

Appendix A Table	Responding to Natural Place			Creating a Built Urban Environment				Structure Plan Outcomes			Parks and Green Spaces	Roads and Connections			Neighbourhoods and Building Typologies and uses
	Land use compatible with topography	Keep and Protect Trees and Waterways	Appreciate Natural Areas	Connect Western Collector	Well Connected Local Centre	Contained and Hierarchical Mix of uses	Create Legible Multimodal Network	Correct Mix of Dwelling typologies	Hierarchy of Height In Local Centre	Quality of Built Environment	Design, Access and CPTED	Wider Network Connection	Public Transport	Building Interfaces and engagement with Road	
Unitary Plan Mechanism															
Residential: Single House								H3.4		H3.2(3,4) H3.3(3)	H3.3(3)(a)			H3.3(3) H3.6.12	H3.4.1
Residential: Mixed House Suburban			H4.3(3)(a)					H4.3(1)		H4.3(2)(b)				H4.3(2)(b) H4.3(3)	H4.4.1
Residential: Mixed House Urban			H5.3(3)(a)					H5.3(1)		H5.1				H5.3(3)	H5.4.1
Business: Light Industry										H17.3(4)					H17.4.1
Business: General Business										H14.3(3)				H14.3(3)b&c)	H14.4.1*
Business: Local Centre								H11.4.1 H11.6.3	H11.6.1	H11.3(3)*				H11.3(3)(b)	H11.4.1*
Open Space		H7.3(1)(f)									H7.3(1) H7.5.3(1-6) H7.7.3(all)				H7.9.1
Subdivision	E38.3(c) E38.8(3),(14)		E38.3(14)		E38.3(10)					E38.3(1)				E38.3(10)(iii) E27.2(2)	
Transport							E27.2(1),(2)								
Other		E16													
Other Control Mechanism															
Zone Distribution	X	X			X	X									X
Indicative Road			X	X	X							X			
Precinct Condition										*X-scale					*X To control uses and scale

Appendix B

Further Information Request; Warkworth North Private Plan Change.

Table Key

Topography

E38.3. Policies

(3) Require subdivision design to respond to the natural landscapes by:

- (a) avoiding building platforms and, where practicable, infrastructure, on identified or dominant ridgelines on sites zoned Residential – Large Lot Zone or Residential – Rural and Coastal Settlement Zone;
- (b) locating and designing roads, access and infrastructure in a manner which minimises earthworks; and
- (c) locating roads and development to follow land contours.

(14) Encourage the design of subdivision to incorporate and enhance land forms, natural features, and indigenous trees and vegetation.

Open Space

H7.3. Policies – General

In addition to the specific policies that apply to each open space zone, the following policies apply generally to open space areas.

(1) Design, develop, manage and maintain open spaces to:

- (a) provide for the needs of the wider community as well as the needs of the community in which they are located;
- (b) achieve the objectives for the open space zone;
- (c) use resources efficiently and where appropriate be adaptable and multifunctional;
- (d) provide for people of differing ages and abilities;
- (e) be safe and attractive to users; and
- (f) where appropriate for the zone, reflect the natural, heritage and landscape values of the area.

E16. Trees in open space zones

Appreciate Natural Areas

E38.3 Policies

(14) Encourage the design of subdivision to incorporate and enhance land forms, natural features, and indigenous trees and vegetation.

H5.3. Policies

(3) Encourage development to achieve attractive and safe streets and public open spaces including by:

(a) providing for passive surveillance

Well Connected Local Centre

E38.3

(10) Require subdivision to provide street and block patterns that support the concepts of a liveable, walkable and connected neighbourhood including:

(a) a road network that achieves all of the following:

(i) is easy and safe to use for pedestrians and cyclists;

(ii) is connected with a variety of routes within the immediate neighbourhood and between adjacent land areas; and

(iii) is connected to public transport, shops, schools, employment, open spaces and other amenities; and

(b) vehicle crossings and associated access designed and located to provide for safe and efficient movement to and from sites and minimising potential conflict between vehicles, pedestrians, and cyclists on the adjacent road network.

Multimodal Network

E27.2. Objectives

(1) Land use and all modes of transport are integrated in a manner that enables:

(a) the benefits of an integrated transport network to be realised; and

(b) the adverse effects of traffic generation on the transport network to be managed.

(2) An integrated transport network including public transport, walking, cycling, private vehicles and freight, is provided for.

Mix of Dwelling Typologies

H3.4.1 Activity Table

H4.3. Policies

(1) Enable a variety of housing types including integrated residential development such as retirement villages.

H5.3. Policies

(1) Enable a variety of housing types at higher densities, including low-rise apartments and integrated residential development such as retirement villages.

Table H11.4.1 Activity table

H11.6.3. Residential at ground floor

Purpose:

- protect the ground floor of buildings within centres for commercial use;
- and
- avoid locating activities that require privacy on the ground floor of buildings.

(1) Dwellings including units within an integrated residential development must not locate on the ground floor of a building where the dwelling or unit has frontage to public open spaces including streets.

Hierarchy of Height in Local Centre

H11.6.1. Building height

Purpose:

Et al

- allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility, to provide variation and interest in building form when viewed from the street;

Quality of Built Environment

H3.2. Objectives

(3) Development provides quality on-site residential amenity for residents and for adjoining sites and the street.

(4) Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the

neighbourhood.

H3.3. Policies

(3) Encourage development to achieve attractive and safe streets and public open spaces including by:

- (a) providing for passive surveillance
- (b) optimising front yard landscaping
- (c) minimising visual dominance of garage doors.

H4.3. Policies

(2) Achieve the planned suburban built character of predominantly two storey buildings, in a variety of forms by:

- (b) managing the design and appearance of multiple-unit residential development;

H5.1. Zone description

Resource consent is required for three or more dwellings and for other specified buildings in order to:

- achieve the planned urban built character of the zone;
- achieve attractive and safe streets and public open spaces;
- manage the effects of development on adjoining neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and
- achieve high quality on-site living environments.

The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve quality design is important as the scale of development increases.

H11.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

(3) Require development to be of a quality and design that positively contributes to:

- (a) planning and design outcomes identified in this Plan for the relevant zone;
- (b) the visual quality and interest of streets and other public open spaces; and
- (c) pedestrian amenity, movement, safety and convenience for people of all ages

and abilities.

H14.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (3) Require development to be of a quality and design that positively contributes to:
- (a) planning and design outcomes identified in this Plan for the relevant zone;
 - (b) the visual quality and interest of streets and other public open spaces; and
 - (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.

H17.3. Policies

- (4) Require development adjacent to open space zones, residential zones and special purpose zones to manage adverse amenity effects on those zones.

Parks and Green Spaces, Design, Access and CPTED

H3.3(3)(a)

- (3) Encourage development to achieve attractive and safe streets and public open spaces including by: (a) providing for passive surveillance

H7.3. Policies – General

In addition to the specific policies that apply to each open space zone, the following policies apply generally to open space areas.

- (1) Design, develop, manage and maintain open spaces to:
- (a) provide for the needs of the wider community as well as the needs of the community in which they are located;
 - (b) achieve the objectives for the open space zone;
 - (c) use resources efficiently and where appropriate be adaptable and multifunctional;
 - (d) provide for people of differing ages and abilities;
 - (e) be safe and attractive to users; and
 - (f) where appropriate for the zone, reflect the natural, heritage and landscape values of the area.

H7.5.3. Policies

- (1) Provide for a variety of informal recreation activities, including small-scale

community uses and accessory activities.

(2) Maintain or enhance the natural character values of open spaces by retaining significant vegetation (where appropriate and practical) and through weed removal, new planting and landscaping.

(3) Require development, including new buildings and structures, located near scheduled Sites or Places of Significance to Mana Whenua to recognise the relationship of Mana Whenua to the area.

(4) Limit buildings, structures and activities to those necessary to enhance people's ability to use and enjoy the open space for informal recreation.

(5) Locate and design buildings and structures to:

(a) complement the open and spacious character, function and amenity values of the zone;

(b) maintain public accessibility and minimise areas for exclusive use; and

(c) protect any natural or historic heritage values.

(6) Use the street network and internal roads for parking in preference to on-site parking, and where it is necessary to provide on-site vehicle access and parking, ensure the character of the zone is maintained.

H7.7.3. Policies

(1) Enable civic and community functions and events, and informal recreation activities.

(2) Limit buildings and structures to those that are necessary to support the purpose of the zone, and where this is demonstrated, ensure that they enhance the amenity values, functionality and use of the zone.

(3) Manage the effects of activities to avoid or mitigate any adverse effects on the environment and on the amenity values of the nearby residents, communities and the surrounding environment.

(4) Enable public amenities that enhance the use and enjoyment of civic and community open spaces, and the installation of artworks and interpretive signs.

Public Transport

E27.2. Objectives

(2) An integrated transport network including public transport, walking, cycling, private vehicles and freight, is provided for.

E38.3. Policies

(10) Require subdivision to provide street and block patterns that support the concepts of a liveable, walkable and connected neighbourhood including:

(a) a road network that achieves all of the following:

(iii) is connected to public transport, shops, schools, employment, open spaces and other amenities; and

Building Interfaces and Engagement with Road

H3.3(3) see previous

H3.6.12.

Front, side and rear fences and walls

Purpose: to enable fences and walls to be constructed on a front, side or rear boundary or within a front, side or rear yard to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the street
- minimise visual dominance effects to immediate neighbours and the street.

(1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

(a) Within the front yard, either:

(i) 1.4m in height, or

(ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or

(iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

H4.3. Policies

(2) Achieve the planned suburban built character of predominantly two storey buildings, in a variety of forms by:

(b) managing the design and appearance of multiple-unit residential development;

H5.3. Policies

(3) Encourage development to achieve attractive and safe streets and public open spaces including by:

- (a) providing for passive surveillance
- (b) optimising front yard landscaping
- (c) minimising visual dominance of garage doors.

H14.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (3) Require development to be of a quality and design that positively contributes to:
- (b) the visual quality and interest of streets and other public open spaces;

Neighbourhoods, Building Typologies and Uses

H3.4. Activity table

Table H3.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Single House Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H3.4.1 Activity table

H4.4. Activity table

Table H4.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Mixed Housing Suburban Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H4.4.1 Activity table

H5.4. Activity table

Table H5.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Mixed Housing Urban Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H5.4.1 Activity table

H17.4. Activity table

Table H17.4.1 Activity table specifies the activity status of land use and development activities in the Business – Light Industry Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H17.4.1 Activity table

H11.4. Activity table

Table H11.4.1 Activity table specifies the activity status of land use and development activities in the Business – Local Centre Zone pursuant to section 9(3) of the Resource Management Act 1991

Table H11.4.1 Activity table

H7.9. Activity table

Table H7.9.1 specifies the activity status of land use activities in the open space zones pursuant to section 9(3) of the Resource Management Act 1991. Notwithstanding the following rules, the Reserves Act 1977 applies to land vested under section 14 of that Act.

H7.9.1. Activity Table – Open Space Zones