard I433.6.3 does not apply to Sub-precinct D.

I433.6.4. Stormwater soakage

- (1) Pre-treated water must be diverted to a soakage system. The soakage system must comprise all of the following:
 - (a) soak holes, drilled to a sufficient depth to encounter permeable rock or soils, constructed with a selected backfill and tested to demonstrate the ability to dispose of the runoff volume;
 - (b) soakage trenches constructed with selected backfill and with sufficient volume to store the designed runoff and trench volume must be calculated at a rate of $6\text{m}^3/100\text{m}^2$ of impervious area based on a sand porosity of 0.3;
 - (c) infiltration ponds constructed with sufficient volume to store the designed runoff and tested to demonstrate the ability to dispose of the runoff volume; and
 - (d) *[deleted]*
 - (e) Standard I433.6.4 does not apply to Sub-precinct D.

I433.6.5. Recharge mitigation

- (1) Recharge mitigation must be achieved by diverting runoff from the detention tank orifice discharge to ground soakage.

(2) Standard I433.6.5 does not apply to Sub-precinct D.

I433.6.6. Building colour

(1) Building exterior colour must meet the following standards:

- (a) exterior walls must have a light reflectance value of up to 30 per cent; and
- (b) building roofs must have a light reflectance value of up to 20 per cent.

(2) Standard I433.6.6(1) does not apply to Sub-precinct D or sites zoned Special Purpose – Hospital and Healthcare Facility Zone.

Subdivision

I433.6.7. Minimum site size

(1) Subdivision must comply with the following minimum site sizes:

- (a) within Sub-precinct A there must be an average net site area of 1000m² provided no site is less than 800m² in net site area; and
- (b) Standard I433.6.7(1)(a) does not apply to sites zoned Special Purpose – Hospital and Healthcare Facility Zone.

I433.6.8. Precinct plan requirements

(1) Subdivision design must provide for roads, management of stormwater and stormwater reserves generally in accordance with the Pukekohe Hill: Precinct Plan 1, and in a way that ensures that the standards for stormwater management including for roads can be met through on-site or communal facilities or both as appropriate.

I433.7. Assessment – controlled activities

There are no controlled activities in this precinct

I433.8. Assessment – restricted discretionary activities

I433.8.1. 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) the suitability of the design and layout of sites to achieve the purposes of the precinct and to provide safe and convenient access to a legal road;
- (2) effects associated with the management of stormwater;
- (3) visual effects on landscape and on topographical features and vegetation arising from land use, development and subdivision; and
- (4) reverse sensitivity effects likely to arise from land use, development and subdivision.

I433.8.2. Assessment criteria

Qualifying matter
as per s771(j)
of the RMA

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 suitability of the design and layout of sites to achieve the purposes of the precinct and to provide safe and convenient access to a legal road:
 - (a) the extent to which proposed boundaries assist or constrain the effective and efficient management and development of sites. Consideration will be given to the likely use of the land when considering the size, shape and location of a site;
 - (b) the extent to which each new boundary and identified building site is located to take advantage of any existing trees, hedges or other natural features;
 - (c) whether amenity planting will assist in integrating development with the landscape;
 - (d) the extent to which each new boundary is designed to take account of responsible water management and the protection of land from soil erosion and inundation;
 - (e) whether subdivision is designed so that road options remain available to adjoining landowners; and
 - (f) whether provision has been made for public reserves and reserve linkages/walkways, having regard to the wider area.
- (2) effects associated with the management of stormwater:
 - (a) whether the land use, development or subdivision design provides for the appropriate management of stormwater and stormwater reserves in locations consistent with the Pukekohe Hill: Precinct Plan 1.
- (3) visual effects on landscape and on topographical features and vegetation arising from land use, development and subdivision:
 - (a) whether amenity planting will assist in integrating development with the landscape;
 - (b) whether the height, location, design and external appearance and colour of buildings and other structures, including signs, appropriate mitigates any adverse visual effects on the landscape;
 - (c) the extent to which subdivision design in Sub-precincts C and D minimises adverse effects on the natural contours of the landform;
 - (d) the extent to which the design of the subdivision, the size and layout of sites and future building platforms in Sub-precincts C and D:

- (i) clusters development in locations close to existing residential zones to maximise access to open space;
 - (ii) minimises the visual impact of development in terms of:
 - (i) views of the development site from the summit of Pukekohe Hill;
 - (ii) views towards Pukekohe Hill from the urban areas to the north;
and
 - (iii) local views from roads and other public places.
- (4) reverse sensitivity effects likely to arise from land use, development and subdivision:
- (a) the extent to which the proposal recognises and provides for probable buildings and developments on the sites and addresses reverse sensitivity issues in respect of the rural area surrounding the precinct; and
 - (b) the extent to which the proposal recognises and provides for existing and probable activities on adjoining properties, particularly where land adjoins the Rural - Rural Production Zone.

I433.9. Special information requirements

Any application for a subdivision activity must be accompanied by:

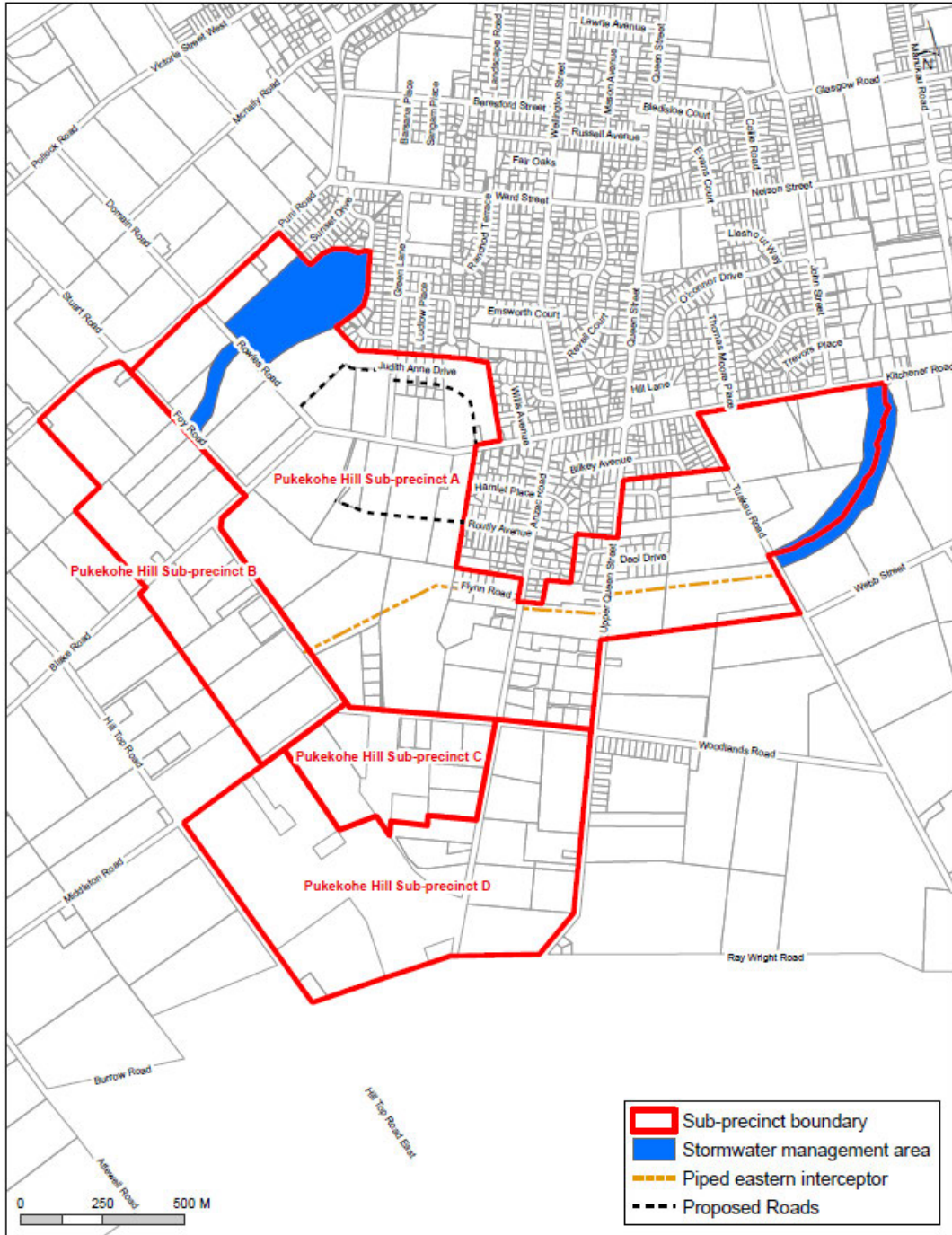
I433.9.1. Monitoring and maintenance plan

- (1) The monitoring and maintenance plan must demonstrate the soakage ability of the site and provide an outline of procedures and maintenance requirements that will apply at the time of development.
- (1) The monitoring and maintenance plan must address all of the following matters:
 - (a) outfall structure maintenance;
 - (b) infiltration device and pre-treatment device maintenance;
 - (c) post-storm maintenance;
 - (d) the frequency of regular maintenance inspections;
 - (e) a general inspection checklist for all aspects of stormwater management systems;
 - (f) details of the person(s), body or bodies that will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure to support this responsibility;
 - (g) the location of soakage systems; and
 - (h) a method of assessing reductions in soakages.

I433.10. Precinct plans

I433.10.1. Pukekohe Hill: Precinct plan 1

Qualifying matter as per s771(j) of the RMA



I436. Rosella Road Precinct

I436.1. Precinct Description

The Rosella Road Precinct seeks to protect the group of Californian bungalows, transitional bungalow cottages, English cottage and English cottage revival houses built around the 1920s and 1930s on Rosella Road, Māngere East. The precinct seeks to protect building spacing, orientation, setback, scale, height, roof forms and the extent of site coverage.

The zoning of the land is Residential – Low Density Residential Zone ~~Single House Zone~~.

I436.2. Objective

- (1) The unique and established built character of Rosella Road is protected.

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

I436.3. Policies

- (1) Discourage the removal, demolition or substantial demolition of buildings so that the established built character of Rosella Road is protected.
- (2) Restrict new development and external alterations and additions so that they do not detract from the established built and landscape character of Rosella Road.

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

I436.4. Activity table

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

The rules in Activity Table I436.4.1 in I436 Rosella 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 I436.4.1 Activity table specifies the activity status of development and subdivision activities in the Rosella Road Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I436.4.1 Activity table

Activity		Activity status
Development		
(A1)	Total or substantial demolition of buildings exceeding 30 per cent or more by volume or footprint (whichever is the greater)	RD
(A2)	External alterations and additions to buildings	RD

Qualifying matter as per 77I(j) of the RMA

Qualifying matter as per 771(j) of the RMA

(A3)	Construction of new buildings or relocation of buildings onto the site	RD
Subdivision		
(A4)	Subdivision	RD

I436.5. Notification

(1) Any application for resource consent for an activity listed in Table I436.4.1 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\(4\)](#).

I436.6. Standards

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

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

The standards in I436.6 in I436 Rosella 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 for the construction and use of up to 3 dwellings per site.

All restricted discretionary activities listed in Table I436.4.1 Activity table must comply with the following activity standards.

I436.6.1. Building height

(1) Buildings must not exceed 5.5m in height.

Note:

- 'height' is to be measured using the rolling height method.

I436.6.2. Yards

(1) A building or parts of a building must be set back from the relevant boundary to the minimum depth listed in Table I436.6.2.1 Yards below.

Table I436.6.2.1 Yards

Yard	Minimum depth
Front	5m
Side	Average of 3.5m
Rear	3m

Qualifying matter as per 771(j) of the RMA

Qualifying matter
as per s771(j) as
per RMA

I436.6.3. Subdivision

- (1) The minimum site size for subdivision is 400m² net site area.

I436.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I436.8. Assessment – restricted discretionary activities

I436.8.1. 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) total or substantial demolition of buildings;
 - (a) the intrinsic character and value of the existing building; and
 - (b) health and safety considerations for building removal or demolition;
- (2) external additions or alterations;
 - (a) use of similar or same design elements, materials and finishes;
 - (b) character of the cluster development or streetscape;
 - (c) consistency with existing layout and siting of buildings and structures;
 - (d) existing landscaping, trees and planting; and
 - (e) ability of adverse effects on the residential character of the area to be avoided, remedied or mitigated.
- (3) construction of new buildings and relocation of buildings;
 - (a) Architectural design; and
 - (b) Streetscape and context.
- (4) building height;

In addition to the general matters set out in Standard I436.8.1(3), and the specific matters set out for infringements in the Residential – Low Density Residential Zone ~~Single House zone~~ and Auckland-wide standards, the council will restrict its discretion to the matter below;

- (a) character and scale of the existing houses.

- (5) building yards;

In addition to the general matters set out in Rule I436.8.1(3), and the specific matters set out for infringements in the Residential – Low Density Residential

~~Zone Single House zone~~ and Auckland-wide standards, the council will restrict its discretion to the matter below

- (a) character of the precinct area.

I436.8.2. Assessment criteria

For development that is a restricted discretionary activity in the Rosella Road Precinct, the following assessment criteria apply:

- (1) total or substantial demolition of buildings;
 - (a) the extent to which the total or substantial demolition of buildings will have on the intrinsic character and value of the existing building, and its contribution to streetscape character; and
 - (b) whether demolition or removal is required for health or safety reasons.
- (2) external additions or alterations to buildings on the site;
 - (a) the extent to which the external additions and alterations to existing buildings should;
 - (i) use the same or similar design elements, materials and finishes as those of the original buildings;
 - (ii) not detract from the character of the cluster development or streetscape;
 - (iii) be in keeping with the existing site layout and siting of buildings and structures;
 - (iv) conserve and enhance existing landscaping, trees and planting; and
 - (v) Avoid, remedy or mitigate any other adverse effects on the residential character of the area.
- (3) construction of new buildings and relocation of buildings;
 - (a) the extent to which the new building or relocated building should:
 - (i) use the same or similar design elements, materials and finishes as those of the original buildings;
 - (ii) not detract from the character of the cluster development or streetscape;
 - (iii) be in keeping with the existing site layout and siting of buildings and structures;

(iv) conserve and enhance existing landscaping, trees and planting; and

(v) avoid, remedy or mitigate any other adverse effects on the residential character of the area.

(4) building height;

(a) the extent to which the proposed height of buildings and other structures will be compatible with the prevailing character of existing houses.

(5) building yards;

(a) the extent to which the reduction in yards adversely affects the identified character in the precinct area.

I436.9. Special information requirements

There are no special information requirements.

I436.10. Precinct plans

There are no precinct plans for the Rosella Road precinct.

I438. Takanini Precinct

I438.1. Precinct Description

The zoning of land within this precinct is listed below. Refer to the planning maps for the location and extent of the precinct:

Sub-precinct A: Open Space - Informal Recreation Zone

Business - Light Industry Zone

Residential – ~~Single House~~ Mixed Housing Urban Zone

Residential – Low Density Residential Zone

~~Residential – Mixed Housing Suburban Zone~~

Sub-precinct B: Business - Local Centre Zone

Sub-precinct C: ~~Residential – Mixed Housing Suburban Zone~~

Residential - Mixed Housing Urban Zone

Residential – Terraced Housing and Apartment Building zone Walkable

Catchment

Sub-precinct D: Residential - ~~Single House~~ Mixed Housing Urban Zone.

Residential – Low Density Residential Zone

Refer to Takanini Precinct: Precinct plan 1 for the location and extent of the Takanini Precinct and Sub-precincts. Figure 1 relates to soakage pit requirements. Takanini Precinct: Precinct plan 2 is a landscape plan for Sub-precinct A.

The Takanini Precinct applies to some 263 hectares of land. The precinct is divided into four Sub-precincts (A, B, C & D) which seek to encourage the subdivision and development of this land in a comprehensive manner to achieve a quality built and well-connected environment.

The precinct contains standards in response to known geotechnical limitations.

I438.1.1. Sub-precinct A

Takanini Precinct: Sub-precinct A applies to some 55 hectares of land between the Papakura Stream, Takanini School Road, Manuroa Road and Porchester Road. This land is currently undeveloped. The Sub-precinct provisions include specific rules standards relating to vehicle access, overland flowpaths and geotechnical constraints.

Subdivision is to be in compliance with Takanini Precinct: Precinct plan 1 in order to require connections to the surrounding area.

The zones within the Sub-precinct are:

- Open Space - Informal Recreation Zone
- Business - Light Industry Zone
- Residential - ~~Single House~~ Mixed Housing Urban Zone
- Residential – Low Density Residential Zone

● ~~Residential – Mixed Housing Suburban Zone~~

Subdivision and development in Sub-precinct A must comply with the landscape plan in Takanini Precinct: Precinct plan 2.

An extension to the Mahia Branch Sewer is proposed within Sub-precinct A. Its indicative location is shown on Takanini Precinct: Precinct plan 1. A Mahia Branch Sewer Network Utility Yard applies to Sub-precinct A to protect the future alignment of the Sewer Line.

When proposing a new site or building, part or all of which will be located within the Mahia Branch Sewer Line Network Utility Yard, consultation with Watercare Services Limited is advised. Evidence of consultation with and support or comments from Watercare should be included in the subdivision or resource consent application.

I438.1.2. Sub-precinct B

Takanini Sub-precinct B applies to some 4.4 hectares of land with frontage to Porchester Road. This land is currently undeveloped. Subdivision and development should achieve a quality and well-connected environment, which will principally serve the local convenience needs of the surrounding residential area within Takanini Precinct: Sub-precinct C. The zoning is Business - Local Centre Zone

I438.1.3. Sub-precinct C

Takanini Precinct: Sub-precinct C applies to some 177 hectares of land throughout the wider precinct, and covers the largest land area of the four sub-precincts. It also contains a number of standards in response to known geotechnical limitations which have been identified through structure planning. The zoning is ~~Residential – Mixed Housing Suburban Zone~~ and Residential - Mixed Housing Urban Zone and Residential – Terraced Housing and Apartment Building zone Walkable Catchment.

This area includes reverse sensitivity provisions relating to the New Zealand Defence Force's Papakura Military Camp, and to Transpower's site at 65 Airfield Road.

I438.1.4. Sub-precinct D

Takanini Precinct: Sub-precinct D applies to some 27 hectares land between Papakura-Clevedon and Old Wairoa Roads. ~~Development at a low density is encouraged in this Sub-precinct to assist in maintaining the elements of amenity and open space character.~~ The area incorporates aspects of the relevant structure plan. Sub-precinct D contains standards in response to the known geotechnical limitations in the area, ~~and provides for a landscape buffer between development along Papakura-Clevedon Road and the adjacent rural zone.~~ The zoning is Residential - Single House Mixed Housing Urban Zone.

I438.2. Objectives

- (1) Subdivision and development occurs in a coordinated way that implements Takanini Precinct: Precinct plan 1.
- (2) Subdivision and development avoids, remedies or mitigates the actual or potential adverse effects from developing on land subject to stormwater and geotechnical constraints.

I438.2.1. Sub-precinct A

- (1) Subdivision supports walking, cycling, and public transport use and takes advantage of proximity to public transport routes, neighbourhood centres and local parks.
- (2) Subdivision and development implements the landscape plan in Takanini Precinct: Precinct plan 2.

I438.2.2. Sub-precinct B

- (1) Subdivision and development occurs in a way that avoids ad hoc development.
- (2) Commercial activity development is of a scale that is appropriate to a local centre.

I438.2.3. Sub-precinct C

- (1) Subdivision supports walking, cycling, and public transport use and takes advantage of proximity to public transport routes, neighbourhood centres and local parks.
- (2) Subdivision and development occurs in a way that avoids ad hoc development.

I438.2.4. Sub-precinct D

- (1) Subdivision and development occurs in a way that avoids ad hoc development. ~~is designed so that it retains elements of existing amenity values and character.~~

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

I438.3. Policies

- (1) Require subdivision and development to be designed to avoid, remedy or mitigate the actual or potential adverse effects from developing on land subject to stormwater and geotechnical constraints.
- (2) Require the key structural elements of Takanini Precinct: Precinct plan 1 to be incorporated into all subdivision and development.

I438.3.1. Sub-precinct A

- (1) Subdivision should occur in a way that supports various transport choices and takes advantage of proximity to public transport routes, neighbourhood centres and local parks.

I438.3.2. Sub-precinct B

- (1) Limit the total gross floor area of commercial activities.

I438.3.3. Sub-precinct C

- (1) Subdivision should occur in a way that supports various transport choices and takes advantage of proximity to public transport routes, neighbourhood centres and local parks.

I438.3.4. Sub-precinct D

- (1) Subdivision should occur in a way that supports various transport choices and takes advantage of proximity to public transport routes, neighbourhood centres and local parks, and development in Sub-precinct D should be designed and implemented in a manner that maintains significant elements of existing amenity values and character.

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

I438.4. Activity table

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

The rules in Activity Table I438.4.1 in I438 Takanini 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 I438.4.1 specifies the activity status of land use, development and subdivision activities in the Takanini Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

Table I438.4.1

Activity		Activity status			
		Sub Precinct A	Sub Precinct B	Sub Precinct C	Sub Precinct D
Use					
Vehicle Access					
(A1)	Any activity with vehicle access from road frontages marked as vehicle access restriction in Takanini Precinct: Precinct plan 1	RD	NA	RD	RD
Commerce					
(A2)	Commercial activities in Sub-precinct B provided that the total gross floor area for commercial activities in the Sub-precinct will not exceed 10,000m ²	NA	RD	NA	NA
(A3)	One supermarket up to 3500m ² gross floor area in Sub-precinct B	NA	C	NA	NA
(A4)	One service station in Sub-precinct B	NA	C	NA	NA
(A5)	Commercial activities that will result in the cumulative total gross floor area for Sub-precinct B exceeding 10,000m ²	NA	NC	NA	NA
Development					

Qualifying matter as per s771(g) of the RMA

(A5A)	<u>New buildings and development</u>				
(A6)	The modification of the overland flowpaths depicted on Takanini Precinct: Precinct plan 1	RD	NA	NA	NA
Subdivision					
(A7)	Subdivision that is in compliance with Takanini Precinct: Precinct plan 1, and (in Sub-precinct A) Takanini Precinct: Precinct plan 2	RD	NA	RD	RD
(A8)	Subdivision not in compliance with Takanini Precinct: Precinct plan 1, or (in Sub-precinct A) Takanini Precinct: Precinct plan 2	NC	NA	NC	NC

I438.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I438.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in [Table H1.4.1](#) Activity table and which is not listed in I438.5(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\(4\)](#).

I438.6. Standards

The standards in I438.6 in I438 Takanini 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 Residential - Terrace Housing and Apartment Buildings Zone for the construction and use of up to 3 dwellings per site.

The Auckland-wide and underlying zone standards apply in this Precinct in addition to the following standards. Where there is any conflict or difference between standards in this Precinct and the standards for the Auckland-wide and zones the standards in this Precinct will apply.

I438.6.1. Standards for buildings and development

All buildings and development listed as permitted or restricted discretionary in the underlying zone must comply with the following standards.

I438.6.1.1. Building height

- (1) Buildings within Sub-precinct B must not exceed 12m in height.

Qualifying matter
as per s771(g)
of the RMA

I438.6.1.2. Papakura Military Camp Height Restriction Area

Purpose

Building height restrictions and specific upper floor design controls apply to all development within the Papakura Military Camp Height Restriction Area to the east side of Grove Road, immediately opposite the Camp (as defined on Takanini Precinct: Precinct plan 1) to ensure that any actual or potential reverse sensitivity effects, and privacy, overlooking and security effects are appropriately avoided, remedied or mitigated.

- (1) The maximum height of buildings within the Papakura Military Camp Height Restriction Area is 9 metres.
- (2) The maximum upper-floor floor-level of any building within the Papakura Military Camp Height Restriction Area is 3.8 metres above natural ground level (the surveyed Reduced Level pre-development).
- (3) Any development within the Papakura Military Camp Height Restriction Area that cannot comply with Clauses (1) and (2) above is a Non-complying Activity.

I438.6.1.3. Specific Upper Floor Design Controls Applicable to all Buildings Falling within the Papakura Military Camp Height Restriction Area:

Purpose

Within the Papakura Military Camp Height Restriction Area, all buildings shall be designed to ensure that the number, position and size of first floor windows and doors minimise opportunities for overlooking of the Papakura Military Camp.

- (1) First floor windows that offer a sightline to the Papakura Military Camp are only permitted where they serve a bathroom, a stairwell, or where they are designed to incorporate a minimum sill height of 1.6 metres above first floor level and are obscure glazed;
- (2) There must be no first floor door openings, or external balustrade to first floor windows, that offer a sightline to Grove Road;
- (3) There must be no first floor balconies, or other external amenity areas, that offer a sightline to the Papakura Military Camp;
- (4) There must be no 'Velux-style' roof or skylight windows inserted to any roof slope that offer a sightline to Grove Road; and
- (5) Any development within the Papakura Military Camp Height Restriction Area that cannot comply with Clauses (1) to (4) above is a Non-complying Activity.

I438.6.1.4. Yards

- (1) Sub-precinct A – Mahia Branch Sewer Line Network Utility Yard

- (a) A Network Utility Yard of 10m must be provided on both sides of the proposed Mahia Branch Sewer Line shown on Takanini Precinct: Precinct plan 1.
- (b) The yard is to be measured (in a horizontal plane at right angles) from both sides of the centre line of the proposed sewer.
- (c) This yard control only applies prior to the construction of the proposed Mahia Branch Sewer Line, and will cease to have effect upon completion of its construction.
- (d) Any development which is unrelated to the construction/provision of the sewer line, and which does not comply with the above yard requirement is a restricted discretionary activity.

~~(2) [deleted] Sub-precinct D — landscape strip.~~

- ~~(e) Each new site adjacent to Papakura Clevedon Road in Sub-precinct D must provide in compliance with Takanini Precinct: Precinct plan 1 a minimum of a 3m wide landscape strip planted in grass, trees and shrubs, parallel and adjacent to Papakura Clevedon Road, or landscaping in compliance with a landscape plan approved as part of subdivision.~~

I438.6.1.5. Maximum Impervious Area

- (1) The maximum impervious area within Sub-precinct B must not exceed 85 percent of the site area.

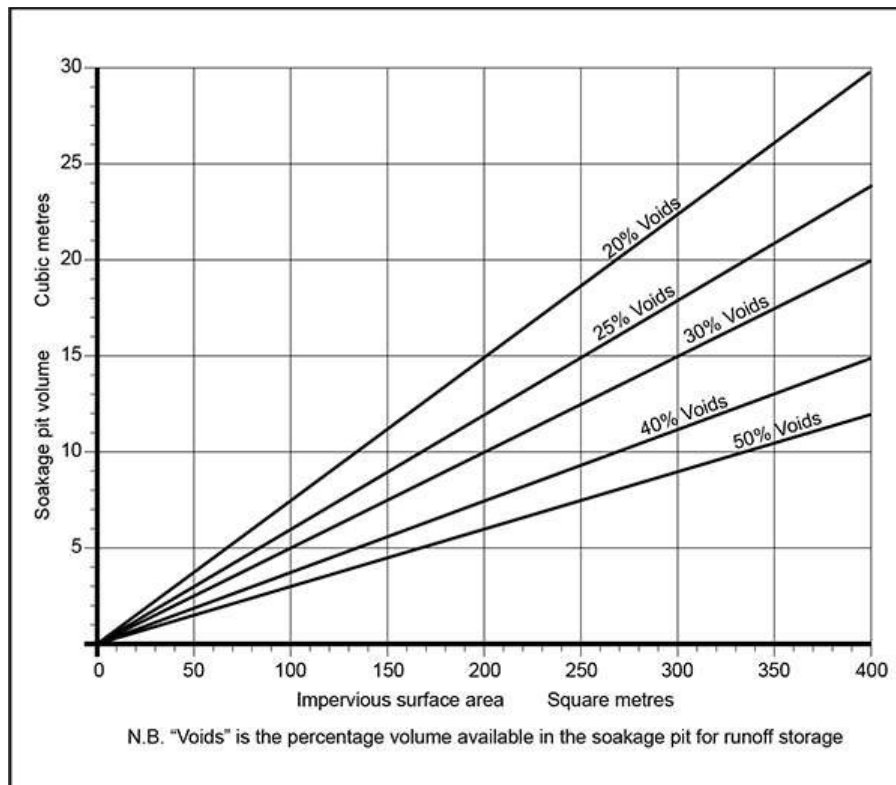
I438.6.1.6. Stormwater

- (1) Within Sub-precincts A, C and D:
 - (a) Development of all sites must provide for groundwater recharge by providing for soakage disposal of stormwater runoff from buildings and other impervious surfaces.
 - (b) A groundwater recharge pit providing temporary storage for stormwater runoff is required for all development sites underlain by the peat soil aquifer. The design of groundwater recharge pits must provide a storage volume between 1.5m below ground level and 0.5m below ground level. The groundwater recharge pits must be designed to be capable of holding the first 15mm of stormwater runoff from the impervious surface areas of any proposed development. The contributing catchment for each individual recharge pit must be limited to a maximum of 500m² to encourage an even spatial distribution of groundwater recharge across the site. The recharge pits must be kept at least 3m away from the edge of any building foundations and at least 2m away from the site boundaries.
 - (c) Overflow from the soakage system must be provided for with a piped connection to the public stormwater drainage system.

(d) The required volume of soakage pit in relation to the buildings and other impervious surface area for each development is shown in Figure 1: Soakage pit requirements.

- (2) Within Sub-precinct B development of all sites must provide for groundwater recharge by providing for soakage disposal of stormwater runoff from buildings and other impervious surfaces and long-term monitoring of factors critical to maintaining ground stability. Any infringement would be assessed on its ability to maintain equivalent infiltration from the site's undeveloped state.
- (3) Within Sub-precincts C and D, development of all sites within the area identified as Kirikiri Sub-precinct D and that part of Sub-precinct C bounded by Old Wairoa Road and Papakura-Clevedon Road on Takanini Precinct: Precinct plan 1, must be consistent with the recommendations of the approved Stormwater Catchment Management Plan for the area or an approved discharge consent.

Figure 1: Soakage pit requirements



I438.6.1.7. Fences

- (1) Fences on the Papakura-Clevedon Road boundary must not exceed 1.8m in height.

I438.6.1.8. Landscaping and planting in Sub-precinct A

- (1) Development in Sub-precinct A must comply with the landscape plan in Takanini Precinct: Precinct plan 2.
- (2) Any development not complying with the above clause is a non-complying

activity.

Qualifying matter
as per s771(g)
of the RMA

I438.6.2. Noise

- (1) The following controls apply to the land adjoining Transpower's Electricity Substation shown in Takanini Precinct: Precinct plan 1 as subject to environmental noise constraints:
 - (a) All buildings with habitable rooms are to be designed and constructed so that the noise level in all habitable rooms must not exceed a level of 30dBA L10 (includes 5 decibel adjustment for tonal component as provided for in New Zealand Standard NZS6802:1991 "Assessment of Environmental Sound"), with any required ventilation system (including windows) in operation. All measures to achieve this standard are to meet the provisions of the New Zealand Building Code.
 - (b) At the time of lodging a Building Consent Application with the Council, a certificate from a suitably qualified and experienced acoustic consultant is to be provided to the Council stating that, in respect of all habitable rooms, the buildings will achieve the acoustic performance specified in subclause (a) above. If that certificate states that the building will achieve the acoustic performance without any special modifications, the certificate may also state that further testing under subclause (c) below is not required.
 - (c) Prior to occupation of habitable rooms, representative testing of the rooms is to be undertaken by a suitably qualified and experienced acoustic consultant to confirm that the design criterion of 30dBA L10 is being met (unless it has been certified under subclause (b) above that further testing is not required), with any required ventilation system (including windows) in operation. Noise levels from any mechanical ventilation system shall be measured at least 1m away from any diffuser.
 - (d) Where the results of any testing carried out in the preceding condition demonstrates that the 30dBA L10 criterion is not achieved, remedial action must be undertaken such that the criterion is met and compliance subsequently is to be certified in compliance with subclause (c) above prior to the occupation of the building or the transfer of ownership of the building, whichever occurs first.
- (2) Any development not complying with the above clause is a non-complying activity.

I438.6.3. Subdivision Standards

The subdivision controls in the Auckland wide rules – subdivision apply in the Takanini Precinct and sub-precincts unless otherwise specified below:

Qualifying matter
as per s771(g)
of the RMA

- (1) Subdivision must be generally in accordance with the indicative transport network identified on Takanini Precinct: Precinct plan 1.
- (2) Sub-precinct A – Mahia Branch Sewer Line Network Utility. Any part of a proposed lot (other than a lot created for a road, service lane, or reserve) that

is unrelated to the construction/provision of the sewer line, and which lies partly or wholly within the Mahia Branch Sewer Line Network Utility Yard, is a restricted discretionary activity.

Qualifying matter
as per s771(g)
of the RMA

- (3) Sub-precinct C – Road Offset Opposite Papakura Military Camp Access
- (a) Subdivision of land within the block of Takanini Sub-precinct C bounded by Grove, Walters and Cosgrave Roads that creates any access road to Grove Road must ensure that any such access road avoids aligning with the existing entrance (Main Gate) to the Papakura Military Camp, by being offset by a minimum of 50 metres when measured from the centreline of the existing entrance (Main Gate) to the centreline of the proposed access road.
 - (b) Subdivision that does not meet clause (a) above is a discretionary activity.

I438.7. Assessment – controlled activities

I438.7.1. Matters of control

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

- (1) Activity: One supermarket up to 3500m² gross floor area;
 - (a) Traffic;
 - (b) Noise, lighting and hours of operation;
 - (c) Design of car parking, access and servicing; and
 - (d) Pedestrian access and vehicle linkages.
- (2) Activity: One service station:
 - (a) Intensity and Scale;
 - (b) Traffic;
 - (c) Noise, lighting and hours of operation; and
 - (d) Design of carparking, access and servicing.

I438.7.2. Assessment criteria

The council will consider the relevant assessment criteria below for the controlled activities listed in I438.7.1 above:

- (1) Intensity and scale of the activity
 - (a) Whether the intensity and scale of the land use activity, in particular, the number of people involved and traffic generated by the activity, is compatible with the planned future form and character of the surrounding area.

(2) Traffic

- (a) Whether the expected traffic generated by the activity creates adverse effects on the surrounding transport network, particularly at peak times.
- (b) Whether adverse effects can be mitigated by upgrades to road and intersection design
- (c) Whether the potential conflict between circulating service traffic, heavy traffic movements, general traffic, pedestrians and cyclists can be managed.

(3) Noise, lighting and hours of operation

- (a) Whether the noise and lighting from the activity adversely affects the amenity of surrounding residential properties having regard to the location of any potentially noisy activities and any proposed measures to mitigate noise including:
 - (i) locating noisy activities away from neighbouring residential boundaries;
 - (ii) screening or other design features;
 - (iii) the proposed hours of operation; and
 - (iv) the times of goods deliveries.

(4) Pedestrian access and vehicle linkages

- (a) Whether the site design provides for pedestrian access and vehicle linkages between the supermarket, its car parking and the balance of the Sub-precinct.

I438.8. Assessment – restricted discretionary activities

I438.8.1. 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, Auckland-wide or zone provisions:

- (1) Vehicle Access Restriction:
 - (a) the matters in [E27.8.1\(12\)](#) Auckland-wide Transport rules
- (2) Modification of indicative flow paths:
 - (a) design, location and operation of overland flowpaths.
- (3) Subdivision in compliance with Takanini Precinct Plan 1:
 - (a) geotechnical.
- (4) Subdivision in compliance with Takanini Precinct: Precinct plan 2 (for Sub-precinct A):

- (a) landscaping and planting.
- (5) In addition to the general matters set out in [Rule C1.9\(3\)](#) of the General Provisions and the specific matters set out for infringements in the underlying zone and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant development control infringement:
 - (a) Infringement of Building Height:
 - (i) Building scale and dominance.
 - ~~(b) [deleted] Infringement of Yards in Sub-precinct D:
 - ~~(i) Rural character.~~~~
 - (c) Infringement of Network Utility Yard in Sub-precinct A
 - (i) Geotechnical matters;
 - (ii) Subdivision design;
 - (iii) Location of building platforms; and
 - (iv) Location of tree planting and landscaping.
 - (d) Infringement of Maximum Impervious Area:
 - (i) Extent of impervious area required to provide for groundwater recharge.
 - (e) Infringement of Stormwater:
 - (i) Geotechnical matters including groundwater recharge of underlying peat soils; and
 - (ii) Mitigation of adverse effects identified by an approved catchment management plan or discharge consent.

I438.8.2. 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) Vehicle access restriction:
 - (a) refer to the assessment criteria in [E27.8.2 \(11\)](#) - Auckland-wide Transport.
- (2) Modification of indicative flowpaths:
 - (a) Whether the overland flowpaths are capable of adequately accommodating events up to the 1% AEP in 100-year ARI in compliance with the Catchment Management Plan.
 - (b) Whether any modification(s) to the indicative overland flowpaths has a

less than minor impact on the downstream and upstream properties in terms of increased flood risk and erosion potential.

(c) Whether sites in the upstream and downstream catchment have the ability to continue to provide for overland flow.

(d) Whether activities obstruct the overland flowpaths.

(e) Whether any modification(s) to the general alignment of the overland flowpaths should be limited to within the boundaries of the properties included in the resource consent application and does not affect existing or planned flowpaths upstream or downstream of the application site.

(3) Subdivision in compliance with Takanini Precinct: Precinct plan 1

(a) Geotechnical:

(i) Whether it can be demonstrated that the subdivision will create sites that are suitable for the development of a permitted activity or an activity for which resource consent has been obtained.

(4) Subdivision in compliance with Takanini Precinct: Precinct plan 2 (for Sub-precinct A)

(a) Landscaping and planting:

(i) Whether footpaths are provided on each side of any proposed street, connecting with wider walking and cycling networks;

(ii) Whether cycle lanes are provided for as part of the Papakura Walking and Cycle Network;

(iii) Whether appropriate street lighting is provided;

(iv) Whether trees and other vegetation are provided within the public realm, to assist in adding definition and amenity value to the area;

(v) The extent to which existing trees are incorporated into any proposed development or subdivision to either enhance the amenity of the site and/or not compromise the amenity of the surrounding area;

(vi) Where the interface is with the open space surrounding Papakura Stream, whether a programme for establishment of native species forming a strong connection with the stormwater basin and aiding in visual mitigation of proposed built form is provided;

(vii) Whether regard is had to any landscape concept plans for adjoining land.

(5) Building scale and dominance

(a) Whether the height, location and design of the building allows

reasonable sunlight and daylight access to:

- (i) adjoining sites, particularly those with residential uses
 - (ii) streets and public open spaces.
- (b) Whether the application establishes that the additional height is appropriate in the location and makes a positive contribution to the streetscape.
- (c) Whether the building is visually dominating when viewed from the street, neighbouring sites, public open spaces and distant locations.

(6) ~~[deleted]~~ Rural character

~~(a) Whether the application for a development that does not comply with the yards can demonstrate that:~~

- ~~(i) The landscaping is designed to create visual interest and contribute to the amenity of the area;~~
- ~~(ii) The landscaping is integrated throughout the Sub-precinct and complements the landscaping in the adjacent mixed housing and public open space zones;~~
- ~~(iii) The species proposed take into account the long term maintenance requirements and relationship to infrastructure; and~~
- ~~(iv) The landscaping provides for both winter sun and summer shade.~~

~~(b) [deleted] Whether the application for a development that does not comply with the landscaping control can demonstrate, where appropriate, that the proposed planting regime will be of sufficient height, width and density, when mature, to:~~

- ~~(i) Fully block any fence from view from Papakura Clevedon Road; and~~
- ~~(ii) Screen any other development from view from Papakura Clevedon Road.~~
- ~~(iii) The maturity of the plants when planted and their respective growth rates which will determine the length of time that the proposed planting will take to reach a sufficient height, width and density in clause (b) above.~~
- ~~(iv) Development that does not comply with the fence control will need to demonstrate that the construction timeframes for the over height fence will allow the fence to be fully blocked by the proposed planting prior to completion.~~

(7) Maximum impervious area

(a) Whether adequate provision has been made for groundwater

recharge.

(8) Geotechnical matters and stormwater

- (a) Whether the specific soakage technique(s) proposed and corresponding design parameters are supported by a detailed site specific stormwater and geotechnical investigation.
- (b) Whether the long term effects on the building foundations in close proximity to soakage areas are less than minor.
- (c) Whether the techniques and parameters proposed in (a) above are consistent with any approved catchment management plan or discharge consent and whether the rationale for any differences is acceptable.

(9) Network Utility Yard in Sub-precinct A

- (a) The effect of the proposed activity on the geotechnical conditions of land within the Network Utility Yard to the extent that it compromises the ability to construct, operate or maintain the Mahia Branch Sewer Line, taking into account the potential for ground instability, settlement and altering groundwater recharge.

(10) Subdivision design

- (a) Whether the subdivision design, including the layout of lots and the location of roads, service lanes, and reserves recognise and provide for the construction, operation or future maintenance of the Mahia Branch Sewer Line.

Note: this will normally be implemented by easement on the title to the land through which the line passes.

(11) Location of building platforms

- (a) Whether the horizontal separation between the outer walls of the building, the building platforms and curtilage to the building are sufficient to enable the construction, operation or future maintenance of the Mahia Branch Sewer Line.

(12) Location of proposed tree planting and other landscaping

- (a) Whether the separation between the location of proposed trees or other landscaping and the proposed Mahia Branch Sewer Line is sufficient to enable the construction, operation or future maintenance of the Sewer Line, taking into account:
 - (i) the likely mature size and spread or drip line of the trees
 - (ii) their potential to interfere with the proposed Sewer Line
 - (iii) the appropriateness of locating trees elsewhere.

I438.9. Special information requirements

Within Sub-precinct A, an application for subdivision must be accompanied by:

- (1) A site specific geotechnical investigation report, prepared by a suitably qualified and experienced geotechnical engineer, confirming that the land will be suitable for development. The report must:
 - (a) Make recommendations for future site development in respect of the following matters:
 - (i) consolidation settlement
 - (ii) differential settlement
 - (iii) foundation bearing pressure
 - (iv) maintaining groundwater equilibrium
 - (v) service lines.
 - (vi) recommend appropriate specific structural and civil engineering design measures to be undertaken. These measures shall make provision for site specific geotechnical and groundwater recharge requirements, for example foundation design and pre-loading, if required.
- (2) Include a site specific groundwater recharge system design prepared by a suitably qualified stormwater engineer.
- (3) A landscape concept plan for streets and public open space.

Within Sub-precinct A, an application for infringement the stormwater development control must be accompanied by:

- (4) A site specific stormwater and geotechnical investigation report, prepared by a suitably qualified and experienced engineer, which identifies the proposed soakage technique(s) and corresponding design parameters.

Within Sub-precinct B an application for development must be accompanied by:

- (5) A geotechnical investigation report, prepared by a suitably qualified and experienced geotechnical engineer, which is specific to the proposal and site and that:
 - (a) demonstrates the land is suitable for the proposed development
 - (b) identifies how long-term stability will be monitored-
 - (c) identifies groundwater recharge requirements.

Within Sub-precinct B, an application for subdivision must be accompanied by:

- (6) A geotechnical report, prepared by a suitably qualified and experienced geotechnical engineer, confirming that the subdivided sites will be suitable for development. The geotechnical report must make recommendations for future site development and monitoring in respect of the following matters:

- (a) Consolidation settlement, including long-term monitoring of factors critical to maintaining ground stability
 - (b) Differential settlement
 - (c) Foundation bearing pressure
- (7) A geotechnical investigation report, prepared by a suitably qualified and experienced geotechnical engineer, which is specific to the proposal and site and that:
- (a) Demonstrates the land is suitable for the proposed development
 - (b) Identifies how long-term stability will be monitored.
 - (c) identifies groundwater recharge requirements.

Within Sub-precinct C, an application for subdivision must be accompanied by:

- (8) A site specific geotechnical investigation report, prepared by a suitably qualified and experienced geotechnical engineer, confirming that the land will be suitable for development. The geotechnical investigation report must:
- (a) Make recommendations for future site development in respect of the following matters:
 - (i) Consolidation settlement
 - (ii) Differential settlement
 - (iii) Foundation bearing pressure
 - (iv) Maintaining groundwater equilibrium
 - (v) Service lines.
 - (vi) Recommend appropriate specific structural and civil engineering design measures to be undertaken.

These measures shall make provision for site specific geotechnical and groundwater recharge requirements, for example foundation design and preloading, if required.

- (9) Include a site specific groundwater recharge system design prepared by a suitably qualified stormwater engineer.

Within Sub-precinct C, an application for infringement of the stormwater development control must be accompanied by:

- (10) A site specific stormwater and geotechnical investigation report, prepared by a suitably qualified engineer, which identifies the proposed soakage technique(s) and corresponding design parameters.

Within Sub-precinct C, where subdivision proposes new access roads in the block bounded by Grove, Walters and Cosgrave Roads to Grove Road, or involve the vesting

of land for the widening and upgrade of Grove Road

(11) Evidence of consultation with New Zealand Defence Force is to be provided

Within Sub-precinct D, an application for subdivision must be accompanied by:

(12) A site specific geotechnical investigation report, prepared by a suitably qualified geotechnical engineer, confirming that the land will be suitable for development. The geotechnical investigation report must:

- (a) Make recommendations for future site development in respect of the following matters:
 - (i) Consolidation settlement
 - (ii) Differential settlement
 - (iii) Foundation bearing pressure
 - (iv) Maintaining groundwater equilibrium
 - (v) Service lines.
 - (vi) Recommend appropriate specific structural and civil engineering design measures to be undertaken. These measures must make provision for site specific geotechnical and groundwater recharge requirements, for example foundation design and pre-loading, if required.

(13) A site specific groundwater recharge system design prepared by a suitably qualified stormwater engineer.

Within Sub-precinct D, and that part of Sub-precinct C bounded by Old Wairoa Road and Papakura-Clevedon Road, an application for subdivision must be accompanied by:

(14) A landscape plan that:

- (a) Identifies the location of new vegetation and any existing vegetation to be retained, provides details about the species, height, width and density at maturity, growth rates, compatibility with site conditions and maturity on planting.
- (b) Identifies the location of new fences and any existing fences to be retained, including details about the construction materials, form and height of fences.
- (c) Sets out planting and fence construction timeframes and how they relate to each other.
- (d) Identifies the significant elements of existing amenity values and character and demonstrate how these are to be maintained and integrated with any new landscaping.
- (e) The landscape plan must also identify appropriate types and locations, and timing of planting and fence construction to:
 - (i) ensure a consistent landscaping theme along the length of Papakura Clevedon Road;
 - (ii) create a planted landscape buffer between the combined sub-precincts, Papakura Clevedon Road, and the adjacent rural zone as a transition

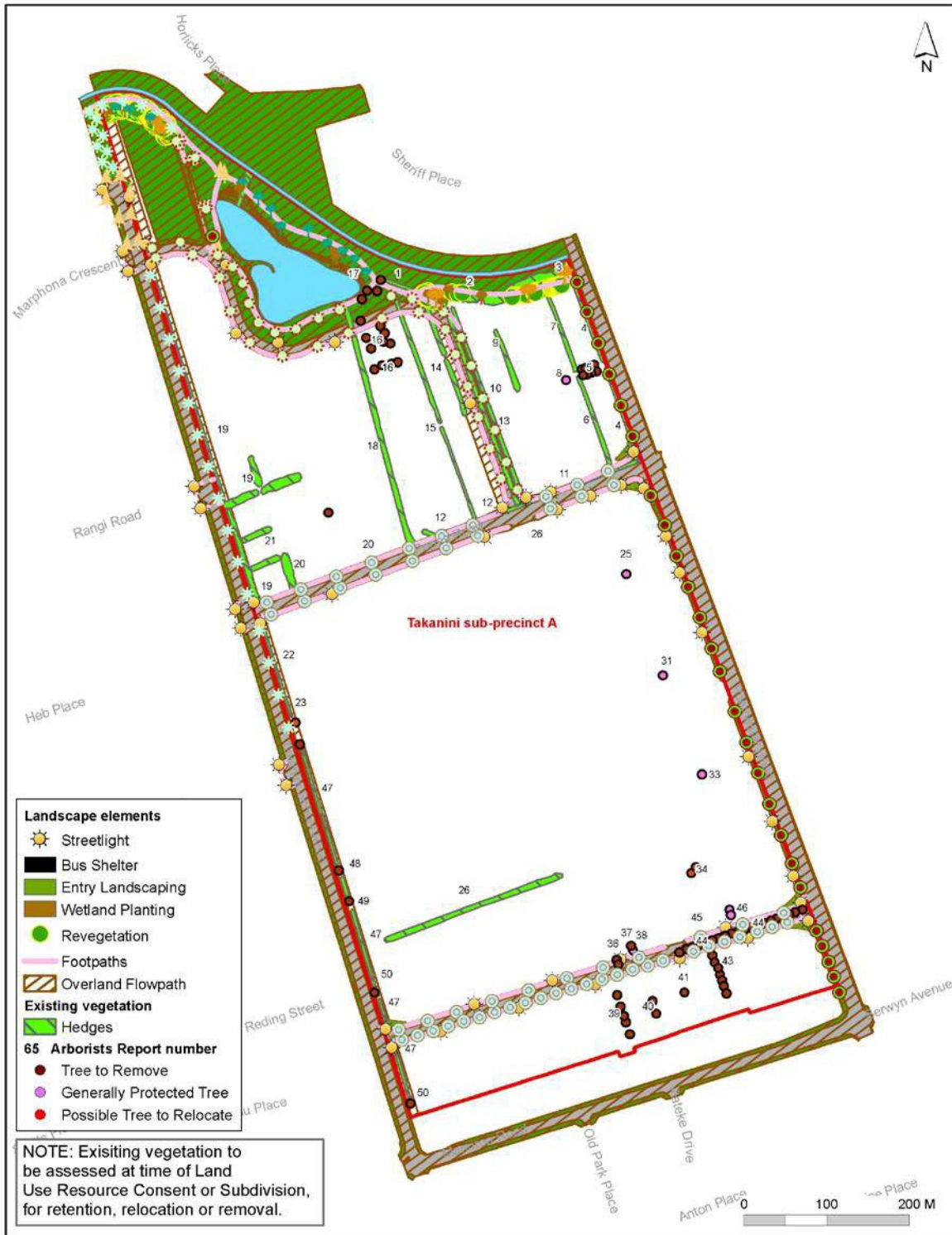
between urban and rural development;

(iii) maintain significant elements of existing amenity values and character;
and

(iv) ensure that any over height fences are fully blocked from view from
Papakura Clevedon Road by proposed planting prior to the completion of
the fencing.

I438.10.2. Takanini Precinct: Precinct plan 2

Qualifying matter as per s771(g) of the RMA



I445. Gatland and Great South Road Precinct

I445.1. Precinct Description

The Gatland and Great South Road Precinct applies to 4.63ha of land in Papakura.

The purpose of this precinct is to manage adverse stormwater quality effects on the receiving environment by providing stormwater quality treatment to impervious surfaces, and to ensure that subdivision and development provides for the necessary transport infrastructure, including urban standard of frontages along Great South Road and Gatland Road, and connectivity through the precinct.

The precinct also recognises the planned future frequent and active transport network along Great South Road.

The zoning of land within this precinct is Residential – Mixed Housing Urban Zone.

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

I445.2. Objectives [rp/dp]

(1A) Stormwater quality is managed to avoid, as far as practicable, or otherwise minimise or mitigate, adverse effects on the receiving environment.

(2A) Subdivision and development provides for the safe and efficient operation of the current and future transport network for all modes.

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

I445.3. Policies [rp/dp]

(1A) Require subdivision and development to achieve stormwater quality treatment of stormwater runoff from contaminant-generating impervious areas within the precinct to be consistent with the treatment train approach outlined in the Stormwater Management Plan including:

- (a) The use of inert building materials to eliminate or minimise the generation and discharge of contaminants; and
- (b) Treat runoff from public road carriageways and carparks at or near source by a water quality device designed in accordance with GD01.

(2A) Require subdivision and development to provide for a transport network that:

- (a) Provides for Great South Road to be widened in the future for the planned frequent and active transport network;
- (b) Delivers an urban standard of frontage to Great South Road and Gatland Road, including at a minimum, footpaths and pedestrian connectivity.

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

I445.4. Activity table [rp/dp]

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is otherwise listed in Activity Table I445.4.1 below.

The rules in Activity Table I445.4 in I445 Gatland and Great South 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.

Activity Table I445.4.1 specifies the activity status of subdivision and development in the Gatland and Great South Road Precinct pursuant to sections 9 and 11 of the Resource Management Act 1991.

Table I445.4.1 Activity table

Activity		Activity status
Development		
(A1)	New buildings and additions to buildings	P
Subdivision		
(A1A)	<u>Subdivision of land for the purpose of the construction and use of residential units</u>	
(A2)	Subdivision <u>not otherwise provided for above</u>	RD

I445.5. Notification

- (1) Any application for resource consent for an activity listed in Table I445.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding on 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\(4\)](#).

I445.6. Standards

All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table I445.4.1 unless otherwise specified below.

The standards in I445.6 in I445 Gatland and Great South 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 – Mixed Housing Urban Zone for the construction and use of up to 3 dwellings per site.

All activities listed in Activity Table I445.4.1 must also comply with the following Standards.

Where there is any conflict or difference between standards in this precinct and the Auckland-wide and zone standards, the standards in this precinct will apply.

I445.6.1. Building materials

Purpose:

- To protect water quality in streams, and the Slippery Creek Catchment, by avoiding the release of contaminants from building materials.
- (1) New buildings, and additions to buildings must be constructed using inert cladding, roofing and spouting building materials that do not have an exposed surface made from contaminants of concern to water quality (i.e. zinc, copper and lead).
 - (2) Development that does not comply with Standard I445.6.1 is a restricted discretionary activity.

Qualifying matters
as per s771(j) of
the RMA

I445.6.2. Building Setback along Great South Road

Purpose:

- To provide for the future required widening of Great South Road.
- (1) A 5m-wide building setback must be provided along the entire frontage of the land adjoining Great South Road measured from the legal road boundary that existed at the year of 2021. No buildings, structures or parts of a building shall be constructed within this 5m wide setback.
 - (2) The minimum 2.5m front yard setback of the underlying Mixed Housing Urban zone for land adjoining Great South Road shall be measured from the 5m-wide building setback required in (1) above.
 - (3) Subdivision or development that does not comply with Standard I445.6.2(1) is a discretionary activity.

I445.7. Assessment – controlled activities

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

I445.7.1. Matters of control

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

- (1) Subdivision of land for the purpose of the construction and use of residential units
 - (a) Stormwater quality
 - (b) Safe and efficient operation of the current and future transport network
 - (c) The staging of subdivision

I445.7.2. Assessment criteria

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

- (1) Subdivision of land for the purpose of the construction and use of residential units
 - (a) Stormwater quality
 - (i) The extent to which subdivision:
 - Is in accordance with the approved Stormwater Management Plan and Policies E1.3(1) – (14).
 - Implements a treatment train approach to treat runoff from impervious surfaces so that all contaminant generating surfaces are treated, including cumulative effects of lower contaminant generating surfaces.
 - (ii) The design and efficacy of infrastructure and devices with consideration given to the likely effectiveness, ease of access, operation and integration with the surrounding environment.
 - (iii) Safe and efficient operation of the current and future transport network
 - (iv) Whether the frontage along Great South Road is designed and constructed to an urban standard, including at a minimum footpath, and connectivity to the footpath network, including on the western side of Great South Road.
 - (v) Whether a road connection between Great South Road and Gatland Road is enabled through the design and layout of the subdivision.
 - (vi) Whether the frontage along Gatland Road is designed and constructed to an urban standard.
 - (b) Refer to Policies within I445.3(2)
 - (c) The extent to which new roads are designed in accordance with the typical road construction guidelines in Appendix I445.11.1.

I445.8. Assessment – restricted discretionary activities

I445.8.1. 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 overlays, Auckland-wide or zones provisions:

- (1) Subdivision ~~not otherwise provided for~~ and development
 - (a) Stormwater quality
 - (b) Safe and efficient operation of the current and future transport network
 - (c) The staging of subdivision
- (2) Infringements to Standard I445.6.1. Building materials

(a) Stormwater quality

I445.8.2. 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) Subdivision not otherwise provided for ~~and development~~

(a) Stormwater quality

(i) The extent to which subdivision:

- Is in accordance with the approved Stormwater Management Plan and Policies E1.3(1) – (14).
- Implements a treatment train approach to treat runoff from impervious surfaces so that all contaminant generating surfaces are treated, including cumulative effects of lower contaminant generating surfaces.

(ii) The design and efficacy of infrastructure and devices with consideration given to the likely effectiveness, ease of access, operation and integration with the surrounding environment.

(b) Safe and efficient operation of the current and future transport network

(i) Whether the frontage along Great South Road is designed and constructed to an urban standard, including at a minimum footpath, and connectivity to the footpath network, including on the western side of Great South Road.

(ii) Whether a road connection between Great South Road and Gatland Road is enabled through the design and layout of the subdivision.

(iii) Whether the frontage along Gatland Road is designed and constructed to an urban standard.

(c) Refer to Policies within I445.3(2)

(d) The extent to which new roads are designed in accordance with the typical road construction guidelines in Appendix I445.11.1.

(2) Infringements to Standard I445.6.1 Building materials

(a) Stormwater quality

(i) The extent to which development:

- Is in accordance with the approved Stormwater Management Plan and Policies E1.3(1) – (10) and (12) – (14).
- Implements a treatment train approach to treat runoff from impervious surfaces so that all contaminant generating surfaces

are treated including cumulative effects of lower contaminant generating surfaces.

I445.9. Special information requirements

There are no special information requirements in this precinct.

I445.10. Precinct plans

There is no precinct plan for this precinct.

I445.11. Appendix

I445.11.1. Gatland and Great South Road Precinct – Typical Road Construction Guidelines

This appendix sets out the guideline for the construction of roads in the precinct but is not intended to represent the only design solution.

Table 1: Road Construction Guidelines – Gatland and Great South Road Precinct

Road name	Proposed Role and Function of Road in Precinct Area	Minimum Road Reserve ¹	Total number of lanes	Design Speed	Median	Cycle provision	Pedestrian provision	Freight or Heavy Vehicle route	Access Restrictions	Bus Provision
Gatland Road	Local	20m	2	30km/h	No	No	Both Sides	No	No	No
Great South Road to Gatland Link Road	Local	20m	2	30km/h	No	Preferable	Both Sides	No	No	No
Local Internal Roads	Local	16m	2	30km/h	No	No	Both Sides	No	No	No

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

I446. Gatland Road Precinct

I446.1. Precinct Description

The Gatland Road precinct comprises some 6.1 hectares of land on the eastern side of Great South Road, north of Gatland Road, approximately 2km south of the Papakura Metropolitan Centre.

The purpose of the precinct is to provide for comprehensive and integrated development of the site, making efficient use of land resources and infrastructure, and increasing the supply of housing in the Papakura area. ~~Development within the precinct is envisaged to provide approximately 200 new dwellings comprising a mixture of attached and detached typologies.~~

The development of the precinct will be integrated with the surrounding road network and future urban development to the east through the alignment of proposed roads. The precinct also recognises the planned future frequent and active transport network along Great South Road.

The precinct is within the Slippery Creek Catchment and stormwater discharges to the Drury Creek Significant Ecological Area so quality stormwater management is a key outcome of the precinct provisions.

The zoning of the land within the Gatland Road Precinct is for Sub-precinct A the Business – Neighbourhood Centre Zone, and for Sub-precinct B the Residential – Mixed Housing Urban Zone.

~~The zoning of land within the precinct is Residential Mixed Housing Urban and Business Neighbourhood Centre.~~

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

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

I446.2. Objectives [rp/dp]

- (1) Gatland Road precinct is subdivided and developed in a comprehensive and integrated way.
- (2) A high-quality built form and landscaped streetscape is developed, reflecting an urban character and amenity.
- (3) A safe, efficient and integrated transport network provides strategic connections and improvements, encourages walking and cycling and the use of public transport, and provides strong legible connections through the precinct.
- (4) Stormwater management is designed to achieve a treatment train approach for hydrology mitigation and quality treatment to avoid adverse effects of stormwater on the sensitive receiving environment.

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

I446.3. Policies [rp/dp]

Subdivision and development

(1) Require that the design of any subdivision and development within the precinct is undertaken in general accordance with the Gatland Road precinct plan.

Transport Infrastructure

(2) Require subdivision and development to achieve a safe and interconnected transport network which provides for:

- a. improvements to the Great South Road and Gatland Road frontages to the precinct;
- b. new road connections to Great South Road and Gatland Road;
- c. future road connections to land to the east; and
- d. Great South Road to be widened in the future for the planned frequent and active transport network

(3) Require the internal road network, to be consistent with the precinct specific road layouts to achieve an appropriate balance between movement and sense of place functions and to maintain a high quality, safe, environment.

Stormwater

(4) Ensure subdivision and development achieves stormwater quality treatment of stormwater runoff from all impervious areas within the precinct through inert building materials and GD01 approved devices for other impervious surfaces.

(5) Ensure stormwater from subdivision and development is managed in accordance with the following drainage hierarchy:

- a. Retention for reuse.
- b. Retention via soakage on-site or at-source.
- c. Detention.
- d. Conveyance.

(6) Ensure communal stormwater devices are appropriately located, designed and constructed to: minimise the number of devices in roads; contribute to a quality built environment and integrate with open space where practicable.

(7) Ensure that subdivision provides adequate space to convey the overland flow path entering the precinct from Great South Road and that it is appropriately protected.

I446 Gatland Road Precinct

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

I446.4. Activity table

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is otherwise listed in Activity Table I446.4.1 below.

The rules in Activity Table I446.4.1 in I446 Gatland 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.

Table I446.4.1 Activity table specifies the activity status of subdivision and development activities in the Gatland Road Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I446.4.1 Activity table

Activity		Activity status	
		Sub-precinct A	Sub-precinct B
Subdivision			
(A1A)	Subdivision of land for the purpose of the construction and use of residential units	NA	
(A1)	Subdivision <u>not otherwise provided for under rule I446.4.1(A1A) in accordance with the standards</u>	RD	RD
(A2)	Subdivision not in accordance with the standards	D	D
(A3)	Subdivision which does not vest as road the 5m road widening strip shown on the precinct plan	D	D
Development			
(A4)	New buildings and additions to buildings	P	P
(A5)	Development involving land adjoining Great South Road that is within the 5 metre wide road widening strip identified within the precinct plan and does not meet standard I446.6.1.2 Road Widening Setback along Great South Road.	D	D

Qualifying matter as per s771(j) of the RMA

Qualifying matter as per s771(j) of the RMA

I446.5. Notification

- (1) Any application for resource consent for an activity listed in Tables I446.4.1 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

I446.6. Standards

All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table I446.4.1 unless otherwise specified below.

The standards in I446.6 in I446 Gatland 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 – Mixed Housing Urban Zone for the construction and use of up to 3 dwellings per site.

All activities listed in Activity Table I446.4.1 must also comply with the following standards:

I446.6.1. Development Standards

I446.6.1.1. Building materials

Purpose: To protect water quality in streams, and the Slippery Creek Catchment, by avoiding the release of contaminants from building materials.

- (1) New buildings and additions to buildings must be constructed using inert cladding, roofing and spouting building materials that do not have an exposed surface made from contaminants of concern to water quality (i.e. zinc, copper, and lead).

Qualifying matter
as per s77I(j)
of the RMA

I446.6.1.2. - Road Widening Setback along Great South Road

Purpose: To provide for the future required widening of Great South Road.

- (1) A 5m-wide road widening setback must be provided along that part of the frontage of the land adjoining Great South Road shown as subject to the 5m Road Widening Strip' notation on the precinct plan.
- (2) The setback must be measured from the legal road boundary that existed at the year of 2021. No buildings, structures or parts of a building shall be constructed within this 5m wide setback.
- (3) Any minimum front yard setback of the underlying zone for the land adjoining Great South Road shall be measured from this 5m-wide road widening setback.

I446.6.2. Subdivision Standards

I446.6.2.1. Roading Construction Standards

Purpose: to provide a safe and legible street network.

- (1) All roads within the precinct must be located in general accordance with the Gatland Road Precinct Plan.

- (2) All roads provided within the precinct must be constructed to the standards contained within Appendix 1 Road Construction Standards within the Gatland Road Precinct or, where not contained in Appendix 1 below, the relevant Auckland-wide rules apply.

I446.7. Assessment – Controlled Activities

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

I446.7.1. Matters of control

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

- (1) Subdivision of land for the purpose of the construction and use of residential units:
- a. Consistency with the Gatland Road Precinct Plan I446.9;
 - b. Stormwater; and
 - c. Safe and efficient operation of the current and future transport network.

I446.7.2. Assessment criteria

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

- (1) The extent to which the subdivision implements and is in general accordance with the Gatland Road Precinct Plan.
- (2) Refer to Policies within I446.3 Gatland Road Precinct.
- (3) Stormwater management:
- a. Subdivision is in accordance with the approved Stormwater Management Plan and policies E1.3(1) – (14) and (20b).
 - b. Changes in hydrology are mitigated with reuse and detention as the primary mitigation methods with infiltration being applied where ground conditions have been identified as being suitable to absorb such discharges without causing, accelerating or contributing to land instability and downstream effects either on site or on neighbouring properties.
 - c. A treatment train approach is used to treat runoff from all impervious surfaces so that all contaminant generating surfaces are treated including cumulative effects of lower contaminant generating surfaces.
 - d. Where downstream assets, structures or habitable floors affected by flooding are identified at the time of subdivision, flood effects are mitigated by attenuating the up to the 1% AEP flood event within the precinct.
 - e. The design and efficiency of infrastructure and devices (including communal devices) with consideration given to the likely

effectiveness, lifecycle costs, ease of access and operation and integration with the built and natural environment.

- f. Adverse effects on Mana Whenua values are avoided, remedied or mitigated.

(4) Whether subdivision provides for the safe and efficient operation of the current and future transport network including the extent to which:

- a. new roads are designed in accordance with the typical road construction guidelines in Appendix I445.10.1;
- b. the frontage along Great South Road is designed and constructed to an urban standard, including at a minimum footpath, and connectivity to the footpath network, including on the western side of Great South Road;
- c. a road connection between Great South Road and Gatland Road is enabled through the design and layout of the subdivision;
- d. the frontage along Gatland Road is designed and constructed to an urban standard including at a minimum footpath, and connectivity to the footpath network; and
- e. the intersection of Gatland Road and Great South Road operates in a safe and efficient manner.

I446.8. Assessment – Restricted discretionary activities

I446.8.1. Matters of discretion

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



(1) Subdivision not otherwise provided for under rule I446.4.1(A1A) and development:

- a. Consistency with the Gatland Road Precinct Plan I446.9;
- b. Stormwater; and
- c. Safe and efficient operation of the current and future transport network.

I446.8.2. 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, zones or Auckland-wide provisions.

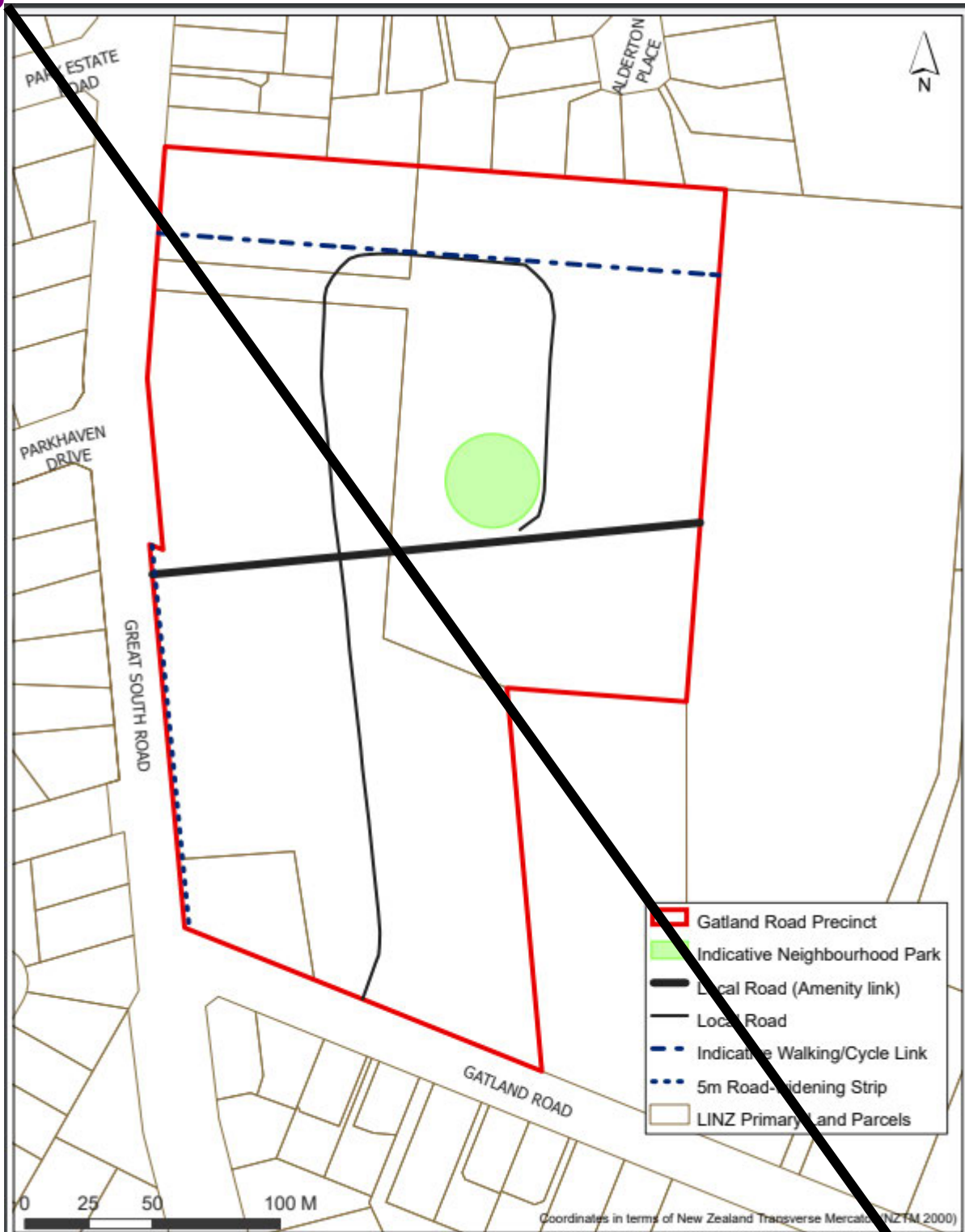
- (1) The extent to which the subdivision ~~or development~~ implements and is in general accordance with the Gatland Road Precinct Plan.
- (2) Refer to Policies within I446.3 Gatland Road Precinct.
- (3) Stormwater management:
 - a. ~~Subdivision and development~~ is in accordance with the approved Stormwater Management Plan and policies E1.3(1) – (14) and (20b).
 - b. Changes in hydrology are mitigated with reuse and detention as the primary mitigation methods with infiltration being applied where

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ground conditions have been identified as being suitable to absorb such discharges without causing, accelerating or contributing to land instability and downstream effects either on site or on neighbouring properties.

- c. A treatment train approach is used to treat runoff from all impervious surfaces so that all contaminant generating surfaces are treated including cumulative effects of lower contaminant generating surfaces.
 - d. Where downstream assets, structures or habitable floors affected by flooding are identified at the time of subdivision ~~or development~~, flood effects are mitigated by attenuating the up to the 1% AEP flood event within the precinct.
 - e. The design and efficiency of infrastructure and devices (including communal devices) with consideration given to the likely effectiveness, lifecycle costs, ease of access and operation and integration with the built and natural environment.
 - f. Adverse effects on Mana Whenua values are avoided, remedied or mitigated.
- (4) Whether subdivision ~~or development~~ provides for the safe and efficient operation of the current and future transport network including the extent to which:
- a. new roads are designed in accordance with the typical road construction guidelines in Appendix 1;
 - b. the frontage along Great South Road is designed and constructed to an urban standard, including at a minimum footpath, and connectivity to the footpath network, including on the western side of Great South Road;
 - c. a road connection between Great South Road and Gatland Road is enabled through the design and layout of the subdivision;
 - d. the frontage along Gatland Road is designed and constructed to an urban standard including at a minimum footpath, and connectivity to the footpath network; and
 - e. the intersection of Gatland Road and Great South Road operates in a safe and efficient manner.

I446.9. Precinct Plan

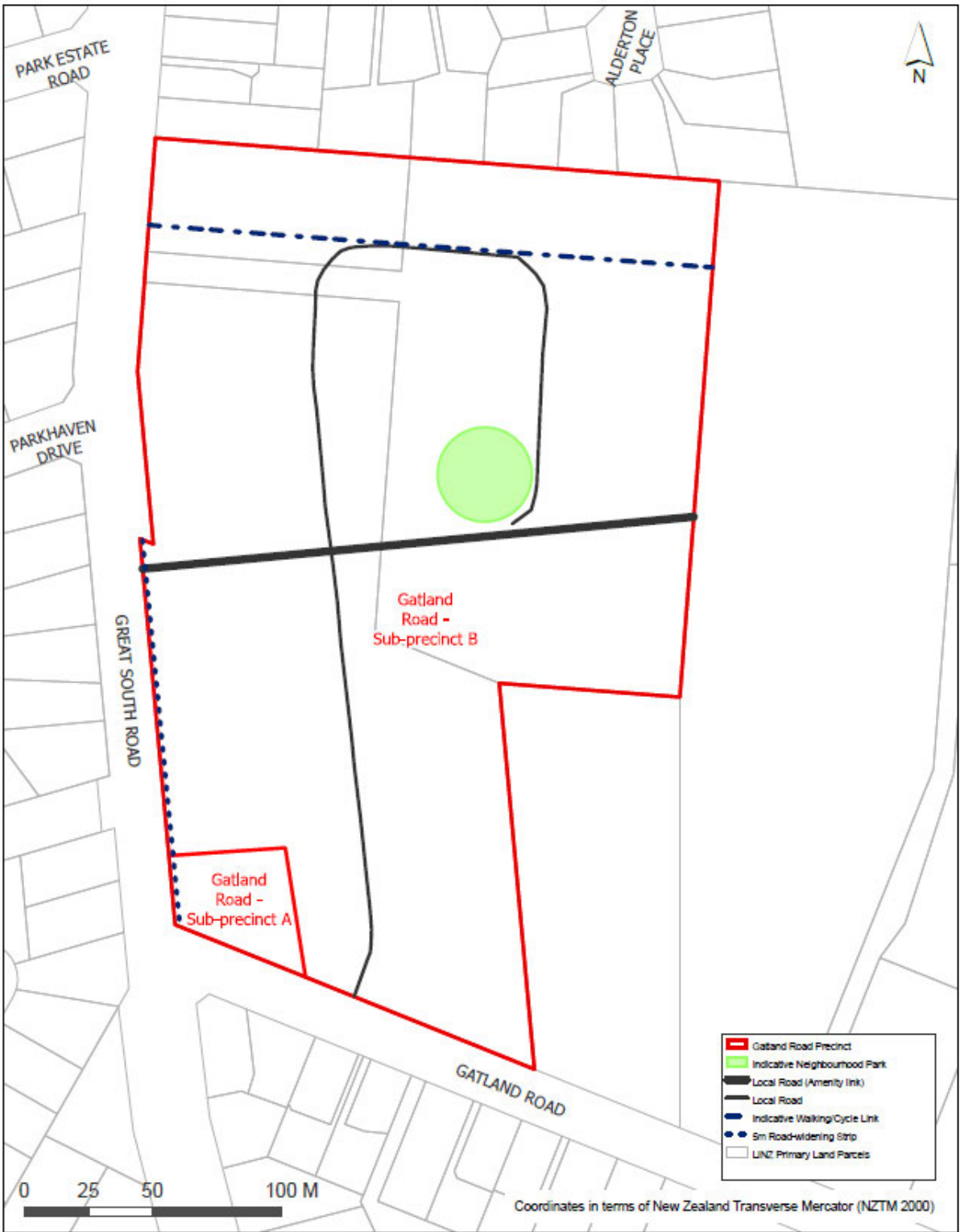


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Appendix 1

Purpose of Appendix 1

Within the Gatland Road Precinct, applications for any subdivision or any development of land within the precinct requires resource consent in accordance with the Auckland-wide Urban Subdivision standards and the underlying Mixed Housing Urban and Neighbourhood Centre zone standards, as a restricted discretionary or discretionary activity.

The activity will be assessed in terms of a series of matters to which the Council will restrict the exercise of its discretion. One of the matters which the Council will have regard to is set out in I4xx.8.2(1)(4)(a) *The extent to which new roads are designed in accordance with the typical road construction guidelines in Appendix 1.*

This Appendix sets out the guideline for the construction of roads in the precinct but is not intended to represent the only design solution.

Table 1: Minimum road width, function and required design elements

Road name (1)	Proposed role and function of road in precinct area	Minimum road reserve (2)	Total number of lanes	Design speed	median	Cycle provisions (3)	Pedestrian provision	Freight restrictions	Access restrictions	Bus Provision
Great South Rd	Arterial	30m	4	60km/h	Flush	Y	Both sides	Y	Y	Y
Gatland Rd	Local	16m (5)	2	30km/h	N	N	Both sides	N	N	N
Amenity Link Rd	Local	22.2 m	2	30km/h	N (4)	N	Both sides	N	N	N
Local internal roads	Local	16m	2	30km/h	N	N	Both sides	N	N	N

Note 1: The inclusion of the minimum road width, function and required design elements for Great South Road and Gatland Road in Table 1 are provided for context only.

Note 2: Typical minimum cross section which may need to be varied in specific locations where required to accommodate batters, structures, intersection design, significant constraints or other localised design requirements.

Note 3: Cycle provision generally not required where design speeds are 30 km/h or less traffic volumes less than 3000 vehicles per day.

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Note 4: Median not functionally required but could be provided to accommodate swale/dedicated overland flow path.

Note 5: Current legal width is 20 metres which is greater than that functionally required.

I447. Waipupuke

I447.1. Precinct Description

WAIPUPUKE

PEOPLE - NATURE - LIFE

TANGATA - TAIAO – MAURI

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

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

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

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

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

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

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

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

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

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

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

I447.2. Objectives

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

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

I447.3. Policies

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

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

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

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

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

I447.4. Activity table

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

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

Table I447.4.1 Activity table

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

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

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I447.5. Notification

- (1) Any application for resource consent for an activity listed in Table H12.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I447.6. Standards

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

~~I447.6.1. Yards [Deleted]~~

~~Purpose:~~

- ~~• To enable the efficient use of unutilised side yards.~~

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

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

Purpose:

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

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I447.6.3. Protected Streams and Margins

Purpose:

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

I447.6.4. Arterial Road and State Highway Access

Purpose:

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

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

I447.6.5. High Contaminant Yielding Materials

Purpose:

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

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I447.6.6. Development Staging & Transport Network Infrastructure Requirements

Purpose:

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

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

I447.6.6.1. Transport Network Infrastructure Upgrades and Measures

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

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

I447.6.8. Activities Sensitive To Noise – Interim Standard

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

I447.7. Assessment – Restricted Discretionary Activities

I447.7.1. Matters of discretion

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

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

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

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

I447.7.2. Assessment criteria

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

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

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

(2) Protected Streams and Margins

The extent to which:

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

- (i) Development potential will be lost without reclamation works, balanced against the ecological value of the stream to be reclaimed.
 - (j) Development potential will be lost without reclamation works, balanced against the ecological value of the stream to be reclaimed.
- (3) High Contaminant Yielding Materials
- (a) Proposed water quality treatment measures.
 - (b) The extent to which runoff from buildings and additions to buildings is mitigated through a treatment approach.
- (4) Any land use and/or subdivision consent application enabling dwellings, after 2,000 dwellings have been consented within the Precinct
- (a) The extent to which the proposal avoids or mitigates transport effects and ensures the safe and efficient operation of the existing and future surrounding transport network for all modes including public transport and active modes.
 - (b) The extent to which the following affect the operation and capacity of the transport network:
 - (i) Trip Generation and traffic volumes of the existing and future surrounding transport network including additional traffic numbers and directional movements along Jesmond Road and SH22.
 - (ii) Traffic network design, safety, efficiency and functionality, including the extent to which the delay in providing the upgrades and transport improvements compromises the safety and efficiency of the transport network.
 - (iii) Road and Intersection Performance.
 - (iv) Travel Demand Management measures.
 - (v) Accessibility and connections to public transport facilities and services.
 - (vi) Travel modes choice including public transport and active modes, provision of cycle and pedestrian networks.
 - (vii) Connections with adjacent land.
 - (viii) Other transport or roading improvements in addition to those required in this Precinct.

I447.8. Special information requirements

- (1) Transport Assessment Report

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

I447.9. Precinct Definition

Mana Whenua Cultural Identity Marker

Includes

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

I447.10. Precinct Plans

I447.10.1. Waipupuke Precinct Plan 1 Zoning and Stages

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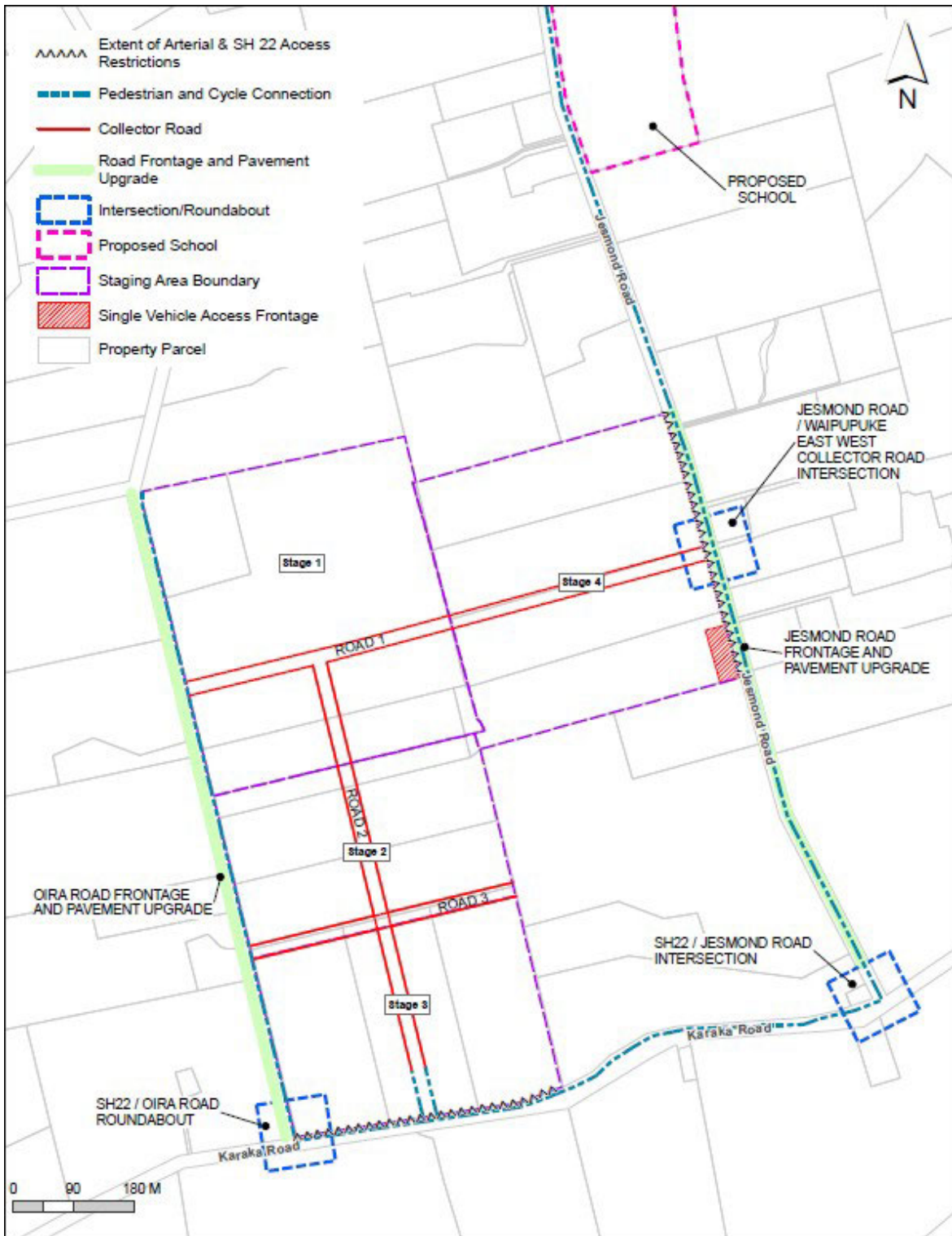


I447.10.2. Waipupuke Precinct Plan 2 – Controls



I447.10.3. Waipupuke Precinct Plan 3 Transport

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Appendix 1 Road Function and Required Design Elements Table

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

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

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

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

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

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

I448 Drury 2 Precinct

I448.1. Precinct Description

The precinct has an area of 33.65 ha and is bordered by the Drury 1 Precinct to the North, the Ngakoroa Stream to the east, State Highway 22/Karaka Road (SH22) to the south and land fronting Jesmond Road to the west. The site is gently rolling terrain with a number of small tributary streams of the Ngakoroa Stream and Drury Creek.

The precinct provides for a town centre within Drury West, as well as high density residential development; Residential - Terrace House and Apartment Buildings Zoning adjoining the town centre and Residential - Mixed Housing Urban Zoning. This supports the growing resident and worker population of this area.

The realignment of Burberry Road (and the closing of the existing intersection of Burberry Road and SH22), along with an intersection of the Mainstreet Collector Road with SH22 provides for an interconnected roading network from the Drury 1 Precinct, through the town centre to SH22. It also provides multi-modal transport links between future public transport opportunities, the Drury South Industrial Precinct and the Drury 1 Precinct to the north.

The precinct provisions ensure the implementation of the roading pattern shown in the Precinct Plan and associated infrastructure upgrading is undertaken in a planned and coordinated manner to support development enabled within the precinct. In particular, these provisions include:

- The existing intersection of Burberry Road/SH22 is to be closed and subdivision and development must develop alternative access. Increased traffic will exacerbate safety concerns at this intersection. No new or additional vehicle trips are permitted to or from the precinct using the existing intersection of Burberry Road and SH22.
- A signalised intersection of the Mainstreet Collector Road with SH22 provides the necessary access to the precinct, and with the extension of the Mainstreet Collector Road to Burberry Road provides for the future connections of the precinct with the Drury 1 Precinct (which because of the limitations with the existing intersection of Burberry Road and SH22 is unable to access Burberry Road until these are resolved).
- The Mainstreet Collector Road, its intersection with SH22 and approach lanes (including alignment with adjacent intersection upgrades) is constructed and operational prior to or with the first stage of subdivision and / or development.
- If an alternative roading connection is made outside of the precinct prior to the Mainstreet Collector Road intersection with SH22 being operational, then that would trigger the requirement for an upgrade to the intersection of SH22 and Jesmond Road because of existing capacity limitation with that intersection.

- Separated active transport provision is to be provided on SH22 to the intersection of SH22 and Jesmond Road to connect to the Drury West rail station.

A Transport Assessment Report (including appropriate forecast transport modelling, and latest Precinct land use assumptions including sensitivity tests of these) and independent Road Safety Audit is to be prepared to support resource consent applications for any new road intersection or upgraded existing road intersection with SH22 to confirm that the location and design of the intersection supports the safe and efficient function of the transport network.

Refer to planning maps for the location and extent of the precinct. The following underlying zones apply to the precinct:

- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone
- Business - Town Centre Zone.

The main stormwater catchments are identified on Precinct Plan 1, and include:

- Stream A catchment – which includes land that drains to the north and will drain into land falling in the Drury 1 Precinct.
- Ngakoroa Stream catchment - which includes land that drains either directly or indirectly to the tidally influenced Ngakoroa Stream.

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

I448.2. Objectives

- (1) The Town Centre and high-density residential zones within the precinct:
 - (a) Achieve high-quality urban design outcomes, including as the development relates to SH22; and
 - (b) Services the needs of the existing and planned Drury West area.
- (2) The precinct is developed for urban activities in a comprehensive and integrated way, which recognises the importance of the town centre as a focal point for Drury West.
- (3) Transport and land use patterns are integrated to achieve a sustainable, liveable community, which provides active transport linkages through and between the precinct, adjoining precincts and to future planned public transport facilities.
- (4) Infrastructure necessary to service development within the precinct is established in a coordinated and timely way; either prior to or at the same time as development.
- (5) Stormwater management and ecological enhancement measures are implemented when developing within the precinct, to avoid or mitigate

adverse effects of development on the receiving environments, and enhance the existing stream network and water feature.

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

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

I448.3 Policies

Development

- (1) Enable and design the town centre so that it:
 - (a) Incorporates a range of uses, such as retail, commercial, leisure, cultural, community and civic activities;
 - (b) Connects to a range of transport modes including, existing, planned and future public transport, vehicle, and active transport networks;
 - (c) Has well-designed, attractive public streets and a town square, that provide the focal point for intensive retail, commercial and civic development, as well as pedestrian activity including active transport networks around the precinct's water feature and adjoining the Ngakoroa Stream; and
 - (d) Contains buildings with high-quality urban design and which are of variable height.
- (2) Incorporate the following elements of the Precinct Plan in the design of any subdivision and development:
 - (a) The pattern, hierarchy and function of roads (including separated active transport), including the town centre's main street and links to the State Highway network, future rail station and schools;
 - (b) Active transport linkages;
 - (c) Linkages within the precinct and to adjacent land including the Drury 1 Precinct and that to the west of the precinct;
 - (d) Key intersections;
 - (e) The amenity feature of the water feature and streams associated with the town centre;
 - (f) Open space areas; and
 - (g) Key retail and commercial frontages.

Built Form

- (3) Control development so its scale and design contribute to the creation of high-quality intensive urban amenity through building heights as shown on the height variation control maps, pedestrian connections and public open space, particularly where it is associated with the town centre;
- (4) Require buildings with frontages to key retail and commercial streets to:
 - (a) Avoid blank walls;
 - (b) Provide easily accessible pedestrian entrances;
 - (c) Provide minimum floor heights to maximise building adaptability to a range of uses;

- (d) Maximise outlook through glazing onto streets and public places;
 - (e) Have frontages of sufficient height to frame the street;
 - (f) Provide weather protection for pedestrians along road frontages;
 - (g) Locate vehicle crossings to provide for safe active transport and vehicular movements;
 - (h) Be designed according to perimeter block principles where car parking is provided behind buildings except for kerbside parking; and
 - (i) Apply these design requirements as appropriate to the building frontages to the town square and water feature.
- (5) Require buildings and alterations and additions to buildings in the Residential- Terrace Housing and Apartment Buildings Zone adjacent to SH22 to positively address and engage with SH22 by their design, layout, landscaping and planting, including by avoiding blank walls, supporting passive surveillance of the road and providing an attractive streetscape.

Infrastructure

- (6) Require subdivision and development to:
- (a) Be sequenced so as to:
 - (i) not precede required infrastructure provision, including wastewater, water supply and transport upgrades necessary to support development within the precinct;
 - (ii) require the Mainstreet Collector Road, its intersection with SH22 and approach lanes (including alignment with adjacent intersection upgrades) is constructed and operational prior to or with the first stage of subdivision and / or development.
 - (b) Implement the transport network connections and elements as shown on the Precinct Plan;
 - (c) Avoid additional vehicle trips using the existing intersection of Burberry Road and SH22 and develop new and realigned road connections to SH22 and the Drury 1 Precinct as shown on the Precinct Plan, to ensure alternative access;
 - (d) Ensure it does not adversely affect the safe and efficient operation or capacity of the existing and planned transport, water or wastewater networks; gas transmission; and
 - (e) Promote and develop connections to the future planned public transport facilities and social infrastructure such as open space and schools.
 - (f) Ensure that any activity, development and/or subdivision provides for the necessary transport infrastructure including separated walking and cycling facilities, and connectivity through the precinct.

Stormwater Management

- (7) Require subdivision and development to achieve stormwater quality treatment consistent with the treatment train approach so as to enhance water quality and protect the health of stream and marine environments including by:
- (a) Being consistent with any approved stormwater management plan; and
 - (b) Applying water sensitive design to achieve water quality and hydrology mitigation; and

- (c) Incorporating biodiversity enhancement planting of riparian margins of streams (including the Ngakoroa Stream), wetlands and the water feature.

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

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

I448.4. Activity table

The activity tables in any relevant overlays, Auckland-wide and zones apply unless the activity is listed in Table I448.4.1 Activity table below.

Table I448.4.1 specifies the activity status of land use and subdivision activities in the Drury 2 Precinct pursuant to sections 9(3) and section 11 of the Resource Management Act 1991.

Note: A blank cell in the activity status means the activity status of the activity in the relevant overlays, Auckland-wide or zones applies for that activity.

Table I448.4.1 Land use, development and subdivision activities in Drury 2**Precinct**

Activity		Activity status
Subdivision		
(A1)	Subdivision listed in Chapter E38 Subdivision – Urban	
Qualifying matter as per 771(j) of the RMA	(A2) Subdivision that does not comply with Standard I448.6.2 Transport infrastructure requirements	NC
	(A3) Subdivision that does not comply with any of the standards listed in I448.6.1, I448.6.2A and I448.6.3-I448.6.4	D
	(A4) Subdivision that does not comply with standard I448.6.5	RD
Qualifying matter as per 771(j) and s770(j) of the RMA	(A5) Subdivision with a road intersection with SH22/ <u>Karaka Road</u>	RD
Use and development		
	(A6) Activities listed as permitted, restricted discretionary, discretionary or non-complying activities in Table H5.4.1 Activity table in the Residential – Mixed Housing Urban Zone	
	(A7) Activities listed as permitted, restricted discretionary, discretionary or non-complying activities in Table H6.4.1 Activity table in the Residential – Terrace Housing and Apartment Buildings Zone	
	(A8) Activities listed as permitted, restricted discretionary, discretionary or non-complying activities in Table H10.4.1 in the Business – Town Centre Zone	
Qualifying matter as per 771(j) of the RMA	(A9) Activities that do not comply with Standard I448.6.2 Transport infrastructure requirements	NC
	(A10) Activities that do not comply with any of the standards listed in I448.6.1, I448.6.2A and I448.6.3-I448.6.4	D
ENV-2022-AKL	(A11) Any activity that does not comply with any of the standards listed in I448.6.5, [subject to appeal] I448.6 and I448.6.7	RD
Qualifying matter as per 771(j) and s770(j) of the RMA	(A12) Development with a road intersection with SH22/ <u>Karaka Road</u>	RD

I448.5. Notification

- (1) Any application for resource consent for an activity listed in Table I448.4.1 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).

I448.6. Standards

The standards in the overlays, Auckland-wide and zones apply to all activities listed in Table I448.4.1 Activity table in this precinct, in addition to the standards listed in I448.6.1-I448.6.7 below.

All permitted, controlled and restricted discretionary activities must comply with the following standards:

I448.6.1 Compliance with the Drury 2 Precinct Plan

- (1) Activities and subdivision must comply with the Drury 2 Precinct Plan.
- (2) The Building Frontage Control – Key Retail Frontage and Building Frontage Control – General Commercial Frontage illustrated on the Drury 2 Precinct Plan apply to the corresponding road vested with subdivision and any adjacent land use or development.
- (3) Any activities and/or subdivision must comply with Appendix 1 Road Function and Required Design Elements (except interim upgrades identified in Rule I448.6.2A).

I448.6.2 Transport Infrastructure Requirements

- (1) Prior to or in conjunction with the first stage of development, the Mainstreet Collector Road, its intersection with SH22, and approach lanes (including alignment with adjacent intersection upgrades) must be constructed and operational. This does not apply to earthworks and site preparation works within the precinct.
- (2) There must be no additional trip generation from subdivision, development and activities using the intersection of Burberry Road and SH22 (being the intersection in existence as at 27 August 2020).
- (3) There must be no development (excluding earthworks and site preparatory works) within the precinct that connects to a road outside the precinct and relies on access to Jesmond Road, and which would result in any trip generation prior to the Mainstreet Collector Road intersection with SH22 being operational, unless the SH22 and Jesmond Road intersection upgrade required in accordance with Rule 6.3.1.e. of the Drury 1 Precinct has been completed and is operational.
- (4) Rule I448.6.2(3) does not apply after the Mainstreet Collector Road intersection with SH22 is operational. Rule I448.6.2(3) does not apply to construction activities for Mainstreet Collector Road intersection with SH22.

Qualifying matter
as per s771(j) and
s770(j) of the RMA

Qualifying matter
as per s771(j) and
s770(j) of the
RMA

- (5) All references to SH22 in the precinct are also to Karaka Road should the state highway gazette no longer exist.

I448.6.2A Connection with Drury 1 Precinct

- (1) When any road (including Burberry Road) is proposed to connect to the Drury 1 Precinct the following interim upgrades must occur:
- (a) The Burberry Road carriageway is upgraded to a two lane urban standard north of Mainstreet Collector Road.
 - (b) An active transport facility is provided on Burberry Road.
 - (c) Tributary Parade is connected to Burberry Road.

I448.6.3 Riparian Planting

- (1) The riparian margins of any wetland, permanent or intermittent stream, and the precinct's water feature must be planted to a minimum width of 10m measured from the top of the stream bank, except where road or active transport crossings are required over streams.
- (2) The riparian margins of the Ngakoroa Stream must be planted to a minimum width of 15m measured from the top of the stream bank.
- (3) The riparian planting plan (to give effect to compliance with Standard I448.6.3(1-2)) must:
- (a) Include a plan identifying the location, species, planting bag size and density of the plants;
 - (b) Use eco-sourced native vegetation where available;
 - (c) Be consistent with local biodiversity; and
 - (d) Be planted at a density of 10,000 plants per hectare, unless a different density has been approved on the basis of plant requirements.

I448.6.4 Site Access

- (1) Where subdivision or development adjoins a road with a 3m shared footpath or separated cycle lane on the site's frontage, rear lanes (access lot) or access from side roads must be provided so that no vehicle access occurs directly from the site's frontage to the 3m shared footpath, separated cycle lane or the road frontage.

I448.6.5 Stormwater Management

I448.6.5.1 Hydrological Mitigation

- (1) All new or redeveloped impervious surfaces (including roads) which discharge to the "Stream A" Sub-catchment as shown on the Precinct Plan must provide:

- (a) Retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
 - (b) Detention (temporary storage) and a drain down period of 24 hours for the difference between the predevelopment and post-development runoff volumes from the 95th percentile, 24-hour rainfall event minus the 5 mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required
- (2) Clause (1) does not apply where:
- (a) A suitably qualified person has confirmed that soil infiltration rates are less than 2mm/hr or there is no area on the site of sufficient size to accommodate all required infiltration that is free of geotechnical limitations (including slope, setback from infrastructure, building structures or boundaries and water table depth); and
 - (b) Rainwater reuse is not available because:
 - (i) The quality of the stormwater runoff is not suitable for on-site reuse (i.e., for non-potable water supply, garden/crop irrigation or toilet flushing); or
 - (ii) There are no activities occurring on the site that can re-use the full 5mm retention volume of water.

The retention volume can be taken up by providing detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post development runoff volumes from the 95th percentile, 24-hour rainfall event minus any retention volume that is achieved, over the impervious area for which hydrology mitigation is required.

For clauses (a) and (b) of this sub-clause to apply, the information must have been submitted with a subdivision application preceding the development or a land use application.

- (3) If at the time of subdivision, a communal device has been constructed to provide for the above requirements for multiple allotments, a consent notice shall be registered on such titles identifying that compliance with this provision has been met.

I448.6.5.2 Water Quality

- (1) The activity rules and standards in Chapter E9 apply to development in the precinct with the following amendments:
 - (a) Reference to high use roads is replaced with reference to all existing, new and upgraded or redeveloped roads.

- (b) Development of surface car parking areas and vehicle access that are not defined as high contaminant generating car parking areas is a permitted activity provided water quality treatment of runoff from impervious surfaces is installed in accordance with Rule I448.6.5.2(2).
 - (c) Buildings cannot have exterior materials with exposed surfaces made from zinc, copper and lead.
- (2) Runoff from all impervious parking areas, vehicle access and any roads identified in Rule I448.6.5.2(1)(a) and (b) must provide for quality treatment:
- (a) The device or system must be sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'; or
 - (b) Where alternative devices are proposed, the device must demonstrate it is designed to achieve an equivalent level of contaminant or sediment removal performance to that of 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)';
 - (c) And in either case the device or system must be in accordance with an approved Stormwater Management Plan.
- (3) If at the time of subdivision, a communal device has been constructed to provide for the above requirements for multiple allotments, a consent notice shall be registered on such titles identifying that compliance with this provision has been met.

I448.6.5.3 Operation and Maintenance of devices

- (1) Stormwater device/s on private land must be maintained and operated by the site owner in perpetuity.
- (2) For any communal device and any device required by I448.6.5.2 (2), the stormwater management device must be certified by a chartered professional engineer as meeting the required Standard above, and an operations and maintenance plan must be established and followed to ensure compliance with all permitted activity standards. The operations and maintenance plan must be provided to the Council within three months of practical completion of works.

I448.6.7 Gross Floor Area Cap on Commerce Activities in the Town Centre Zone

- (1) The total gross floor area of commerce activities (as set out in the Commerce Nesting Table J1.3.1) in the Town Centre Zone must not exceed 29,000m², to ensure that the vehicle trip generation from development within the precinct remains within anticipated levels.

I448.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I448.8. Assessment – restricted discretionary activities

I448.8.1 Matters of discretion

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

- (1) All activities:
 - (a) Consistency with the objectives and policies of the Drury 2 Precinct.
 - (b) Design of roads.
 - (c) Stormwater management devices.
 - (d) Construction traffic management planning.
- (2) Non-compliance with Standard I448.6.5.1 - Stormwater Management
 - (a) The matters of discretion listed in E10.8.1(1).
 - (b) Any approved Stormwater Management Plan.
- (3) Non-compliance with Standards I448.6.5.2-3 - Stormwater Management
 - (a) The matters of discretion listed in E9.8.1(1).
 - (b) Any approved Stormwater Management Plan.
- (4) **[subject to appeal]**
- (5) Subdivision or development with a road intersection with SH22
 - (a) Effect on the transport network.
 - (b) Function and operation of transport network.
 - (c) Active transport priority.
 - (d) Safety.

- (e) Separated active transport connections to Drury West train station.
- (6) New buildings and alterations and additions to buildings not otherwise provided for in the Business – Town Centre Zone (in addition to Rule H10.8.1(2)):
 - (a) Location and design (including incorporating Te Aranga Design Principles) of open spaces and a town square and active transport access to these, and around the water feature.
 - (b) The design and appearance of buildings adjoining the precinct's water feature, open spaces and town square.
 - (c) Integration of existing vegetation around the water feature.
 - (d) Integration of stormwater management devices.
- (7) New buildings and alterations and additions to buildings in the Residential - Terrace Housing and Apartment Buildings Zone (and their interface with SH22).
 - (a) In addition to H6.8.1 – Matters of Discretion, the building and landscape design interface adjoining SH22.
- (8) Non-compliance with Standard I448.6.7 - Gross Floor Area Cap on Commerce Activities in the Business - Town Centre Zone
 - (a) Function and operation of SH22/Karaka Road.

I448.8.2 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 and zone provisions.

- (1) All activities:
 - (a) The extent to which the proposal is consistent with the objectives and policies of the Drury 2 Precinct or achieves the equivalent or better outcome.
 - (b) The design of key design elements for roads provided in Drury 2 Precinct's Appendix 1.
 - (c) Whether stormwater management devices are appropriately located and designed for the efficient removal of contaminants, and are designed to be efficient to address operating costs.
 - (d) The extent of cumulative effects of any existing construction traffic management plans and the proposal on the transport network.
- (2) Non-compliance with Standard I448.6.5.1

- (a) The assessment criteria listed in E10.8.2(1).
 - (b) Consistency of proposed stormwater management devices with any approved Stormwater Management Plan.
- (3) Non-compliance with Standards I448.6.5.2-3
- (a) The assessment criteria listed in E9.8.2(1).
 - (b) Consistency of proposed stormwater management devices with any approved Stormwater Management Plan.
- (4) [subject to appeal]
- (5) Subdivision or development with a road intersection with SH22
- (a) The extent to which the proposal:
 - (i) Addresses the existing and planned widening of SH22;
 - (ii) Addresses the closing of the intersection of Burberry Road and SH22;
 - (iii) Proposes an intersection design addressing:
 - Safety of all users.
 - Function of SH22.
 - Efficiency of operation.
 - Appropriate design standards.
 - Ability for active transport to safely cross SH22.
 - The assessment and recommendations of the special information requirement I448.9(2).
 - (iv) Proposes appropriately designed separated active transport connections to the intersection of Jesmond Road and SH22 to provide access to the future Drury West train station.
- (6) New buildings and alterations and additions to buildings not otherwise provided for in the Business – Town Centre Zone (in addition to Rule H10.8.2(2)):
- (a) Refer to Policies I448.3.(1), I448.3.(2) and I448.3.(4).
 - (b) Whether existing well-established vegetation around the water feature, particularly the mixed exotic plants to the east of the water feature, can be retained and integrated into subdivision and development where possible.
 - (c) The design of stormwater management devices and their integration with the town centre and its amenity features.

- (7) New buildings and alterations and additions to buildings in the Terrace Housing and Apartment Buildings Zone (and their interface with SH22).
 - (a) In addition to H6.8.2. Assessment criteria, whether the design of buildings adjoining SH22 positively addresses and engages with SH 22.
- (8) Non-compliance with Standard I448.6.7
 - (a) The extent of effects on the function and safe and efficient operation of SH 22.

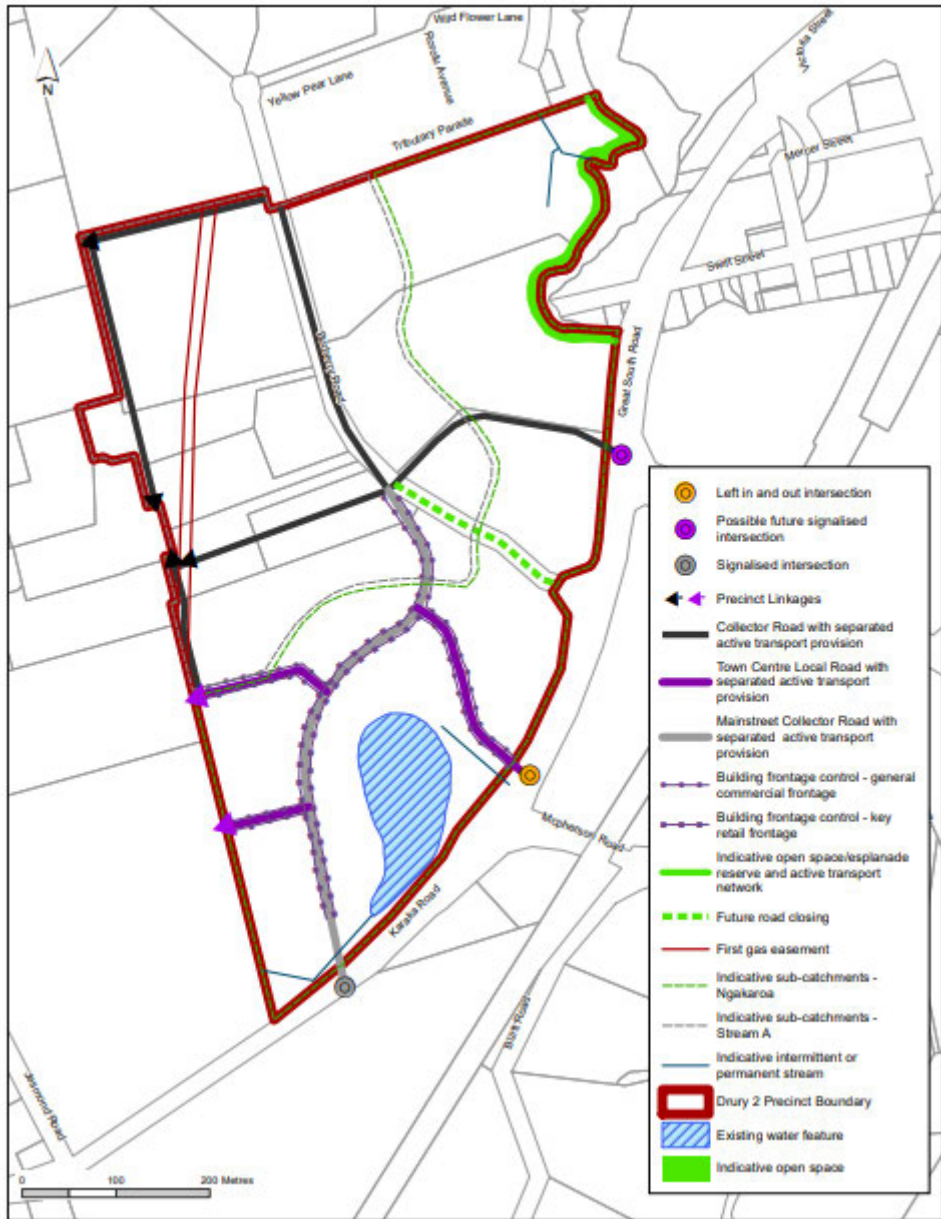
I448.9 SPECIAL INFORMATION REQUIREMENTS

- (1) Any works associated with the water feature shall provide as a minimum the following information relating to the stability of the water feature:
 - (a) Cross sections through the highest point in the fill embankment.
 - (b) Estimate of the volume of water retained (current and/or proposed if this is to change as a result of the works).
 - (c) Geotechnical comment on the integrity of the structure.
- (2) Any new road intersection or upgraded existing road intersection with SH22 shall be supported by a Transport Assessment Report (including appropriate forecast transport modelling and latest Precinct land use assumptions including sensitivity tests of these), prepared by a suitably qualified transport engineer and independent Road Safety Audit confirming that the location and design of the intersection supports the safe and efficient function of the transport network.

I448.10. PRECINCT PLAN

Qualifying matter as per s71(j) of the RMA

I448.10.1 Precinct Plan



Appendix 1 Road Function and Required Design Elements Table

Road Name (refer to Drury 2 Precinct Plan)	Proposed Role and Function of Road in Precinct Area	Minimum Road Reserve ¹	Total number of lanes	Speed Limit (Design)	Access Restrictions (refer rule 448.6.3)	Bus Provisi on ³	On Street Parking	Cycle provision ²	Pedestrian provision
Mainstreet Collector Road with separated active transport provision	Collector	22m	2 lane	30	Yes	Yes	Yes	Yes, separated on both sides	Both Sides
Town centre Local Road with separated active transport provision	Local	21m	2 lane	30	Active transport priority over vehicle crossings		Yes	Yes, separated on both sides	Both Sides
Collector Road with separated active transport provisions (includes Burberry Road)	Collector	22m	2 lane	40	Yes	Yes	Yes	Yes, separated on both sides	Both Sides

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

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

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

I449 Hingaia 1 Precinct

I449. Hingaia 1

I449.1. Precinct Description

The Hingaia 1 precinct is located approximately 2.4km west of Papakura and is located in the southern part of the Hingaia Peninsula, to the south of the existing 'Karaka Lakes' residential subdivision.

The whole of the Hingaia Peninsula was structure planned for growth in 2000-2002. However, only Stage 1A was re-zoned at that time. This precinct is to be developed to provide for a logical extension of the existing Hingaia urban area, and development in the precinct will be guided by the Hingaia 1 precinct plan.

The purpose of the Hingaia 1 precinct is to provide for comprehensive and integrated residential development on the Hingaia Peninsula, to increase the supply of housing, to facilitate the efficient use of land, and to co-ordinate the provision of infrastructure.

It is envisaged that future land use, development and subdivision consents will give effect to the key elements of the precinct plan and provide opportunities for pedestrian and roading connections into future development areas.

The zoning of land within this precinct is ~~Residential – Mixed Housing Suburban~~, Residential – Mixed Housing Urban and Business – Neighbourhood Centre.

The following overlays apply to parts of the land within this precinct:

- D9 Significant Ecological Areas Overlay
- D13 Notable Trees Overlay
- D17 Historic Heritage Overlay
- D26 National Grid Corridor Overlay

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

I449.2. Objectives

- (1) Subdivision and development occurs in a co-ordinated way that implements the Hingaia 1 precinct plan, provides a logical extension to the existing urban environment, and provides for connections to future development on adjoining land.
- (2) Development achieves a high standard of amenity while ensuring there is a choice of living environments and affordability options.
- (3) The existing stream network as illustrated on the Hingaia 1 precinct plan is retained and enhanced.
- (4) Subdivision and development occurs in a manner that achieves the co-ordinated and timely delivery of infrastructure, including transport, wastewater, and water services either prior to or at the same time as development.

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- (5) The safety of users of shared paths and dedicated cycleways is prioritised over vehicle access.
- (6) Significant adverse effects of stormwater run-off on communities, the marine receiving environment and freshwater systems are avoided to the extent practical, or otherwise mitigated using water sensitive design principles.
- (7) Subdivision and development adjoining the coast provides for enhanced amenity and avoids risks of adverse effects arising from coastal erosion.

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

I449.3. Policies

- (1) Require the structural elements of the Hingaia 1 precinct plan to be incorporated into all subdivision and development that results in urbanisation of the land.
- (2) Require the construction of new roads, as generally indicated on the Hingaia 1 precinct plan, to achieve integration with the existing urban area and to enable future connections to link into adjoining sites to ensure that an interconnected movement network can be achieved on the Hingaia Peninsula.
- (3A) Manage the adverse traffic effects of subdivision and development on the following parts of the transport network:
 - (a) The intersection of Great South Road and Park Estate Road;
 - (b) The intersection of Park Estate Road and Goodwin Drive, unless the full construction of Hinau Road and/or Ngakoro Road to collector road standard between Wawatai Drive and Park Estate Road has been completed; and
 - (c) The intersection of Park Estate Road, Clover Road and a future fourth leg.
- (3B) Avoid subdivision and development that results in an average density of more than 40 dwellings per net ha (excluding roads and open space) or a total of 2,300 dwellings south of Park Estate Road, unless all adverse effects on the transport network resulting from this density are avoided, remedied or mitigated, including through the delivery of any necessary upgrades to the transport network.
- (3) Ensure that a range of lot sizes, housing typologies and densities is enabled throughout the precinct to reflect a choice of living environments and affordability, including by enabling greater development potential for higher density residential developments and integrated residential development.
- (4) Enable a range of residential living opportunities (including a range of lot sizes) with more intensive housing encouraged in locations with close proximity to the neighbourhood centre, public transport routes or areas with high amenity (e.g. locations close to public open space).
- (5) Ensure subdivision and development, including road design, achieves a high standard of amenity, pedestrian safety and convenience, and contributes to a positive sense of place and identity.

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- (6) Require subdivision and development to be staged to align with the co-ordinated provision of infrastructure, including transport, water and wastewater.
- (7) Require subdivision and development to use water sensitive design principles as the core development approach to manage stormwater run-off, water quality, and flooding and mimic the natural hydrological regime and provide baseflow to streams.
- (8) Require subdivision and development to restore and to enhance the stream network, as illustrated on the Hingaia 1 precinct plan, to achieve a natural appearance with appropriate native species and encourage restoration and enhancement of wetland areas.
- (9) Encourage walkways along stream corridors and within and around wetland areas. Where possible, walkways should integrate with existing open space areas and enable future connections to adjoining undeveloped sites.
- (10) Require the design of stormwater retention devices in public areas to be integrated with the surrounding area and to contribute to multi-use benefits for public areas. Where appropriate, the devices should be natural in appearance.
- (11) Enhance the natural character of the coast and avoid adverse effects from further coastal erosion by ~~restricting residential density on sites directly adjacent to the coast and~~ encouraging restoration planting with eco-sourced plants where subdivision vests esplanade reserve in Council.
- (12) Promote the development and enhancement of a high amenity urban coastal character by:
 - (a) managing the interface between open space and private allotments to minimise visual dominance effects from buildings, fences and retaining walls; and
 - (b) providing for viewshafts out to the coast along roads and open space (and from the esplanade reserve back into the development).
- (13) Restrict or manage vehicle access to and from sites adjacent to shared paths or dedicated cycleways so that:
 - (a) the location, number, and design of vehicle crossings and associated access provides for the efficient movement of users of the shared path or dedicated cycleway; and
 - (b) any adverse effect on the effective, efficient and safe operation of the shared paths or dedicated cycleways arising from vehicle access across these facilities is avoided or mitigated.
- (14) Encourage subdivision and development to contribute to a positive sense of place and identity through in-street landscape elements, including retaining existing landscape features, and maximising coastal vistas.

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

I449.4. Activity Table

All relevant overlay activity tables apply unless otherwise specified below.

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All other relevant Auckland-wide and zone activity tables apply unless the activity is listed in Activity Table I449.4.1 below or Activity Table I449.4.2 below.

Table I449.4.1 specifies the activity status of land use and development activities in the Hingaia 1 Precinct pursuant to sections 9 (2) and 9(3) of the Resource Management Act 1991.

Table I449.4.2 specifies the activity status of subdivision activities in the Hingaia 1 Precinct pursuant to section 11 of the Resource Management Act 1991.

A blank cell in the activity status means that the activity status (and any relevant matters of control or discretion) in the relevant overlay, Auckland-wide or zone provisions applies.

Table I449.4.1 Activity Table – Land use activities

Activity	Activity Status	Zone and Precinct Standards to be complied with
Transport		
(A1) Construction or use of a vehicle crossing that does not comply with Standard I449.6.1.7 Vehicle access restrictions – Cycle facilities	RD	
Residential		
(A2) Residential activities (including dwellings) not provided for below		The underlying zone standards applying to that activity; <u>I449.6.1.1 Maximum impervious areas for higher density development</u> ; Standard I449.6.1.4 Fences and walls adjoining public places other than roads
(A2A) (two or three dwellings on sites that adjoin the coast and/or esplanade reserve)	RD	The underlying zone standards applying to that activity; Standard I449.6.1.4 Fences and walls adjoining public places other than roads
(A3) (two or three dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Suburban zone that do not comply with Standard H4.6.8 Maximum impervious area, Standard H4.6.9 Building coverage or Standard H4.6.10 Landscaped area)	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard I449.6.1.4 Fences and walls adjoining public places other than roads
(A4) (four or more dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Suburban zone)	RD	Standard H4.6.4 Building height; Standard; H4.6.5 Height in relation to boundary; H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard I449.6.1.4 Fences and walls adjoining public places other than roads

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(A4A)	(deleted) Four or more dwellings on sites that adjoin the coast and/or esplanade reserve in the Residential – Mixed Housing Suburban zone	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard I449.6.1.4 Fences and walls adjoining public places other than roads
(A5)	(deleted) One dwelling on a front site less than 400 m² in area in the Residential – Mixed Housing Urban zone	P	Standard H5.6.4 Building height; Standard H5.6.8 Yards; Standard H5.6.12 Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.16 Minimum dwelling size; Standard I449.6.1.1 Maximum impervious areas for higher density development; Standard I449.6.1.2. Building coverage for higher density development; Standard I449.6.1.3. Landscaped area for higher density development; Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone
(A6)	(deleted) Two or three dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Urban zone that do not comply with Standard H5.6.9 Maximum impervious area, Standard H5.6.10 Building coverage or Standard H5.6.11 Landscaped area	RD	Standard H5.6.4 Building height; Standard H5.6.8 Yards; Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone
(A7)	(deleted) Four or more dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Urban zone	RD	Standard H5.6.4 Building height; Standard H5.6.8 Yards; Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone

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(A7A)	Four or more dwellings on sites that adjoin the coast and/or esplanade reserve in the Residential – Mixed Housing Urban zone	RD	Standard H5.6.4 Building height; Standard H5.6.8 Yards; The underlying zone standards for that activity, <u>I449.6.1.1 Maximum impervious areas for higher density development</u> and Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone
(A8)	(deleted) Integrated Residential Development in the Residential – Mixed Housing Suburban zone	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards
(A9)	Integrated Residential Development in the Residential – Mixed Housing Urban zone	RD	Standard H5.6.4 Building height; Standard H5.6.8 Yards; Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone
Commerce			
(A10)	Show homes in a residential zone	P	Standard I449.6.1.6 Show homes
Development			
(A11)	Internal and external alterations to buildings in residential zones <u>the Residential -Mixed Housing Urban zone</u>		The same activity status and standards as applies to the land use activity that the building is designed to accommodate
(A12)	Accessory buildings in the residential zones <u>Residential -Mixed Housing Urban zone</u>		The same activity status and standards as applies to the land use activity that the building is accessory to
(A14)	(deleted) New buildings and additions to buildings in the Residential – Mixed Housing Urban zone which do not comply with Standard H5.6.5 Height in relation to boundary but comply with Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone	P	Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone Note: Compliance with Standard H5.6.5 Height in relation to boundary is not required.
(A15)	(deleted) New buildings and additions to buildings in the Residential – Mixed Housing Urban zone which do not comply with Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone but comply with Standard H5.6.6 Alternative height in relation to boundary	RD	H5.6.6 Alternative height in relation to boundary Note: Compliance with Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone is not required.

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(A16)	New buildings and additions to buildings in the residential zones Residential -Mixed Housing Urban zone		The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate
(A17)	(deleted) Structures not defined as buildings under Chapter J in the Residential – Mixed Housing Suburban zone that are accessory to a residential activity listed as permitted or restricted discretionary activity in this activity table	P	Standard H4.6.14 Front, side and rear fences and walls; Standard I449.6.1.1 Maximum impervious areas for higher density development; Standard I449.6.1.3. Landscaped area for higher density development; Standard I449.6.1.4 Fences and walls adjoining reserves
(A18)	(deleted) Structures not defined as buildings under Chapter J in the Residential – Mixed Housing Suburban zone not otherwise provided for	P	Standard H4.6.8 Maximum impervious areas; Standard H4.6.10 Landscaped area; Standard H4.6.14 Front, side and rear fences and walls; Standard I449.6.1.4 Fences and walls adjoining reserves
(A19)	Structures not defined as buildings under Chapter J in the Residential – Mixed Housing Urban zone that are accessory to a show home or a residential activity listed as permitted or restricted discretionary activity in this activity table	P	Standard H5.6.15 Front, side and rear fences and walls; Standard I449.6.1.1 Maximum impervious areas for higher density development; Standard I449.6.1.3. Standard H5.6.11 Landscaped area for higher density development; Standard I449.6.1.4 Fences and walls adjoining reserves
(A20)	Structures not defined as buildings under Chapter J in the Residential – Mixed Housing Urban zone not otherwise provided for	P	Standard H5.6.9 Maximum impervious areas; Standard H5.6.11 Landscaped area; Standard H5.6.15 Front, side and rear fences and walls; Standard I449.6.1.4 Fences and walls adjoining reserves
(A21)	Structures not defined as buildings under Chapter J in the Business – Neighbourhood Centre zone	P	Standard H12.6.11 Landscaping; Standard H12.6.6. Maximum impervious area in the riparian yard; Standard I449.6.1.4 Fences and walls adjoining reserves
(A21A) [rp]	Development of new or redevelopment of existing impervious areas greater than 50 m ² within Stormwater management area control – Flow 2 complying with Standard E10.6.1 and Standard E10.6.4.1	P	

Table I449.4.2 Activity Table – Subdivision activities

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Subdivision Activity	Activity Status
(A22) Subdivision that is listed as a restricted discretionary activity in Table E38.4.1, E38.4.2, E38.4.3 or E38.4.4 and not otherwise provided for below	RD
(A23) Vacant sites subdivision in a residential zone the Residential -Mixed Housing Urban zone	RD
(A24) Any subdivision listed in this activity table that does not comply with any of the relevant standards in I449.6.2 Subdivision standards	D

I449.5. Notification

- (1A) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties:
- (a) ~~Two or three dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Suburban zone that do not comply with Standard H4.6.8 Maximum impervious area, Standard H4.6.9 Building coverage or Standard H4.6.10 Landscaped area that comply with all of the standards listed for that activity in Table I449.4.1 Activity Table – Land use activities;~~
 - (b) ~~Four or more dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Suburban zone that comply with all of the standards listed for that activity in Table I449.4.1 Activity Table – Land use activities;~~
 - (c) ~~Two or three dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Urban zone that do not comply with Standard H5.6.9 Maximum impervious area, Standard H5.6.10 Building coverage or Standard H5.6.11 Landscaped area that comply with all of the standards listed for that activity in Table I449.4.1 Activity Table – Land use activities;~~
 - (d) ~~Four or more dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Urban zone that comply with all of the standards listed for that activity in Table I449.4.1 Activity Table – Land use activities;~~
 - (e) Integrated Residential Development in the Residential – Mixed Housing Urban zone that comply with all of the standards listed for that activity in Table I449.4.1 Activity Table – Land use activities;
 - (f) ~~Integrated Residential Development in the Residential – Mixed Housing Suburban zone that comply with all of the standards listed for that activity in Table I449.4.1 Activity Table – Land use activities; and~~
 - (g) ~~New buildings and additions to buildings in the Residential – Mixed Housing Urban zone which do not comply with Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone but comply with Standard H5.6.6 Alternative height in relation to boundary.~~

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- (1) Any application for resource consent for an activity listed in Table I449.4.1 or Table I449.4.2 and which is not listed in I449.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991 unless there are specific notification rules for that activity in the zone in which case those rules will apply.
- (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).

I449.6. Standards

I449.6.1. Land use standards

- (1) All relevant overlay and Auckland-wide standards apply to the activities listed in Table I449.4.1 except that in the Residential - Mixed Housing Urban zone the impervious area standard is replaced by I449.6.1.1
- (2) Land use activities listed in Table I449.4.1 Activity Table – Land use activities must comply with the standards listed in the column in Table I449.4.1 called Standards to be complied with, including the relevant zone standards.

I449.6.1.1. Maximum impervious areas for higher density development

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risk;
- to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology;
- to reinforce the building coverage and landscaped area standards;
- to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood; and
- To provide for flexibility of built form for higher density development

- (1) The maximum impervious area must not exceed 70 per cent of the site area.
- (2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.

~~I449.6.1.2. (deleted) Building coverage for higher density development~~

~~Purpose:~~

- ~~• in the Residential – Mixed Housing Suburban zone, to manage the extent of buildings on a site to achieve the planned suburban built character of buildings;~~
- ~~• in the Residential – Mixed Housing Urban zone, to manage the extent of buildings on a site to achieve the planned urban built character of buildings; and~~
- ~~• to provide for flexibility of built form for higher density residential development.~~

- ~~(1) The maximum building coverage must not exceed 50 per cent of the net site area.~~

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~~I449.6.1.3. (deleted) Landscaped area for higher density development~~

Purpose:

- ~~• in the Residential — Mixed Housing Suburban zone, to provide for quality living environments consistent with the planned suburban built character of buildings within a generally spacious setting;~~
- ~~• in the Residential — Mixed Housing Urban zone, to provide for quality living environments consistent with the planned urban built character of buildings surrounded by open space;~~
- ~~• to maintain the landscaped character of the streetscape within the zone; and~~
- ~~• to provide for flexibility of built form for higher density residential development.~~

~~(1) The minimum landscaped area must be at least 30 per cent of the net site area.~~

~~(2) The front yard must comprise landscaped area of at least 40 per cent of the front yard.~~

I449.6.1.4. Fences and walls adjoining public places other than roads

Purpose: to enable fences and walls to be constructed on or adjacent to a site boundary adjoining a public place (other than roads) to be a sufficient height to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the adjoining public place; and
- minimise visual dominance effects to the adjoining public place.

(1) Where a site has a boundary that adjoins either the marginal strip legally described as Allotment 435 Parish of Opaheke or a site that is vested in Council as a local purpose (esplanade) reserve and is adjacent to the coastal marine area, then:

- (a) no fences or walls shall be constructed on or within 1.0 m of that boundary;
- (b) no retaining walls shall be constructed within 1.5 m of that boundary;
- (c) within 1.5 m of that boundary, any fences must not exceed a height, measured from the ground level at the boundary, of either:
 - (i) 1.2 m; or
 - (ii) 1.6 m, if the fence is at least 50 per cent visually open as viewed perpendicular to the boundary;
- (d) within 1.5 m of that boundary, any fences must be a dark, recessive colour; and
- (e) if any fence is constructed within 1.5 m of that boundary, then the area between the fence and that boundary shall be fully planted with shrubs that are maintained at a height of at least 1.0 m, except that:
 - (i) where a fence contains a gate, no planting is required between that gate and the boundary for a maximum width of 2 m.

(2) Where a site has a boundary that adjoins a public place other than a road that Standard I449.6.1.4(1) does not apply to, then:

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- (a) on or within 1.0 m of that boundary, fences or walls or any combination of these structures (whether separate or joined together) must not exceed a height, measured from the ground level at the boundary, of either:
- (i) 1.4 m;
 - (ii) 1.8 m for no more than 50 per cent of the length of the boundary and 1.4 m for the remainder; or
 - (iii) 1.8 m if the fence is at least 50 per cent visually open as viewed perpendicular to the boundary.

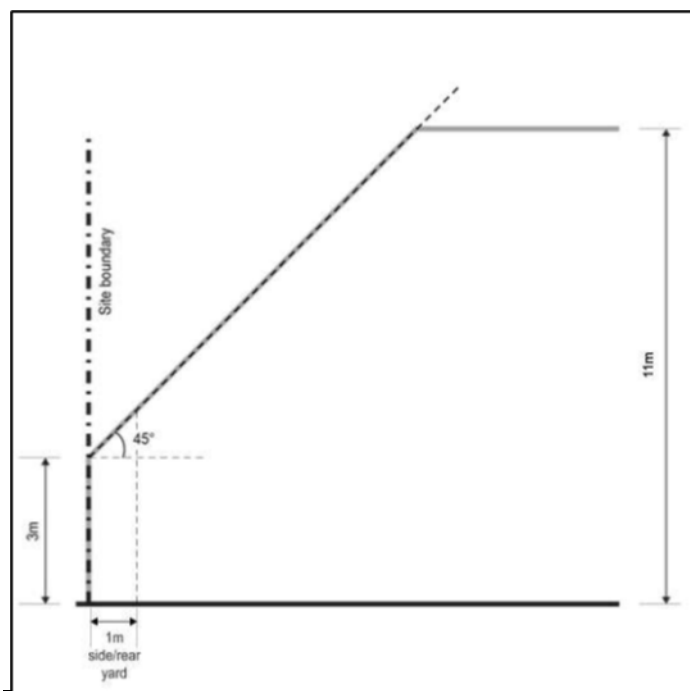
I449.6.1.5.-(deleted) Height in relation to boundary in the Residential – Mixed Housing Urban Zone

Purpose:

- to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise adverse visual dominance effects to immediate neighbours; and
- to enable the efficient use of the site by providing design flexibility at upper floors of a building close to the street frontage, while maintaining a reasonable level of sunlight access and minimising overlooking and privacy effects to immediate neighbours.

- (1) Unless otherwise specified below, buildings must not project beyond a 45 degree recession plane measured from a point 3 m vertically above ground level along side and rear boundaries, as shown in Figure I449.6.1.5.1 Height in relation to boundary below.

Figure I449.6.1.5.1 Height in relation to boundary

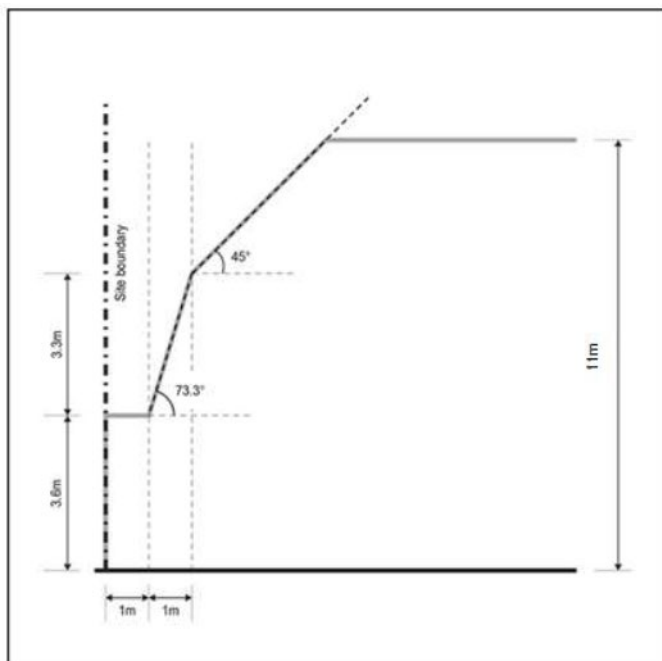


- (2) Standard I449.6.1.5(1) does not apply to any buildings or parts of buildings that comply with Standards I449.6.1.5(3) and I449.6.1.5(4) below.

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- (3) Any buildings or parts of buildings on front sites within 20 m of the site frontage and more than 6 m from any rear boundary must not exceed a height of 3.6 m measured vertically above ground level at side boundaries. Thereafter, buildings must be set back 1 m and then 0.3 m for every additional metre in height (73.3 degrees) up to 6.9 m and then 1 m for every additional metre in height (45 degrees) as shown in Figure I449.6.1.5.2 Alternative Height in relation to boundary, below.

Figure I449.6.1.5.2 Alternative Height in relation to boundary



- (4) Standard I449.6.1.5(3) above only applies to buildings that comply with the following:
- (a) Where the site that adjoins the side boundary that the recession plane under Standard I449.6.1.5(3) is taken from contains an existing dwelling (or a dwelling that has obtained building consent), then shading caused by those parts of the building that would not comply with Standard I449.6.1.5(1) shall not result in less than four hours of sunlight between the hours of 9am and 4 pm during the equinox (22 September) over an area of at least:
 - (i) 75% of that existing dwelling's outdoor living space, if the outdoor living space has a total area of 20 m² or greater; or
 - (ii) 100% of that existing dwelling's outdoor living space, if the outdoor living space has a total area of less than 20 m².
 - (b) The front façade of each building must contain glazing that is cumulatively at least 20 percent of the area of the front façade (excluding any garage door).
 - (c) The front yard must comprise landscaped area of at least 50 per cent of the front yard.
 - (d) The proposed building shall provide a main entrance door that is visible from the street.
 - (e) Pedestrian access between the main entrance door of the building and the street must not cross any areas for the parking or manoeuvring of vehicles.

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~~(f) Any garage doors facing the street must:~~

~~(i) Be set back at least 5 m from the front boundary; and~~

~~(ii) Must not project forward of the front façade of the building.~~

~~(g) Any balconies, decks or any similar outdoor living spaces above ground floor level must not be visible from any side boundary (when viewing perpendicular to that boundary), unless the structure (including any balustrades) does not intrude the recession planes specified in Standard I449.6.1.5(1).~~

~~(h) Those parts of the building that would not comply with Standard I449.6.1.5(1) must not include any glazing that faces a side boundary unless at least one of the following applies:~~

~~(i) The glazing is opaque; or~~

~~(ii) The window sill height is at least 1.6 m above the room's floor level.~~

~~(5) Standards I449.6.1.5(1) and I449.6.1.5(3) above do not apply to a boundary or part of a boundary adjoining any of the following:~~

~~(a) a Business – Neighbourhood Centre Zone;~~

~~(b) sites within the Open Space – Conservation Zone, Open Space – Informal Recreation Zone, Open Space – Sports and Active Recreation Zone, Open Space – Civic Spaces Zone or the Open Space – Community Zone, sites vested in Council as reserve, or sites held by Council as a park pursuant to section 138 of the Local Government Act 2002:~~

~~(i) that are greater than 2,000 m² in area;~~

~~(ii) where that part of the site in (i) is greater than 20 metres in width when measured perpendicular to the shared boundary;~~

~~(iii) where an open space comprises multiple sites but has a common open space zoning, the entire zone may be treated as a single site for the purpose of applying this standard; and~~

~~(iv) where multiple reserves adjoin each other, the combined reserves may be treated as a single site for the purpose of applying this standard.~~

~~(6) Unless otherwise specified below, buildings must not project beyond a 45 degree recession plane measured from a point 2.5 m vertically above ground level along any boundary adjoining any of the following sites:~~

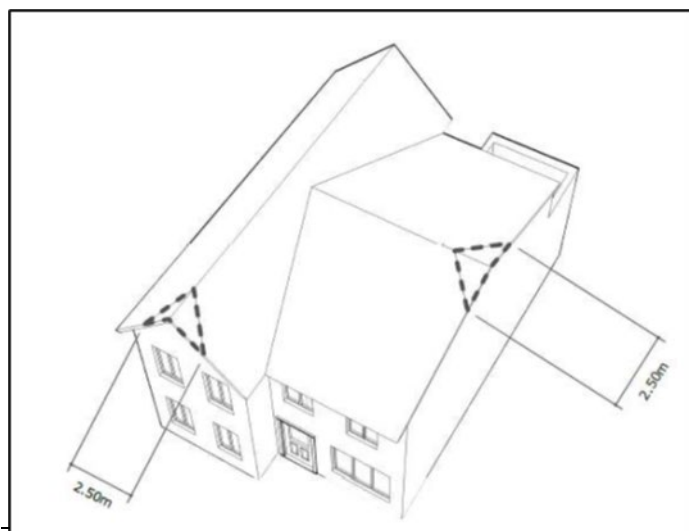
~~(a) Any site in the Residential – Mixed Housing Suburban Zone; or~~

~~(b) Any site within the Open Space – Conservation Zone, Open Space – Informal Recreation Zone, Open Space – Sports and Active Recreation Zone, Open Space – Civic Spaces Zone or the Open Space – Community Zone not covered by Standard I449.6.1.5(5)(b) above.~~

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- ~~(7) Standards I449.6.1.5(1), I449.6.1.5(3) and I449.6.1.5(6) do not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.~~
- ~~(8) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the applicable recession plane in Standard I449.6.1.5(1), I449.6.1.5(3) or I449.6.1.5(6) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.~~
- ~~(9) A gable end, dormer or roof may project beyond the applicable recession plane in Standard I449.6.1.5(1), I449.6.1.5(3) or I449.6.1.5(6) where that portion beyond the recession plane is:~~
- ~~(a) no greater than 1.5 m² in area and no greater than 1 m in height; and~~
 - ~~(b) no greater than 2.5 m cumulatively in length measured along the edge of the roof as shown in I449.6.1.5.3 Exceptions for gable ends, dormers and roof projections and dormers below~~

Figure I449.6.1.5.3 Exceptions for gable ends, dormers and roof projections and dormers



- ~~(10) No more than two gable end, dormer or roof projections enabled under I449.6.1.5(9) above are allowed for every 6 m length of site boundary.~~
- ~~(11) The recession planes in Standards I449.6.1.5(1), I449.6.1.5(3) and I449.6.1.5(6) do not apply to existing or proposed internal boundaries within a site.~~

I449.6.1.6. Show homes

Purpose: to avoid, remedy and mitigate adverse effects on residential amenity resulting from show homes, including in relation to noise and traffic.

- (1) The show home shall comply with all standards that are applicable to a dwelling on the site.
- (2) The show home shall not operate outside the hours of 9:00 am and 5:00 pm on any day.

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

I449.6.1.7. Vehicle access restrictions – Cycle facilities (This rule applies to all development in Precinct).

- (1) In addition to the requirements of Standard E27.6.4.1, new vehicle crossings must not be constructed or used to provide vehicle access across that part of a site boundary which has frontage to an existing or proposed shared path or dedicated cycle way, including where shown on Figure I449.10.1. Hingaia 1 - Precinct Plan. For the avoidance of doubt, this relates only to allotments fronting that side of the road where the shared path or dedicated cycle way exists or is proposed.
- (2) Standard I449.6.1.7(1) above applies in any of the following circumstances:
 - (a) a new vehicle crossing is proposed;
 - (b) a new activity is established on a site;
 - (c) there is a change of type of activity; or
 - (d) a building(s) is constructed, or additions to buildings that are not permitted activities in Table H12.4.1 Activity table, except that this does not apply in the case of a dwelling where the reconstruction, alteration or addition does not increase the number of dwellings on a site.
- (3) Standards I449.6.1.7(1) and I449.6.1.7(2) above do not apply to:
 - (a) the use of a vehicle crossing that exists on *[legal effect date]* that serves no more than one dwelling per site; and
 - (b) the construction or use of a vehicle crossing that has been shown on the plans of an approved subdivision consent that will serve no more than one dwelling per existing or approved site.

I449.6.2. Subdivision controls

- (1) All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Table I449.4.1.
- (2) Activities listed in Table I449.4.2 must comply with the Standards I449.6.2.1 to I449.6.2.3.

I449.6.2.1. Precinct Plan

- (1) Vacant sites subdivision shall provide for the following structural elements shown on Figure I449.10.1. Hingaia 1 - Precinct Plan, unless they are shown on the precinct plan to be within any proposed allotment 4 ha or greater in area:
 - (a) Collector roads;
 - (b) Shared paths or dedicated cycle ways (excluding the shared path along the Southern Motorway);
 - (c) Parks, in the locations shown on the precinct plan.

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- (2) Where the structural elements shown on Figure I449.10.1. Hingaia 1 - Precinct Plan are required within any proposed allotment that is 4 ha or greater in area, it shall be demonstrated that the proposed subdivision does not preclude the provision of these elements under future subdivisions of that allotment.

I449.6.2.2. Vacant Sites Subdivision in Residential Zones

- (1) Where subdivision is of a parent site less than 1 ha, each vacant site must comply with the minimum net site area of 300 m².
- (2) Where subdivision is of a parent site 1 ha or greater in area:
- (a) Each vacant site within a residential zone the Residential -Mixed Housing Urban zone must comply with the minimum net site area in Table I449.6.2.3.1 Minimum and average net site areas for vacant sites subdivisions involving parent sites of 1 hectare or greater above.

Table I449.6.2.2.1 Minimum and average net site areas for vacant sites subdivisions involving parent sites of 1 hectare or greater

Zone	Minimum Net Site Area	Minimum Average Net Site Area	Maximum Average Net Site Area
Residential – Mixed Housing Suburban Zone	240m ²	300m ²	480m ²
Residential – Mixed Housing Urban Zone	240m ²	300m ²	360m ²

- (b) The minimum average net site area calculated over the total of all sites created must comply with Table I449.6.2.2.1 Minimum and average net site areas for vacant sites subdivisions involving parent sites of 1 hectare or greater above.

When calculating the minimum average net site area for the purpose of this standard, any proposed site with a net site area greater than the maximum average net site area specified for the applicable zone in Table I449.6.2.2.1 Minimum and average net site areas for vacant sites subdivisions involving parent sites of 1 hectare or greater must be included in the averaging calculation at the figure specified as the maximum average net site area for the applicable zone.

- (3) Where 30 or more vacant sites are proposed, the total number of rear sites must not exceed five per cent of the total number of proposed sites.

I449.6.2.3. Riparian Margins

- (1) Where a permanent or intermittent stream is shown on Figure I449.10.1. Hingaia 1 - Precinct Plan within or adjoining a road or an allotment less than 4 ha in area riparian margins shall be established either side of the banks of the stream (or on one side where the opposite side adjoins an allotment 4 ha or more in area) to a minimum width of 10m measured from the bank of the stream, where the location of the bank can be physically identified by ground survey, or from the centreline of the stream where the bank cannot be physically identified by ground survey. Those margins shall be planted in native vegetation and shall be offered to Council for vesting as local purpose (drainage) reserves.

I449.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I449.8. Assessment of Restricted Discretionary Activities

I449.8.1. Matters of Discretion

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

~~(1A) — (deleted) for two or three dwellings on sites that adjoin the coast and/or esplanade reserve:~~

~~(a) — effects on the natural character of the coast; and~~

~~(b) — risks from coastal erosion.~~

(1) ~~(deleted) for four or more dwellings on sites that adjoin the coast and/or esplanade reserve in the Residential — Mixed Housing Suburban zone; two or three dwellings per site where the site area per dwelling is less than 400 m² in the Residential — Mixed Housing Suburban zone that do not comply with Standard H4.6.8 Maximum impervious area, Standard H4.6.9 Building coverage or Standard H4.6.10 Landscaped area; four or more dwellings per site where the site area per dwelling is less than 400 m² in the Residential — Mixed Housing Suburban zone:~~

~~(aa) for sites that adjoin the coast and/or esplanade reserve:~~

~~(i) — effects on the natural character of the coast; and~~

~~(ii) — risks from coastal erosion;~~

~~(a) — the matters listed in H4.8.1(2)(a) and H4.8.1(2)(c); and~~

~~(b) — all of the following standards:~~

~~(i) — Standard I449.6.1.1 Maximum impervious areas for higher density development;~~

~~(ii) — Standard I449.6.1.2 Building coverage for higher density development;~~

~~(iii) — Standard I449.6.1.3 Landscaped area for higher density development;~~

~~(iv) — Standard H4.6.11 Outlook space;~~

~~(v) — Standard H4.6.12 Daylight;~~

~~(vi) — Standard H4.6.13 Outdoor living space;~~

~~(vii) — Standard H4.6.14 Front, side and rear fences and walls; and~~

~~(viii) — Standard H4.6.15 Minimum dwelling size.~~

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- (2) ~~for four or more dwellings on sites that adjoin the coast and/or esplanade reserve in the Residential – Mixed Housing Urban zone; two or three dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Urban zone that do not comply with Standard H5.6.9 Maximum impervious area, Standard H5.6.10 Building coverage or Standard H5.6.11 Landscaped area; four or more dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Urban zone:~~
- ~~(aa) for sites that adjoin the coast and/or esplanade reserve:~~
- ~~(i) effects on the natural character of the coast; and~~
 - ~~(ii) risks from coastal erosion;~~
- ~~(a) the matters listed in H5.8.1(2)(a) and H5.8.1(2)(c); and~~
- ~~(b) all of the following standards:~~
- ~~(i) Standard I449.6.1.1 Maximum impervious areas for higher density development;~~
 - ~~(ii) Standard I449.6.1.2 Building coverage for higher density development;~~
 - ~~(iii) Standard I449.6.1.3 Landscaped area for higher density development;~~
 - ~~(iv) Standard H5.6.12 Outlook space;~~
 - ~~(v) Standard H5.6.13 Daylight;~~
 - ~~(vi) Standard H5.6.14 Outdoor living space;~~
 - ~~(vii) Standard H5.6.15 Front, side and rear fences and walls; and~~
 - ~~(viii) Standard H5.6.16 Minimum dwelling size.~~
- ~~(3) (deleted) for Integrated Residential Development in the Residential – Mixed Housing Suburban zone:~~
- ~~(a) the matters listed in H4.8.1(3)(a) and H4.8.1(3)(c); and~~
- ~~(b) all of the following standards:~~
- ~~(i) Standard I449.6.1.1 Maximum impervious areas for higher density development;~~
 - ~~(ii) Standard I449.6.1.2 Building coverage for higher density development;~~
 - ~~(iii) Standard I449.6.1.3 Landscaped area for higher density development;~~
 - ~~(iv) Standard I449.6.1.4 Fences and walls adjoining public places other than roads;~~
 - ~~(v) Standard H4.6.11 Outlook space;~~
 - ~~(vi) Standard H4.6.12 Daylight;~~

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- ~~(vii) Standard H4.6.13 Outdoor living space;~~
- ~~(viii) Standard H4.6.14 Front, side and rear fences and walls; and~~
- ~~(ix) Standard H4.6.15 Minimum dwelling size.~~

(4) for Integrated Residential Development in the Residential – Mixed Housing Urban zone in addition to the matters set out in the zone:

- (a) The matters listed in H5.8.1(3)(a) and H5.8.1(3)(c); and
- (b) all of the following standards:
 - (i) Standard I449.6.1.1 Maximum impervious areas for higher density development;
 - ~~(ii) Standard I449.6.1.2 Building coverage for higher density development;~~
 - ~~(iii) Standard I449.6.1.3 Landscaped area for higher density development;~~
 - (iv) Standard I449.6.1.4 Fences and walls adjoining public places other than roads;
 - ~~(v) Standard H5.6.12 Outlook space;~~
 - ~~(vi) Standard H5.6.13 Daylight;~~
 - ~~(vii) Standard H5.6.14 Outdoor living space;~~
 - ~~(viii) Standard H5.6.15 Front, side and rear fences and walls; and~~
 - ~~(ix) Standard H5.6.16 Minimum dwelling size.~~

(5) for development that does not comply with Standard I449.6.1.1 Maximum impervious areas for higher density development; ~~Standard I449.6.1.2 Building coverage for higher density development; Standard I449.6.1.3 Landscaped area for higher density development;~~ Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.6 Show homes:

- (a) any precinct or zone policy which is relevant to the standard;
- (b) the purpose of the standard;
- (c) the effects of the infringement of the standard;
- ~~(d) *(deleted)* in the Residential – Mixed Housing Suburban zone, the effects on the suburban built character of the zone;~~
- (e) ~~in the Residential – Mixed Housing Urban zone,~~ the effects on the urban built character of the zone;
- (f) the effects on the amenity of neighbouring sites;
- (g) the effects of any special or unusual characteristic of the site which is relevant to the standard;

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- (h) the characteristics of the development;
 - (i) any other matters specifically listed for the standard; and
 - (j) where more than one standard will be infringed (including standards in the underlying zone), the effects of all infringements.
- (6) ~~(deleted) for new buildings and additions to buildings in the Residential – Mixed Housing Urban zone which do not comply with Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone but comply with Standard H5.6.6 Alternative height in relation to boundary:~~
- ~~(a) the matters listed in H5.8.1(5).~~
- (7) ~~-for new buildings and additions to buildings that do not comply with the applicable standards in the zone in the Residential – Mixed Housing Urban zone that does not comply with Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone where Standard H5.6.6 Alternative height in relation to boundary is either not applicable or infringed:~~
- ~~(a) the matters in H5.8.1(4) any precinct or zone policy which is relevant to the standard;~~
 - ~~(b) the purpose of the standard;~~
 - ~~(c) the effects of the infringement of the standard;~~
 - ~~(d) the effects on the urban built character of the zone;~~
 - ~~(e) the effects on the amenity of neighbouring sites;~~
 - ~~(f) the effects of any special or unusual characteristic of the site which is relevant to the standard;~~
 - ~~(g) the characteristics of the development;~~
 - ~~(h) any other matters specifically listed for the standard; and~~
 - ~~(i) where other standards will be infringed (including standards in the underlying zone), the effects of all infringements.~~
- (8) for construction or use of a vehicle crossing that does not comply with Standard I449.6.1.7. Vehicle access restrictions – Cycle facilities:
- (a) the matters listed in E27.8.1(12); and
 - (b) effects on cyclist safety and amenity.
- (9) for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2:
- (a) the relevant matters listed in section E38.12.1;
 - (b) the subdivision’s consistency with Figure I449.10.1. Hingaia 1 - Precinct Plan;

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- (c) consistency with Standard I449.6.1.7 Vehicle access restrictions – Cycle facilities for any proposed or future vehicle crossings required to access proposed or existing allotments;
- (cc) effects on the transport network
- (d) any applicable on-site stormwater management requirements for lots less than 4 ha in area; and
- (e) the management of effects of stormwater from any proposed roads; and
- (f) enabling viewshafts out to the coast.

I449.8.2. Assessment Criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities from the list below.

- (1A) ~~(deleting) for two or three dwellings on sites that adjoin the coast and/or esplanade reserve:~~

~~(a) refer to Policy I449.3(11).~~

- (1) ~~(deleting) for four or more dwellings on sites that adjoin the coast and/or esplanade reserve in the Residential – Mixed Housing Suburban zone; two or three dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Suburban zone that do not comply with Standard H4.6.8 Maximum impervious area, Standard H4.6.9 Building coverage or Standard H4.6.10 Landscaped area; four or more dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Suburban zone:~~

~~(aa) for sites that adjoin the coast and/or esplanade reserve, refer to Policy I449.3(11):~~

~~(a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:~~

~~(i) Standard I449.6.1.1 Maximum impervious areas for higher density development;~~

~~(ii) Standard I449.6.1.2 Building coverage for higher density development;~~

~~(iii) Standard I449.6.1.3 Landscaped area for higher density development;~~

~~(iv) Standard H4.6.11 Outlook space;~~

~~(v) Standard H4.6.12 Daylight;~~

~~(vi) Standard H4.6.13 Outdoor living space;~~

~~(vii) Standard H4.6.14 Front, side and rear fences and walls; and~~

~~(viii) Standard H4.6.15 Minimum dwelling size.~~

~~(b) the criteria listed in H4.8.2(2)(b) to H4.8.2(2)(i).~~

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- (2) ~~for four or more dwellings on sites that adjoin the coast and/or esplanade reserve in the Residential – Mixed Housing Urban zone; two or three dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Urban zone that do not comply with Standard H5.6.9 Maximum impervious area, Standard H5.6.10 Building coverage or Standard H5.6.11 Landscaped area; four or more dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Urban zone in addition to the matters set out in the zone :~~
- (aa) ~~for sites that adjoin the coast and/or esplanade reserve, refer to Policy I449.3(11):~~
- (a) ~~the extent to which or whether the development achieves the purpose outlined in the following relevant standards identified in Table I449.4.1 Activity Table – Land use activities or what alternatives are provided that result in the same or a better outcome:~~
- ~~(i) Standard I449.6.1.1 Maximum impervious areas for higher density development;~~
 - ~~(ii) Standard I449.6.1.2. Building coverage for higher density development;~~
 - ~~(iii) Standard I449.6.1.3. Landscaped area for higher density development;~~
 - ~~(iv) Standard H5.6.12. Outlook space;~~
 - ~~(v) Standard H5.6.13. Daylight;~~
 - ~~(vi) Standard H5.6.14. Outdoor living space;~~
 - ~~(vii) Standard H5.6.15. Front, side and rear fences and walls; and~~
 - ~~(viii) Standard H5.6.16. Minimum dwelling size.~~
- (b) ~~The criteria listed in H5.8.2(2)(baa) to H5.8.2(2)(afh), H5.8.2(2)(fa) to H5.8.2(2)(fe) and H5.8.2(2)(ga) to 5.8.2(2)(h).~~
- (3) ~~(*deleted*) for integrated residential development in the Residential – Mixed Housing Suburban zone:~~
- (a) ~~the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:~~
- ~~(i) Standard I449.6.1.1 Maximum impervious areas for higher density development;~~
 - ~~(ii) Standard I449.6.1.2 Building coverage for higher density development;~~
 - ~~(iii) Standard I449.6.1.3 Landscaped area for higher density development;~~
 - ~~(iv) Standard I449.6.1.4 Fences and walls adjoining public places other than roads;~~
 - ~~(v) Standard H4.6.11 Outlook space;~~

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- ~~(vi) Standard H4.6.12 Daylight;~~
 - ~~(vii) Standard H4.6.13 Outdoor living space;~~
 - ~~(viii) Standard H4.6.14 Front, side and rear fences and walls; and~~
 - ~~(ix) Standard H4.6.15 Minimum dwelling size.~~
 - ~~(b) the criteria listed in H4.8.2(3)(b) to H4.8.2(3)(k).~~
- (4) for integrated residential development in the Residential – Mixed Housing Urban zone in addition to the matters set out in the zone:
- (a) the extent to which or whether the development achieves the purpose outlined in the following relevant standards identified in Table I449.4.1 Activity Table – Land use activities or what alternatives are provided that result in the same or a better outcome:
 - ~~(i) Standard I449.6.1.1 Maximum impervious areas for higher density development;~~
 - ~~(ii) Standard I449.6.1.2. Building coverage for higher density development;~~
 - ~~(iii) Standard I449.6.1.3. Landscaped area for higher density development;~~
 - (iv) Standard I449.6.1.4 Fences and walls adjoining public places other than roads;
 - ~~(v) Standard H5.6.12. Outlook space;~~
 - ~~(vi) Standard H5.6.13. Daylight;~~
 - ~~(vii) Standard H5.6.14. Outdoor living space;~~
 - ~~(viii) Standard H5.6.15. Front, side and rear fences and walls; and~~
 - ~~(ix) Standard H5.6.16. Minimum dwelling size.~~
 - (b) the criteria listed in H5.8.2(3)(baa) to H5.8.2(3)(kac), H5.8.2(3)(g), and H5.8.2(i) to (j).
- (5) for development that does not comply with Standard I449.6.1.1 Maximum impervious areas for higher density development:
- (a) refer Policies I449.3(3) and I449.3(4).
 - ~~(b) in the Residential – Mixed Housing Suburban zone, the criteria listed in H4.8.2(9).~~
 - (c) in the Residential – Mixed Housing Urban zone, the criteria listed in H5.8.2(10).
- ~~(6) (deleted) for buildings that do not comply with Standard I449.6.1.2 Building coverage for higher density development:~~
- ~~(a) refer Policies I449.3(3) and I449.3(4).~~

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- ~~(b) in the Residential – Mixed Housing Suburban zone, the criteria listed in H4.8.2(10).~~
- ~~(c) in the Residential – Mixed Housing Urban zone, the criteria listed in H5.8.2(11).~~
- (7) ~~(deleted) for development that does not comply with Standard I449.6.1.3 Landscaped area for higher density development:~~
 - ~~(a) refer Policies I449.3(3) and I449.3(4).~~
 - ~~(b) in the Residential – Mixed Housing Suburban zone, the criteria listed in H4.8.2(11).~~
 - ~~(c) in the Residential – Mixed Housing Urban zone, the criteria listed in H5.8.2(12).~~
- (8) for development that does not comply with Standard I449.6.1.4 Fences and walls adjoining public places other than roads:
 - (a) refer Policies I449.3(5) and I449.3(12).
- (9) ~~(deleted) for new buildings and additions to buildings in the Residential – Mixed Housing Urban zone which do not comply with Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone but comply with Standard H5.6.6 Alternative height in relation to boundary:~~
 - ~~(a) the criteria listed in H5.8.2(5).~~
- (10) ~~(deleted) for new buildings and additions to buildings in the Residential – Mixed Housing Urban zone that does not comply with Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone where Standard H5.6.6 Alternative height in relation to boundary is either not applicable or infringed:~~
 - ~~(a) refer Policies I449.3(3) and I449.3(4).~~
 - ~~(b) the criteria listed in H5.8.2(6) and H5.8.2(7).~~
- (11) for development that does not comply with Standard I449.6.1.6 Show homes:
 - (a) refer Policy H5.3(8).
- (12) for construction or use of a vehicle crossing that does not comply with Standard I449.6.1.7. Vehicle access restrictions – Cycle facilities:
 - (a) the criteria listed in E27.8.2(11); and
 - (b) refer to Policy I449.3(13).
- (13) for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2:
 - (a) the relevant criteria listed in section E38.12.2.
 - (b) whether the structural elements shown in Figure I449.10.1. Hingaia 1 - Precinct Plan (including roads and stream corridors) are incorporated into the subdivision design (other than where proposed sites are 4 ha or greater in area);
 - (ba) the extent to which any roads are designed in accordance with the road construction guidelines in Appendix 1.

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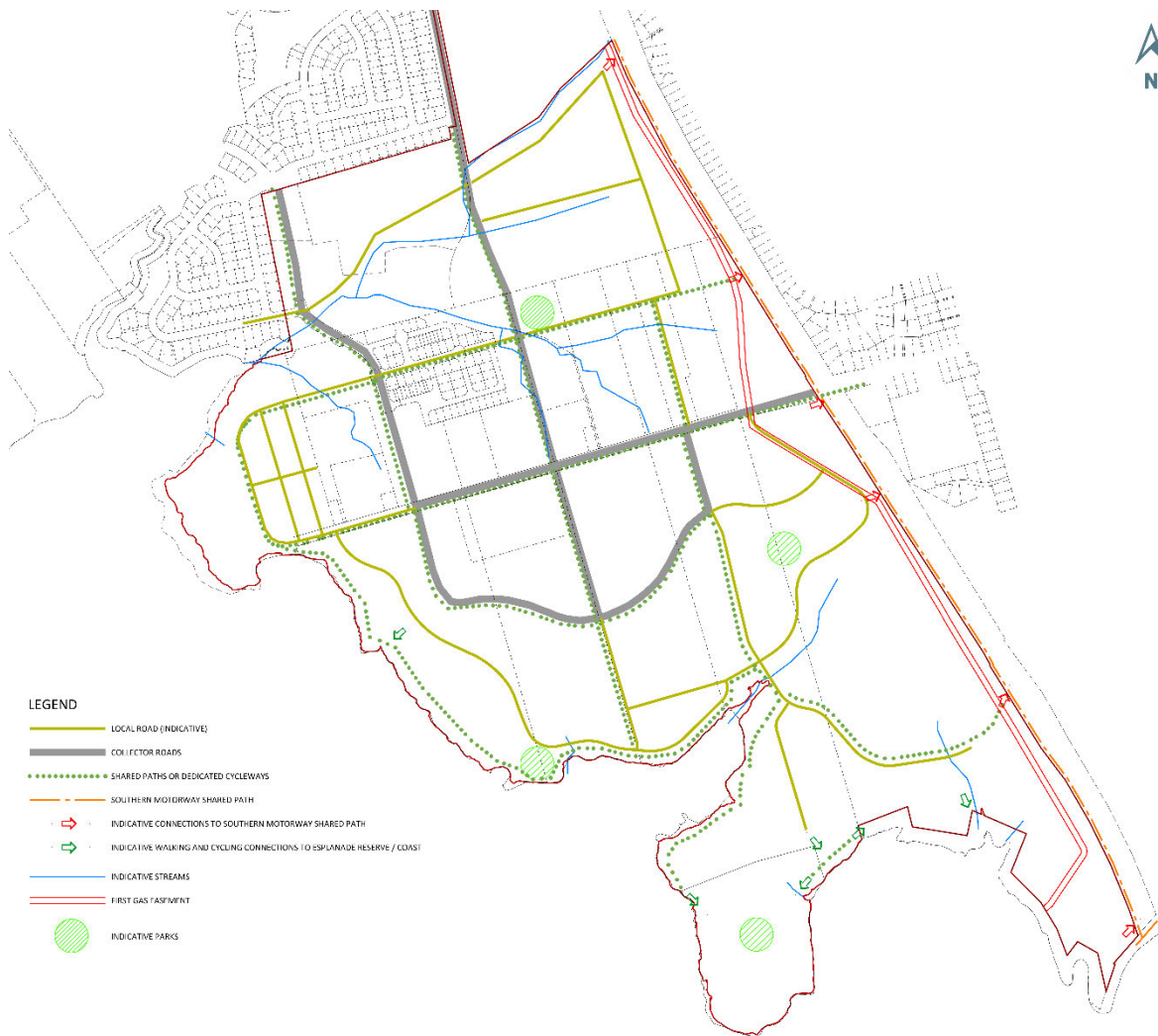
- (c) whether the proposed staging of development promotes efficient development of the structural elements shown in Figure I449.10.1. Hingaia 1 - Precinct Plan.
- (cc) Whether there is a need for any of the following transport upgrades:
 - (i) The signalisation of the intersection of Great South Road and Park Estate Road;
 - (ii) If Hinau Road or Ngakoro Road is not yet constructed to collector road standard between Wawatai Drive and Park Estate Road, any upgrades to the intersection of Park Estate Road and Goodwin Drive;
 - (iii) The installation of a roundabout at the intersection of Park Estate Road and Clover Road when the northern fourth leg is constructed; or
 - (iv) If the development will provide for an average density of 40 dwellings per net ha (excluding roads and open space) across all of the Hingaia 1 Precinct south of Park Estate Road, any other transport upgrades to the road network resulting from this density.
- (d) whether the subdivision is consistent with the Hingaia 1 precinct objectives and policies.
- (e) whether lots adjoining an existing or proposed shared path or dedicated cycle way, including where shown on Figure I449.10.1. Hingaia 1 - Precinct Plan, are provided with access from an alternative road so that infringement of Standard I449.6.1.7 Vehicle access restrictions – Cycle facilities (including future infringements by land use activities on the proposed allotments) can be avoided or minimised.
- (f) whether on-going compliance with the on-site stormwater management requirements contained in any relevant approved Stormwater Management Plan will be achieved.
- (g) whether the management of stormwater runoff from any proposed road is consistent with the requirements of any relevant Stormwater Management Plan.
- (h) the extent to which viewshafts from roads and open spaces out to the coast are provided for.

I449.9. Special Information Requirements

There are no special information requirements in this section.

I449.10. Precinct Plan

Figure I449.10.1. Hingaia 1 - Precinct Plan



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I449.11. Hingaia 1 Precinct – Appendix 1

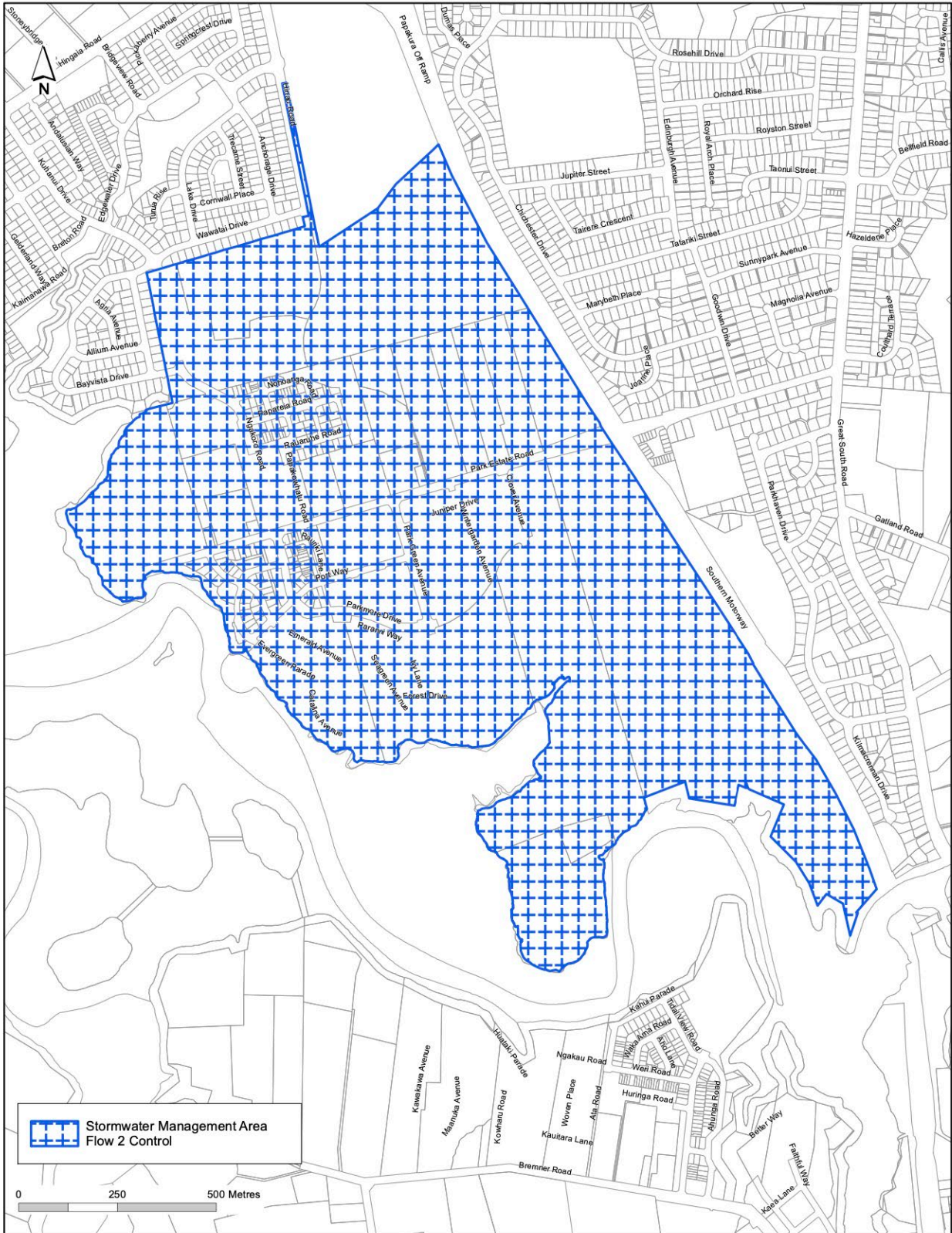
This appendix sets out the guidelines for the construction of roads in the precinct but is not intended to represent the only design solution.

Table I449.11.1 Hingaia 1 Precinct road construction guidelines

Road Type/Function	Minimum* Road Reserve Width	Total Number of Lanes	Design Speed	Cycle Provisions	Pedestrian Provision	Access Restrictions	Bus Provision
Park Estate Road, Hinau Road or Ngakoro Road (Collector)	21m	2	50 km/h	Yes	Both sides	Where cycle provision is made, in accordance with Standard	Yes
Other Collector Road	21m	2	30 km/h	Yes	Both sides	I449.6.1.7.	Yes
Local Road	16m	2	30 km/h	If shown on Figure I449.10.1. Hingaia 1 - Precinct Plan	Both sides		No
Park Edge Local Road	12m	2	30 km/h		Both sides, but can be provided within park rather than the road		No

* Typical minimum cross section which may need to be varied in specific locations where required to accommodate batters, structures, intersection design, significant constraints or other localised design requirements.

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Plan Change 67: Stormwater Management Area Flow 2 Control

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