

Submission no 23

WARKWORTH NORTH PRECINCT

I1. Warkworth North Precinct

I1.1. Precinct Description

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

The Warkworth North Precinct is located to the north of Falls Road and extends north to the motorway designation, west to the Viv Davie Martin Drive development and adjoins the existing Hudson Road Industrial area and the Business – General Business zoned land to the east. The Precinct covers approximately 95 hectares of land.

A Sub – precinct is proposed over the Stubbs Farm Development Area to secure the outcomes for watercourses including related mitigation and also to guide development of the Business – Local Centre. The Sub-precinct covers approximately 43 hectares.

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

I1.2. Objectives [rp/dp]

- (1) To achieve high quality urban design outcomes through:
 - a. providing key road connections securing an east west link to connect with the Mansel Drive extension;
 - b. providing an integrated stormwater management solution;
 - c. minimising loss of, or reduction in ecological values, and enhancing retained ecological values to achieve overall effects on ecological values that are less than minor.
 - d. retaining and enhancing areas of open space that also assist in providing opportunities for recreation; as well as pedestrian and cycleway connectivity;
 - e. providing a Local Centre to provide frequent retail and service needs for the local community and a range of employment options;
 - f. Providing a balance of employment land and places for people to live with a choice of living types and environments.

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

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11.3. Policies [rp/dp]

- (1) Residential – Mixed Housing zones are provided to achieve quality urban design outcomes and a range of living options that respond to the environmental characteristics of the area.
- (2) Locate zones to reflect opportunities for different types of living environments; higher density closer to transport routes and the Local Centre, with close proximity to walking, cycle and public transport connections; reduced density further from transport links and the proposed Neighbourhood Centre.
- (3) Provide an indicative route for the Western Link to secure this option should it be required and provide indicative connections to the wider urban area beyond the Sub-precinct and require them to be provided at the time of development to the extent these are required to service future development.
- (4) Provide an indicative network of open space areas to protect existing ecological values; provide for areas of public open space, as well as walkway and cycleway connectivity.
- (5) Provide for the retention of watercourses except where Precinct plan 1 – Warkworth North Precinct identifies that there will be stream loss and implement appropriate mitigation measures onsite to offset any adverse effects as indicated on Precinct plans 2 - Stormwater Catchment Management plans.
- (6) Enhance streams identified for enhancement using techniques such as boulder clusters; spur dikes, vanes and other rock deflectors; rock riffles; cobble or substrate; cobble floodways; root wads or large wooden debris; vegetated floodways; live siltation; erosion control blankets; living walls and culverts designed to enable fish passage.
- (7) Provide detailed design at resource consent stage for the Local Centre demonstrating how the design will:
 - a. connect to adjoining open space and riparian areas as well as the road network;
 - b. achieve a high-quality built form that engages and activates with adjoining roads and public spaces;
 - c. provide for accessible and versatile spaces; as well as demonstrating that the design is in accordance with best practice including CPTED principles.

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

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11.4. Activity table [/rp/dp]

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

Activity Table IX.4.1 specifies the activity status of regional / district land use / and activities in, on, under or over the beds of lakes, rivers, streams and wetlands; activities in the Warkworth North Precinct pursuant to section(s) 9(2) / 9(3) / 11 / 13 of the Resource Management Act 1991.

Table I0.4.1 Activity table

Activity		Activity status	
		Warkworth North Precinct	Sub-precinct A
Roading Infrastructure [dp]			
(A1)	Subdivision or development adjacent to the indicative Western Link Road, unless an alternative road alignment has been approved by resource consent and is constructed, or being constructed.	RD	RD
(A2)	Subdivision or development of land including, or adjacent to 'future road connections' indicated on the Warkworth North Precinct Plan.	RD	RD
Streams [rp]			
(A4)	Protection of streams and wetlands as indicated on the Warkworth North Precinct Plan.	P	P
(A5)	Enhancement of streams as indicated on the Warkworth North Precinct Plan and in accordance with the 'Additional Enhancement Opportunities' identified in Policy I1.3 (6).	P	P
(A6)	Stream loss other than that shown on the Warkworth North Precinct Plan.	NC	NC
Local Centre Zone [dp]			
(A7)	Subdivision or development within the Local Centre zone achieving the outcomes specified in Policy I1.3 (7)	RD	RD
(A8)	Subdivision or development within the Local Centre zone that does not achieve the outcomes specified in Policy I1.3 (7)	NC	NC

11.5. Notification

- (1) An application for resource consent for a controlled activity listed in Activity Table IX.4.1 above will be considered without public or limited notification or

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the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

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

(a) Standard I1.6.1 Western Link Road

(b) Standard I1.6.3 – Local Centre

(3) Any application for resource consent for an activity listed in Activity Table IX.4.1 and which is not listed in IX.5(1) or IX.5(2) 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).

I1.6. Standards

(1) Unless specified in Standard I1.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Table IX.4.1 above.

(2) The following Auckland-wide standards do not apply to activities (A4), (A5), and (A6) listed in Activity Table IX.4.1 above:

(a) *E3 (A49) New reclamation or drainage, including filling over a piped stream.*

(3) Activities listed in Activity Table IX.4.1 must comply with Standards IX.6.1 – IX.6.3.

I1.6.1. Standard – Western Link Road

Purpose:

- To provide road connectivity that will assist in securing an East West link for Warkworth.

(1) The Western Link shall be constructed in accordance with the Western Link cross-section – Precinct plan 3; and shall be proportionally funded between Auckland Transport and the land developer, for the portion of land development occurring at the time of road construction.

I1.6.2. Standard – Streams

Purpose:

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- To achieve stream enhancement works that improve ecological values and water quality now and into the future.
- (1) Stream enhancement shall be undertaken in accordance with the best practice guidelines including TP148 – Auckland Council Riparian Zone Management; Guidance for Water Sensitive Design (GD04) – 8.1 Riparian Buffers and Planting and Auckland Council’s Strategy for Urban Ngahere (Forest).

11.6.3. Standards for Business - Local Centre

Purpose:

- To achieve a versatile, accessible and high-quality Local Centre that provides positively for the needs to the existing and planned local community.
- (1) A pedestrian connection shall be provided to the eastern side of the Mahurangi river tributary as indicated on the Precinct Plan.
 - (2) Pedestrian connections shall be provided to the adjoining open space areas.

11.7. Assessment – controlled activities

There are no controlled activities in this precinct.

11.8. Assessment – restricted discretionary activities

11.8.1. Matters of discretion

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

- (1) Roading infrastructure:
 - (a) Necessity of the connection to service existing and future land uses; and
 - (b) Practical and effective connectivity to adjacent land for existing and future land uses; and
 - (c) Appropriateness of construction standard to fulfil the transport function of the road.
- (2) Local Centre:
 - (a) Quality of built development and its ability to provide versatile internal and external spaces;
 - (b) Provision of practical, safe, quality and functional connections to adjoining open space and riparian areas;
 - (c) Extent to which built development is designed to positively activate and engage with adjoining roads and public spaces.

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- (d) Provision of a safe useable environment.
- (e) Landscape design.
- (f) Allocation of land uses to service the needs of the local community.

11.8.2. Assessment criteria

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

- (1) assessment criteria for Roothing infrastructure;
 - (a) A road network shall be developed that responds to the transportation needs of Warkworth North and the wider area now and into the future which may include the preferred Western Link collector route.
 - (a) The extent to which roading connections are required and can be provided to adjacent land areas as indicated on Precinct plan 1 – Warkworth North Precinct, to ensure a connected urban environment.
- (2) assessment criteria for Business - Local Centre:
 - (a) The design of the Local Centre shall achieve an integrated and functional design that reflects a high quality of architectural design and best practise urban design principles.
 - (b) The quality of design shall provide a safe useable environment that reflects urban design best practise including CPTED principles.
 - (c) Soft landscaping and hard landscape elements shall enhance and reflect local character such as the values of the Mahurangi river, riparian corridors and the bush backdrop of the Dome hills.
 - (d) The extent to which land use activities complement adjoining land uses and assist in maintaining or enhancing connectivity and relationship to adjacent open space areas.

11.9. Special information requirements

An application for subdivision or development in the Local Centre in accordance with Rule I0.4.1(A6) activity must be accompanied by:

- (1) An urban design assessment demonstrating how the development meets the matters stated in Policy I1.3 (7)

11.10. Precinct plans

11.10.1 1 Name: Precinct plan 1 – Warkworth North Precinct Plan

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11.10.2 Name: Precinct plan 2 – Warkworth North Stormwater Catchment Management Plans

11.10.3 Name: Precinct plan 3 – Western Link Cross-section