

Attachment 2: Corrected text chapter I

I335. Western Springs Stadium Precinct

I335.1. Precinct description

The Western Springs Stadium Precinct provides specific planning controls for the use and development of Western Springs Stadium as a multi-functional recreation, sporting and events venue within a natural amphitheatre that has a crowd capacity upwards of 50,000 people.

The zoning of the land within the Western Springs Stadium Precinct is the Special Purpose - Major Recreation Facility Zone.

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

I335.2. Objectives

- (1) Western Springs Stadium is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) organised sports and recreation;
 - (b) informal recreation;
 - (c) motorsport activities;
 - (d) concerts, events and festivals;
 - (e) markets, fairs and trade fairs;
 - (f) functions, conferences, gatherings and meetings; and
 - (g) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of Western Springs Stadium are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I335.3. Policies

- (1) Enable the safe and efficient operation of Western Springs Stadium for its primary activities.
- (2) Protect the primary activities of Western Springs Stadium from the reverse sensitivity effects of adjacent development.

- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of Western Springs Stadium, having regard to the amenity of surrounding properties.
- (5) Recognise that Western Springs Stadium’s primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

I335.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table I335.4.1 Activity table specifies the activity status of land use and development activities in the Western Springs Stadium Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I335.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Organised sport and recreation	P
(A2)	Informal recreation	P
(A3)	Motorsport activities	P
(A4)	Motorsport activities not meeting Standard I335.6.3	D
(A5)	Concerts, events and festivals	P
(A6)	Markets, fairs and trade fairs	P
(A7)	Functions, conferences, gatherings and meetings	P

I335 Western Springs Stadium Precinct

(A8)	Displays and exhibitions	P
(A9)	Any primary activity not meeting Standard I335.6.8 but meeting all other standards	C
Accessory activities		
(A10)	Accessory activities	P
(A11)	Any accessory activity not meeting Standard I335.6.8 but meeting all other standards	C
Compatible activities		
(A12)	Sports, recreation and community activities	P
(A13)	Professional fireworks displays meeting Standard I335.6.13	P
(A14)	Professional fireworks displays not meeting Standard I335.6.13	RD
(A15)	Helicopter flights meeting Standard I335.6.14	P
(A16)	Helicopter flights not meeting Standard I335.6.14	RD
(A17)	Filming activities	P
(A18)	Any compatible activity not meeting Standard I335.6.8 but meeting all other standards	C
Development		
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(A21)	Light towers and associated fittings up to and greater than 20m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I335.6.11	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

I335.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I335.4.1 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 I335.4.1 Activity table and which is not listed in I335.5(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\(4\)](#).

I335.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I335.4.1 must comply with the following standards unless otherwise stated. The following standards do not apply:

- (1) [E27 Transport – Standards E27.6.1](#) Trip generation; and
- (2) [E27 Transport – Standards E27.6.2](#). Number of parking and loading spaces

I335.6.1. Noise

- (1) Motorsport activities and the operation of the public address system are excluded from this standard.
- (2) The noise (rating) level from any activity as measured within the boundary of any site with a residential zone must not exceed the noise limits in Table I335.6.1.1.

Table I335.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Between 8:00am and 10:30pm	55dB L _{Aeq}
At all other times	40dB L _{Aeq} and 75dB L _{Amax}

- (3) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Professional fireworks displays and helicopter flights are excluded from this standard.

I335.6.2. Special noise events

- (1) Special noise events do not include motorsport activities and the operation of the public address system.

(2) The total number of special noise events in any 12 month period must not exceed the numbers and timeframes listed in Table I335.6.2.1.

Table I335.6.2.1: Numbers and timeframes of special noise events

Event	Timeframes	Number of events
High special noise events	10:00am to 10:00pm Sunday to Thursday (inclusive)	6
	10:00am to 11:00pm on Fridays and Saturdays	
Medium special noise events	10:00am to 10:00pm	4
Low special noise events	10:00am to 10:00pm	4

(3) The noise (rating) level generated by special noise events must not exceed the noise limits listed in Table I335.6.2.2 when measured from the specified measurement locations.

Table I335.6.2.2 Noise Limits for special noise events

Event	Noise limit	Measurement location
High special noise events	82dB $L_{Aeq(5min)}$	Within the boundary of any property zoned residential on Old Mill Road, West View Road, Bullock Track or Great North Road
Medium special noise events	70dB $L_{Aeq(5min)}$	Within the boundary of any property zoned residential on Old Mill Road, West View Road, Bullock Track or Great North Road
Low special noise events	55dB $L_{Aeq(5min)}$	Within the boundary of any property zoned residential on Old Mill Road, West View Road
	70dB $L_{Aeq(5min)}$	Within the boundary of any property zoned residential on Bullock Track or Great North Road

- (4) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (5) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (6) No duration correction or adjustment for special audible characteristics will be applied.
- (7) The prescribed time frames for the purpose of assessment according to NZS6802:2008 will be the timeframe for which any particular noise limit applies.
- (8) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (9) Testing and balancing of all sound systems including vocal checks by performers must cumulatively not exceed 2 hours. These checks must not commence before 10am on any day and must be completed by 7pm on the day of the special noise event. The duration of special noise events does not include sound checks, provided sound checks are limited to a cumulative duration of up to 2 hours.
- (10) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
 - (a) There must be no more than 2 special noise events on any one day.
 - (b) There must be no more than 4 special noise events within any 2 week period.
- (11) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.
- (12) Professional fireworks displays and helicopter flights are excluded from this standard.

I335.6.3. Motorsport activities

- (1) Frequency
 - (a) Race meetings and practice sessions must be no longer than 5 hours from start to finish, including all breaks and warm-ups.
 - (b) Race meetings and practice sessions must start no earlier than midday. Practice sessions must conclude no later than 6pm and race meetings

must conclude no later than 10.30pm, except that any race meeting on a Sunday must conclude by 9.30pm.

- (c) Race meetings and practice sessions may only be held as follows:
 - (i) 2 practice sessions in October;
 - (ii) 3 race meetings in November;
 - (iii) 2 race meetings in December;
 - (iv) 3 race meetings in January;
 - (v) 3 race meetings in February; and
 - (vi) 1 race meeting in March.
- (d) There must be no race meetings on Christmas Eve, Christmas Day, Auckland Anniversary Day or Waitangi Day and one weekend per month from November to February (inclusive) must have no race meeting.
- (e) A draft event programme must be provided to the Council and notified publicly in June each year. The event programme may provide for a race meeting to be held on the day following the day it was scheduled for if the scheduled race meeting is rained out, however this may only occur in relation to 8 of the 12 race meetings and those meetings where rainouts are permitted must be specified in the event programme. A race meeting is deemed to be rained out if any of the scheduled races cannot take place due to rain. Only the races that were scheduled to be undertaken but could not be may be run on the rainout day.
- (f) Mechanical car park sweeping and grading of the track must not take place on Sundays, unless it is authorised as a rainout event.
- (g) Motor racing includes only those events held under the auspices of Speedway New Zealand.

(2) Noise

- (a) The noise (rating) level from motorsport activities within the Western Springs Stadium Precinct must not exceed 89dB $L_{Aeq(5min)}$ and 83dB $L_{Aeq(5hour)}$ when measured 10m inside any part of the northern boundary of the precinct that has a clear view of at least 75% of the track.
- (b) All noise sources from within the stadium (except localised contamination) must be measured during a motorsport activity to determine compliance with this noise limit, subject to all of the following:
 - (i) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise;

- (ii) No duration correction or adjustment for special audible characteristics will be applied; and
- (iii) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.

I335.6.4. Public address system

- (1) The noise (rating) level from the public address system within the Western Springs Stadium Precinct must not exceed 69dB $L_{Aeq(5min)}$ and 80dB L_{Amax} when measured at the boundary of any site within a residential zone.
- (2) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) No duration correction or adjustment for special audible characteristics will be applied.
- (4) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) The public address system may only to be used between 10:00am to 10:00pm Sunday to Thursday (inclusive) and 10:00am to 11:00pm on Fridays and Saturdays.
- (7) The public address system loudspeakers must not be used during racing.

I335.6.5. Post motorsport special noise events

These standards apply to events occurring when no motorsport activities also occur during the same calendar year. They provide for a range of activities in the event that motorsport activities are discontinued within the precinct.

- (1) There are no motorsport activities held in the same calendar year as a post motorsport special noise event.
- (2) The venue owner must provide the Council with written confirmation that no motorsport activities will occur within the same calendar year as a post motorsport special noise event.
- (3) There may be up to 30 post motorsport special noise events undertaken in any calendar year.
- (4) There must not be more than 3 post motorsport special noise events held within a 2 week period.
- (5) The noise level from any activity as measured within the boundary of any site with a residential zone must not exceed 70dB $L_{Aeq(5min)}$.

- (6) A single post motorsport special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 post motorsport special noise events. The duration of a post motorsport special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.
- (7) Post motorsport special noise events may only take place between the hours of 8am to 10pm Sunday to Thursday, and 8am to 10.30pm on Fridays and Saturdays.
- (8) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (9) An adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (10) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (11) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (12) Professional pyrotechnic fireworks displays and helicopter flights are excluded from this standard.

I335.6.6. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of these Standard I335.6.6, the curfew and pre-curfew times are as stated in Table I335.6.6.1.

Table I335.6.6.1: Pre-curfew and curfew times

		Times
Standard	Pre-curfew	7am to 10pm
	Curfew	10pm to 7am
Motorsport activities	Pre-curfew	Monday to Saturday: 7am to 11:30pm Sunday: 7am to 10.30pm
	Curfew	Monday to Saturday: 11:30pm to 7am Sunday: 10.30pm to 7am
Special lighting events	Pre-curfew	Sunday to Thursday: 7am to 12am Friday and Saturday: 7am to 12am
	Curfew	Sunday to Thursday: 12am to 7am Friday and Saturday: 12am to 7am

(5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:

- (a) the levels in Table I335.6.6.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I335.6.6.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) the vertical illuminance limits in Table I335.6.6.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I335.6.6.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaptation luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I335.6.6.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I335.6.6.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Motorsport activities	25,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed 10 cd/m². The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

I335.6.7. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 19 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I335.6.6.1 and I335.6.6.4.

I335.6.8. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 7,000 people and does not require the closure of a public road.

I335.6.9. Parking

- (1) [Deleted]

I335.6.10. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone, must be screened from those areas.

I335.6.11. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I335.6.12. Height in relation to boundary

- (1) Along the boundaries where the Western Springs Stadium Precinct directly adjoins another zone, the height in relation to boundary standard that applies to the precinct is that which applies in the adjoining zone.
- (2) Where the Western Springs Stadium Precinct directly adjoins a road (excluding Stadium Road) or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level at the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard.

I335.6.13. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I335.6.14. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I335.6.15. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I335.7. Assessment – controlled activities

I335.7.1. Matters of control

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 overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I335.7.2. Assessment criteria

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

- (1) Effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I335.8. Assessment – restricted discretionary activities

I335.8.1. Matters of discretion

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

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards:
 - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standards:
 - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.

- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height and/or which does not comply with height in relation to boundary standards:
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I335.6.11:
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) Any activity that does not comply with screening standards:
 - (a) The visual effects of rubbish and storage areas on residential and open space sites.

I335.8.2. 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 activities in the overlay and Auckland-wide provisions:

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards;
and
 - (iii) the degree of non-compliance.
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) the extent to which any artificial lighting will create a traffic safety issue.
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.

- (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
 - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
 - (a) the extent to which screening is practicable.
 - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I335.9. Special information requirements

There are no special information requirements for this precinct.

I335.10. Precinct plans

I335.10.1. Western Springs Stadium: Precinct plan 1



I336. Sylvia Park Precinct

I336.1. Precinct description

The underlying zoning of the land within the Sylvia Park precinct is the Business - Metropolitan Centre zone. Refer to the planning maps for the location and extent of the precinct.

The purpose of the Sylvia Park precinct is to facilitate the development of a wide range of activities that will reinforce its role as a metropolitan centre.

Achieving high quality development for buildings and publicly accessible open spaces, including the plaza, and others proposed, integrated with enhanced public transport facilities, will provide a community focal point with a unique sense of place.

Particular consideration needs to be given to building form, function, detailing and materials for new buildings. Future development should also recognise areas of remnant natural character, including Mutukaroa - Hamlins Hill and Panmure Basin. In addition, the precinct identifies a limited earthworks corridor which identifies the course of a historic, spiritual and culturally significant stream of importance to Mana Whenua. The path of the stream has been identified and commemorated onsite as part of its development. Some piling or service earthworks requiring resource consents may be necessary within the corridor.

I336.2. Objectives

- (1) Sylvia Park precinct provides a mix of residential, commercial, civic and community activities which promotes its role as a Metropolitan Centre.
- (2) Development within the Sylvia Park precinct is integrated with the surrounding urban environment, infrastructure and the natural values of the area.

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

I336.3. Policies

- (1) Enable and encourage Sylvia Park precinct's role as a Metropolitan Centre through the establishment of a broad range of uses including residential, retail, community, entertainment, education, civic and commercial activities.
- (2) Require development to avoid or mitigate potential adverse effects on the environment, amenity and public safety of surrounding residential and commercial areas. Particular attention should be given to adverse effects in relation to the limited earthworks corridor and the transition in heights between the Metropolitan Centre and the surrounding residential areas and Business - Mixed Use zones.
- (3) Require development to deliver the Structural Elements identified in Precinct Plan 2 (I336.10.2) - Sylvia Park and to:

- (a) provide an integrated and legible urban form
 - (b) enable and encourage a mix of activities
 - (c) establish high-quality buildings in terms of external and internal appearance and functionality
 - (d) establish high-quality, vibrant and accessible streets and public spaces
 - (e) facilitate walking, cycling and public transport use to encourage sustainable transport patterns
 - (f) achieve a form of development that respects the surrounding cultural and physical environment
 - (g) provide high quality dwellings which cater for different stages through a range of dwelling sizes.
- (4) Ensure activities in sub-precinct C facilitate integration with the surrounding environment and manage those that might be incompatible with the adjoining residential zone.

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

I336.4. Activity table

The underlying zone, Auckland-wide and relevant overlays activity tables apply unless otherwise specified below.

Table I336.4.1 Activity table specify the activity status of land use and development in the Sylvia Park Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all these sections where relevant.

Table I336.4.1: Activity table

	Activity	Activity status
Use		
Sub-precincts A, B and C		
(A1)	Public places	P
Development - sub-precinct A – I336.10.1. Precinct Plan 1: Height areas		
(A2)	Buildings up to 27m	C
(A3)	Buildings between 27m and 72.5m	RD
(A4)	Buildings greater than 72.5m	D
Development – sub-precinct B - I336.10.1. Precinct Plan 1: Height areas		
(A5)	Buildings up to 27m	C
(A6)	Buildings between 27m and 50m	RD

I336 Sylvia Park Precinct

(A7)	Buildings greater than 50m	D
Development - Sub-precinct C – I336.10.1. Precinct Plan 1: Height areas		
(A8)	Buildings up to 27m	C
(A9)	Buildings greater than 27m	D
Site Intensity: Maximum basic allowable Gross Floor Area controls – Sub-precincts A, B and C		
(A10)	Any combination of: retail, entertainment facilities, taverns, restaurants, cafes and other eating places up to 120,000m ² GFA	P
(A11)	Any combination of retail, entertainment facilities, taverns, restaurants, cafes and other eating places exceeding 120,000m ² but within the overall basic 250,000m ² GFA limitation	RD
(A12)	Any combination of retail, entertainment facilities, taverns, restaurants, cafes and other eating places, and offices where the 250,000m ² overall basic GFA limitation is exceeded	D
(A13)	Offices up to 100,000m ² GFA	P
(A14)	Offices between 100,000 and 130,000m ² GFA	RD

I336.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I336.4.1 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. For the following activities council will consider limited notification may be given to identified Mana Whenua; being Ngati Paoa, Ngati Maru, Ngati Whanaunga and Ngati Tamatera for:
 - (a) A control infringement of Standard I336.6.7.
- (2) Any other application for resource consent for an activity listed in Table I336.4.1 Activity table above which is not listed in Standard I336.5(1) 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\(4\)](#).

I336.6. Standards

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

Business - Metropolitan Centre zone standards not applying to this precinct include:

- (1) Standard [H9.6.1](#) Building height
- (2) Standard [H9.6.4](#) Maximum tower dimension and tower separation
- (3) Standard [H9.6.5](#) Residential at ground floor
- (4) Standard [H9.6.7](#) Landscaping

All other standards in the Business - Metropolitan Centre zone, Auckland-wide standards and any relevant overlays apply in this precinct in addition to Standards I336.6.1 – I336.6.7 below:

I336.6.1. Site Intensity

- (1) The maximum total basic gross floor area on the site for activities other than residential units, visitor accommodation, hotels, and boarding houses/hostels is 250,000m² subject to the limitations set out in the activity table under I336.6.1.
 - (a) Office activity exceeding 100,000m² up to a maximum of 130,000m² GFA is a restricted discretionary activity.
 - (b) Activities other than residential units, visitor accommodation, hotels, and boarding houses/hostels that collectively exceed the standards above (as set out in the activity table) will be considered as a discretionary activity.

I336.6.2. Building height (shown in I336.10.1)

- (1) For the purposes of calculating height in the Sylvia Park precinct, the ground level of the site will be calculated based on the 'Geotechnical Completion Report for Earthworks' prepared for SKM by Tonkin & Taylor Ltd, dated May 2006.
- (2) Building platform – sub-precinct A and sub-precinct B
 - (a) 'Height area– sub-precinct A'
 - (i) The maximum height is 72.5m provided that all parts of buildings between 27m and 72.5m in height must:
 - In total, not exceed more than 15 per cent of the area of 'Height area - sub-precinct A'
 - in each case, not exceed a floor plate area of 3000m² and
 - be separated from each other by a minimum horizontal distance of 20m.
 - (b) 'Height area – sub-precinct B'
 - (i) The maximum height is 50m provided that all parts of buildings between 27m and 50m in height must:

- In total, not exceed more than 15 per cent of the area of 'Height area - sub-precinct B'
- in each case, not exceed a floor plate area of 3000m² and
- be separated from each other by a minimum horizontal distance of 20m.

(3) Building platform – sub-precinct C

(a) Buildings must not exceed 27m in height

(4) Development that does not comply with clauses 1 to 3 above is a discretionary activity.

Development in sub-precincts A and B not complying with standards I336.6.3. to I336.6.6 below is a restricted discretionary activity.

I336.6.3. Frontage control

(1) Within those parts of the site identified in I366.10.2 - Precinct Plan 2: Structuring Elements which are subject to the Frontage A control, the establishment of new buildings, or undertaking additions and alterations to existing buildings, must at ground level:

- (a) directly abut the road or any intervening public space to which the control relates
- (b) have a minimum floor to floor height of 4m for a minimum depth of 8m
- (c) have clear glazing for 75 per cent of its height for at least 50 per cent of the ground floor building frontage, other than vehicle entrances and loading bays, and pedestrian entrances and lobbies
- (d) not include residential activity and/or car parking unless retail/commercial activity fronts the street and the residential activity and/or car parking is located behind the retail/commercial activity.
- (e) The ground floor frontage of buildings used for commercial sexual services and strip clubs must screen the areas where the services take place, if they are directly visible from the street.

(2) Within those parts of the site identified in I366.10.2 - Precinct Plan 2: Structuring Elements which are subject to the Frontage B control, the establishment of new buildings, or undertaking additions and alterations to existing buildings, must at ground level comply with clauses 1.b - e above.

I336.6.4. Vehicle access

(1) Vehicle access to the site is limited to the entry/exit points identified in I366.10.2 - Precinct Plan 2: Structuring Elements.

I336.6.5. Heavy vehicle access

- (1) With the exception of emergency service vehicles, heavy motor vehicles are not permitted to enter or leave the site via Stud Way.
- (2) For the purpose of this rule, a heavy motor vehicle is a goods delivery vehicle and service vehicles with a gross laden weight exceeding 3500kg, where the gross laden weight is the total of the unladen weight of the vehicle and the maximum load the vehicle is generally allowed to carry at the time.

I336.6.6. Landscaping and on-site amenity areas

- (1) A minimum of 10 per cent of the site must be developed for landscaping and on-site amenity areas.
- (2) Landscaping must achieve visual enhancement of at-grade car parking areas visible from pedestrian access routes and roads subject to the frontage controls shown on I366.10.2, Precinct Plan 2: Structuring elements.
- (3) The 'Cone' (located over the existing open space as shown on I366.10.2 , Precinct Plan 2: Structuring Elements) must receive direct sunlight between 11am-2pm September - March inclusive.
- (4) For the purpose of this clause, on-site amenity areas includes the pedestrian plaza referred to as open space areas and those shown in I366.10.2, Precinct Plan 2: Structuring Elements including playgrounds, water features, other amenity areas and pedestrian walkways.

I336.6.7. Limited earthworks corridor

- (1) Earthworks must not exceed 1m in depth below ground level within the limited earthworks corridor measured 5m either side of the centre line which is shown on I336.10.3 Limited earthworks corridor diagram.
- (2) For the purposes of this rule, ground level is defined as the reduced levels in the precinct as recorded on Tse Group Limited survey plans referenced Project No. 5019-01- 102/1, 102/2 and 102/3 dated 29 January 1999.
- (3) An infringement of the corridor control will be considered as a controlled activity.

I336.7. Assessment – Controlled Activities

I336.7.1. Matters of control

For activities/development that is a controlled activity in the Sylvia Park precinct, the council will reserve its control to the following matters, in addition to the matters specified for the relevant controlled activities in the Business - Metropolitan Centre zone, Auckland-wide or overlay provisions.

- (1) Buildings less than 27m in height
 - (a) general design principles

- (b) building design
- (c) street level interface
- (d) upper floors and roof levels
- (e) off-site road works
- (f) limited earthworks corridor

I336.7.2. Assessment criteria

For activities/development that is a controlled activity in the Sylvia Park precinct, the following assessment criteria apply.

(1) Buildings up to 27m in height

(a) General design principles

(i) The extent to which:

- development provides an integrated and legible urban form
- development provides a variation in building height
- development contributes to the prevention of crime through design and configuration.
- legible and safe pedestrian access routes as shown in Precinct Plan 2: Structuring Elements are provided between significant on-site activities, including public transportation facilities
- the scale and location of buildings provide a sense of enclosure to Mount Wellington Highway
- buildings are sustainable, using durable low maintenance materials, maximising solar access and natural ventilation, and incorporating mechanical and electrical systems that optimise energy efficiency
- on-site stormwater conservation measures are incorporated where appropriate, including rainwater harvesting devices, green roofs or rain gardens
- development has regard to the required works and management plans set out in I336.9 Special information requirements (1) (a) and (1) (b) of the Sylvia Park precinct
- development avoids, remedies or mitigates any adverse effect on the identification and commemorative measures in relation to the stream and limited earthworks corridor.

(b) Building design

(i) The extent to which:

- building design is of high-quality, showing creativity and responsiveness to the local context, including architectural character

and expression, use of materials, articulation and modulation to create visual interest

- modulation of the facade is expressed at macro, medium and detail scales
- flat planes or blank facades devoid of modulation, relief or surface detail have been avoided where appropriate
- the building is of a form, location and orientation that minimises or avoids creating adverse shadowing, amenity and wind effects for:
 - the 'Cone', 'Green'(town square), Pedestrian Plaza as well as key future amenity areas within the Precinct or immediately adjacent
 - the pedestrian connections as shown in I336.10.2 -Precinct plan 2: Structuring elements
 - any residential zones in the vicinity of the precinct.

(c) At street level, the extent to which:

- (i) the building contributes to pedestrian vitality, interest and public safety through the use of architectural detail and maximising door and window openings
- (ii) building entrances are easily identifiable and accessible from street level, and provide pedestrian shelter
- (iii) separate pedestrian entrances have been provided for different uses within the building, particularly for residential activity
- (iv) vehicle accesses and loading facilities are designed for pedestrian safety in terms of location, visibility, and width.

(d) At upper levels and on rooftops, the extent to which:

- (i) large expanses of blank walls are avoided on road and public open space frontages
- (ii) architectural design differentiates upper building levels from middle and ground levels
- (iii) cantilevered balconies are avoided
- (iv) roof profiles should be part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and higher surrounding buildings. This includes the integration of plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design.

(e) Engineering

- (i) The extent to which the:

- building design avoids or mitigates natural hazards arising from stormwater and stability issues in the precinct
- design and location of the building impacts the overland flow path registered on the certificate of title.

(f) Other

(i) Prior to construction starting, a site and traffic management plan has been provided to council's satisfaction, specifying:

- the site manager and contact details
- measures to maintain the site in a tidy condition in terms of disposal and storage of rubbish, storage and unloading of building materials and similar construction activities
- measures for waste management, including designated sites for storage and collection of refuse and glass/plastic/can recycling bins in accordance with the council's waste reduction policy
- procedures for controlling sediment runoff and the removal of soil debris and construction materials from public roads or places
- proposed numbers and timing of truck movements throughout the day including identification of heavy vehicle routes which avoid residential streets
- location of workers' conveniences
- site entry/exit for construction vehicles
- hours of construction and demolition
- dust control measures
- location of site hoardings
- procedures for managing construction traffic.

(ii) Where development exceeds 148,000m², the extent to which on-site or off-site roading works are required to mitigate significant traffic effects covered in clause I336.9 (1) (a) (iv) below.

(iii) Earthworks greater than 1m deep below ground level within the limited earthworks corridor

- Control is restricted to and applications will be assessed in terms of any effect on the relationship of Mana Whenua and their culture and traditions with wāhi tapu in the precinct, especially wāhi whenua and wāhi pito.
- Conditions may be imposed on consents to avoid, remedy or mitigate any adverse effects of works to support Mana Whenua, including:
 - a requirement to notify the council and Mana Whenua before any earthworks start
 - supervision of works by a council-appointed archaeologist and Mana Whenua representatives
 - controls on how earthworks are managed, such as hand digging rather than mechanical digging
 - limits on the duration of the works
 - controls aimed at minimising the physical extent of the works
 - controls aimed at locating the works to minimise their effect on wāhi tapu

I336.8. Assessment – Restricted discretionary activities

I336.8.1. Matters of discretion

For activities and development that is a restricted discretionary activity in the Sylvia Park precinct, the council will restrict its discretion to the following matters in addition to the matters specified for the relevant restricted discretionary activities in the Business - Metropolitan Centre zone and the Auckland-wide rules:

- (1) Office activity exceeding 100,000m² up to a maximum of 130,000m² GFA and any combination of retail, entertainment facilities, taverns, restaurants, cafes and other eating places exceeding 120,000m² but within the 250,000m² overall basic GFA limitation:
 - (a) Travel management
 - (b) Transportation effects
- (2) For the following standards, the relevant effects of infringing each standard in relation to the purpose of the standard:
 - (a) Building design over 27m in height and up to 72.5m in height in sub-precinct A and over 27m in height and up to 50m in height in sub-precinct B
 - (b) Frontage Control
 - (c) Vehicle Access
 - (d) Heavy vehicle access
 - (e) Landscaping and on-site amenity areas

I336.8.2. Assessment criteria

For activities and development that is a restricted discretionary activity in the Sylvia Park precinct, the following assessment criteria apply, in addition to the criteria specified for the relevant restricted discretionary activities in the Business - Metropolitan Centre zone, the Auckland-wide, or overlay provisions and having reference to the guiding principles set out in Sylvia Park precinct Policy 3:

- (1) Office activity exceeding 100,000m² up to a maximum of 130,000m² GFA and any combination of retail, entertainment facilities, taverns, restaurants, cafes and other eating places exceeding 120,000m² but within the 250,000m² overall basic GFA limitation.
 - (a) The extent to which development contributes to achieving a modal shift toward more sustainable transport modes including any available information demonstrating the success or otherwise of travel management measures implemented at Sylvia Park.

- (b) The extent to which measures are proposed to mitigate adverse transportation effects.

(2) Buildings over 27m high in Height area sub-precincts A and B

In addition to the criteria for assessment of buildings as a controlled activity set out above, discretion is restricted to whether:

- (a) the building maintains or enhances visual amenity of development on the site as a whole as viewed from residential zones, and from public places outside the Sylvia Park precinct
- (b) building scale and location provides an appropriate transition between the activities on the site and neighbouring residential activities
- (c) views to and from Hamlins Hill are significantly compromised as a result of the concentration of large-scale building forms
- (d) the building responds and relates appropriately to the scale of the surrounding public infrastructure, including the Southern Motorway, South Eastern Arterial (SEART), Mt Wellington Highway, and the main trunk railway line
- (e) the building responds and relates appropriately to the scale and form of neighbouring onsite buildings
- (f) the building provides an attractive silhouette against the sky when viewed from major public spaces within and around the site, making a positive contribution to the collective skyline of the commercial centre
- (g) the location of the building has been considered in relation to its urban context and makes a positive contribution to the urban structure, particularly with regard to the distribution of other taller buildings and the location of public open spaces and amenities.
- (h) Buildings should be designed or located to minimise dominance or overshadowing effects within the Business – Mixed Use zone along the western side of Mount Wellington Highway, opposite to Sylvia Park Precinct.

(3) Frontage control

- (a) Where buildings do not front the road boundary, the extent to which intervening space is developed and designed as a public amenity area, including hard or soft landscaping.
- (b) The extent to which the structural framework of the building enables conversion of the floor space to comply with future height and glazing requirements.

(c) The extent to which building design and/or landscaping features mitigate a reduction in glazing.

(d) The extent to which the building design and/or location adversely affects pedestrian amenity.

(4) Vehicle access

(a) The extent to which any new access will adversely affect the operational capacity and safety of the adjacent road network and amenity of adjacent sites.

(5) Heavy vehicle access

(a) The extent to which heavy vehicle access may result in adverse effects in terms of road safety and residential amenity.

(6) Landscaping and on-site amenity areas

(a) The extent to which the infringement may result in the loss of on-site amenity

I336.9. Special information requirements

An application for resource consent must be accompanied by:

(1) Required works and management plans

Works and management plans must be provided to council's satisfaction and protected by conditions on resource consents or by way of other mechanisms outside the Unitary Plan. Except as otherwise provided in this precinct, the works and management plans described below are to be funded by the landowner(s) or their nominee.

(a) Required works

(i) Pedestrian plaza

- A pedestrian plaza with a minimum area of 400m² must be provided south of the south-eastern arterial flyover and located so it can be conveniently accessed from other parts of the site, is sheltered from the wind, is designed for personal safety, and receive direct sunlight between 11am and 2pm. The design and location of the plaza must be approved by the council. The location of the plaza should be determined having regard to the alignment of nearby streets, the distribution of activities, and the configuration of buildings. The plaza is to be provided no later than the completion of 148,000m² of GFA of development on the site.

(ii) Drainage

- Any relocation, reconstruction or diversion of existing public sewer or stormwater drains through the site, necessary to allow development of the centre, must meet design standards specified by the relevant authority. Such work will be to the cost of the development except insofar as the relevant authority requests or requires that replacement drains have a greater nominal capacity than the existing system and this extra capacity is required to serve land outside the development.
- Any existing drain requiring reconstruction due to its physical condition will be the subject of a financial contribution from the development to the extent only that additional capacity is required to service the development.
- A primary stormwater system of underground pipes or open channels must be provided to convey runoff from the site from storms with a 10-year return period.
- A secondary system of overland flow paths must be provided to convey additional runoff from the site from storms with a return period greater than 10 years, and up to 100 years.

(iii) Pedestrian and cycleway connection

- A new safe pedestrian and cycleway connection must be provided to connect the site to Lynton Road in the general location shown in Precinct Plan 2: Structuring Elements.
- The connection will have a minimum width of 5m and a design approved by the council.
- The connection is to be provided no later than completion of 148,000m² of GFA of development on the site.

(iv) Off-site roading works

- Council may require, as conditions upon resource consents, works or financial contributions so that any physical changes to the roading network required as a result of the redevelopment of the site in accordance with the core precinct are carried out.
- Conditions regarding on-site or off-site road works, including a requirement to signalise internal roundabouts, may be imposed on individual applications for resource consent that will increase total approved development on the site above 148,000m² as the need for such works becomes apparent. The amount of any financial contribution payable on any individual application will be the proportion of the actual cost of road works required as a result of the particular application. The proportion payable on any application will be determined taking into account the amount of traffic generated by

the development of the centre for which resource consent is being sought, relative to existing traffic, and the extent to which that development will use up additional capacity provided by the intersection improvements. In calculating the financial contribution payable, consideration will also be given to the benefits accruing to other road users and property owners in terms of actual usage and increased capacity.

(v) Financial contribution for off-site amenity

- A total financial contribution of \$1.5m is to be provided by the developer for works to improve off-site amenity in the local Panmure/Mt Wellington/Sylvia Park community. Such works may include children's play areas, street landscaping, paving and furniture, pedestrian facilities, and environmental improvements.
- The financial contribution must not be used to fund any works required to mitigate the adverse effects of the proposed northern access route linking Waipuna and Lynton roads to the precinct. Any acoustic or visual mitigation measures required as part of a resource consent must be separately funded by the developer.
- A financial contribution of \$750,000 was paid to council at the initial stage of development. A second contribution of \$750,000 is to be paid to the council no later than the completion of a total of 80,000m² GFA of development on the site.

(b) Management plans

(i) Transport plan

- A comprehensive transport plan must be developed, setting out:
 - the physical infrastructure to be established or that is currently established on-site to support the use of alternative forms of transport such as public transport; adequate facilities for cyclists - showers, lockers and changing facilities; carpool parking areas; travel reduction information boards in foyer areas for information such as timetables and route maps; and an internet service to enhance awareness of alternative transport services.
- The physical linkages to be provided on the site to link with surrounding pedestrian and cycle networks and public transport resources.
- Operational measures to encourage reduced vehicle trips, including car sharing schemes, public transport use incentives, flexitime, staggered working hours.

- A plan setting out how car parking for the site is to be managed in an integrated manner to optimise usage whilst facilitating the use of other modes to the greatest extent practicable.
- Any proposal to provide for the extension, relocation and/or improvement of the bus station in order to accommodate any increase in patronage or services.

Note

The transport plan must be submitted to the council for approval and thereafter updated as required and approved by the council prior to the grant of any resource consent involving additional GFA. The detail to be provided in the update of the transport plan must be commensurate with the scale of the development proposed and its anticipated effects.

(ii) Landscape management plan

- Once development on the site exceeds 148,000m², a comprehensive landscape management plan must be developed setting out the overall landscape precinct for the site and details of maintenance plans. This plan must address both hard and soft landscaping, provision of public art, and the design precincts for plaza spaces. Landscaping must be developed and maintained on the site in accordance with the management plan. The plan must be updated as required and be part of any application involving significant new development on the site.
- The plan must be submitted to the council for approval and thereafter updated as required and approved by the council prior to the grant of any resource consent involving additional GFA.

(iii) Signage

- Once development on the site exceeds 148,000m², a comprehensive signage concept plan must be developed. Any applications for new signage must show how the proposed signage accords with the overall signage plan. The signage plan must be updated as required, including as part of any applications involving significant new development on the site.

Note

The signage plan must be submitted to the council for approval and thereafter updated as required and approved by the council prior to the grant of any resource consent involving new signage or applications under the signs bylaw.

(iv) Street amenity and maintenance

- Once development on the site exceeds 148,000m², a street amenity and maintenance plan must be prepared, setting out the design and

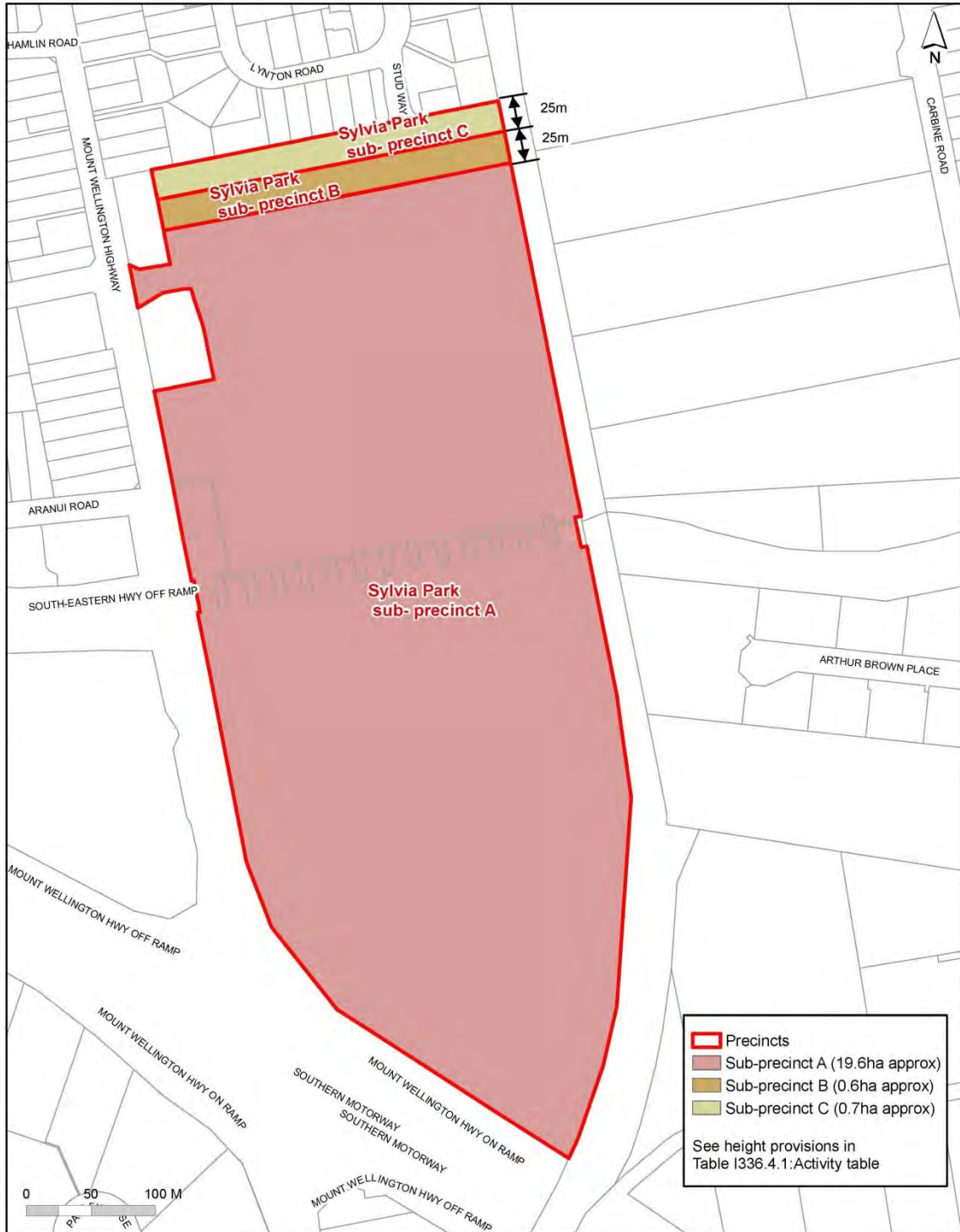
maintenance of the internal street network. This must set out the design treatment of internal streets including details of paving materials, public transport facilities, road signage, lighting and street furniture and how streets will be maintained. The street amenity and maintenance plan must be updated as required, including as part of any applications involving significant new development on the site.

Appendix I336 – Sylvia Park Precinct – Tonkin & Taylor report, May 2006

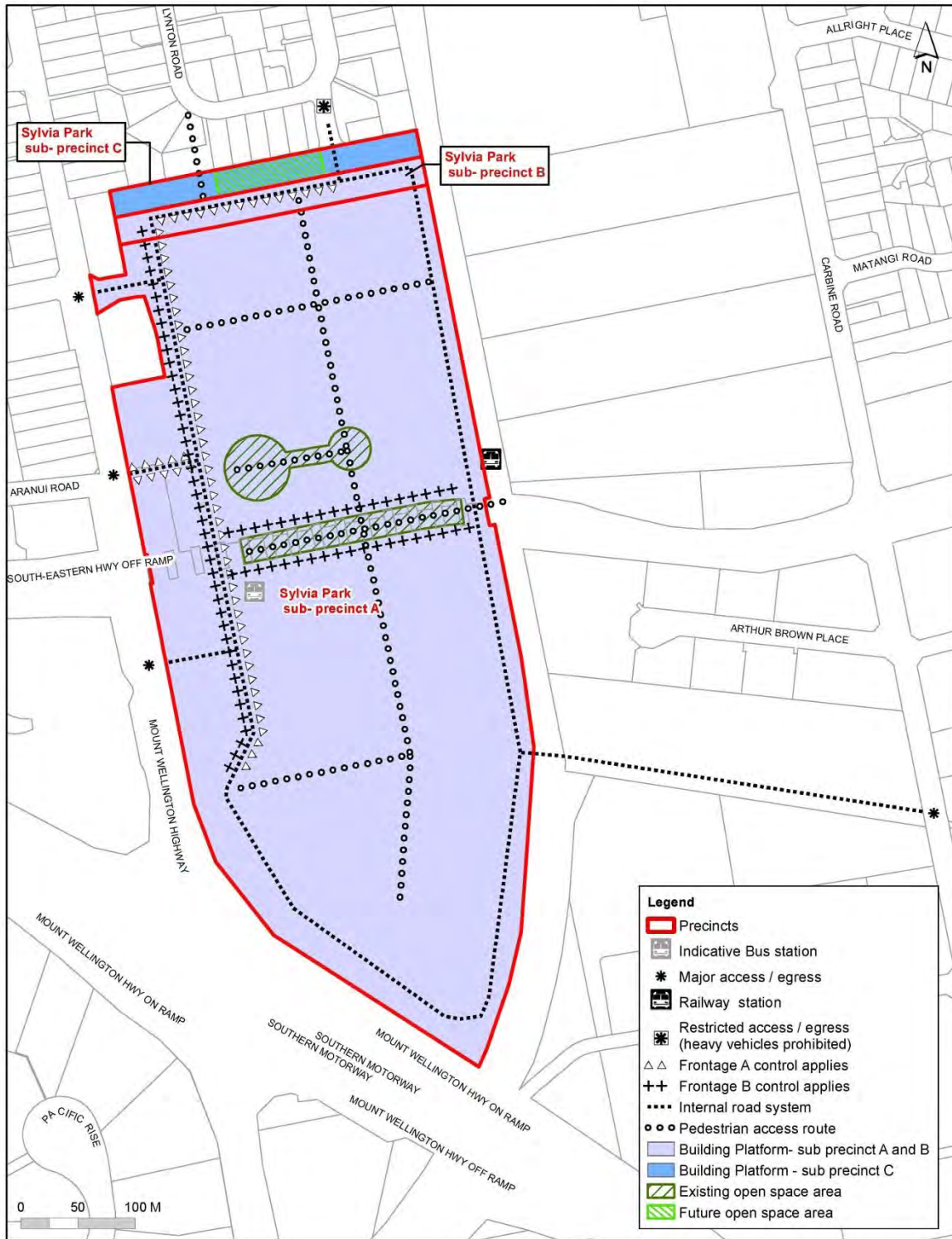
Refer to pdf attachment

I336.10. Precinct plans

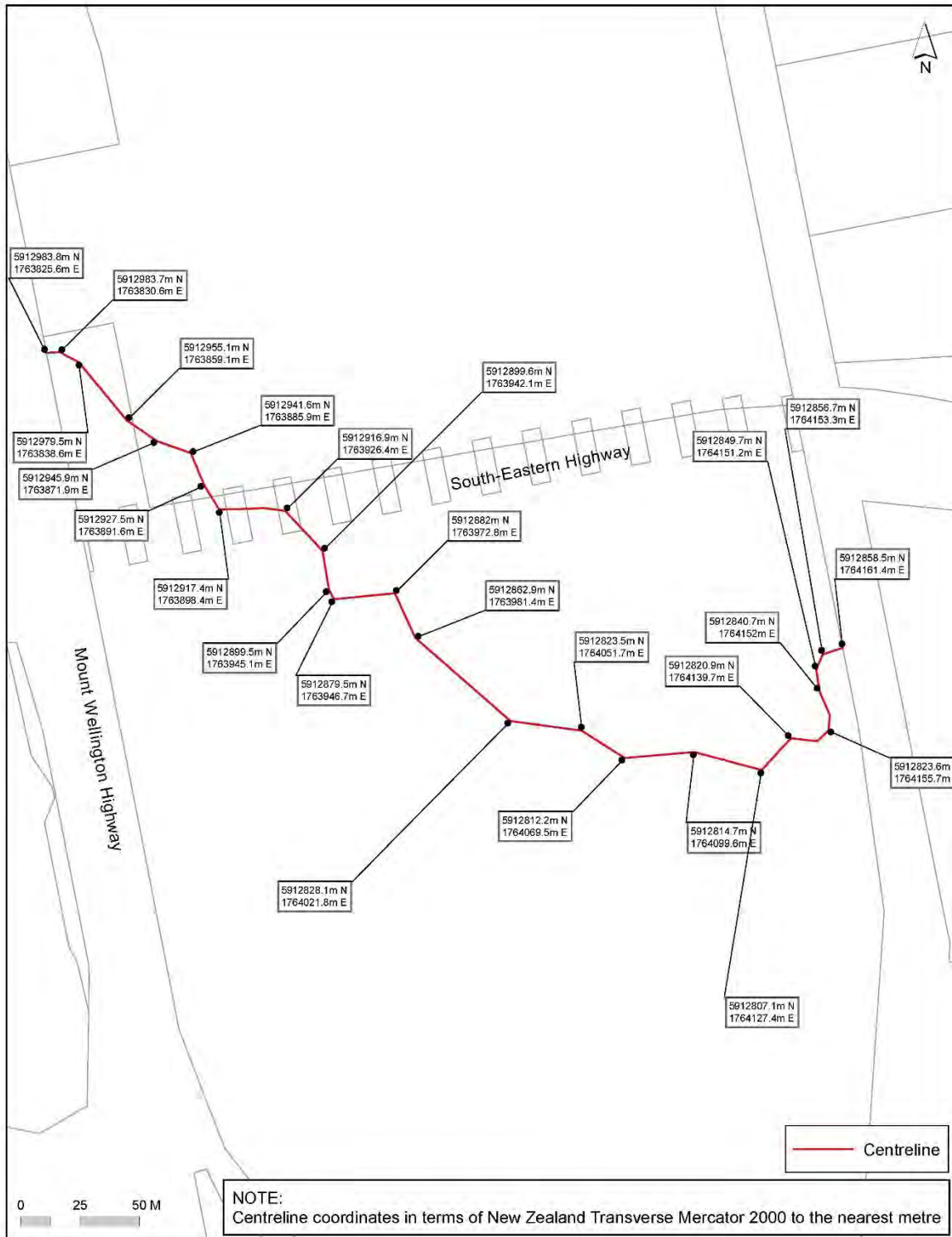
1336.10.1 Sylvia Park: Precinct Plan 1: Height areas



I336.10.2 Sylvia Park: Precinct Plan 2: Structuring elements



I336.10.3 Sylvia Park: Limited earthworks corridor



I337. Riddell Road Precinct

I337.1. Precinct Description

The Riddell Road Precinct applies to a 14 hectare site located at 207 Riddell Road Glendowie with an established retirement village. The precinct adjoins two long-established schools, Sacred Heart College to the west and Glendowie Primary School to the north. The remainder of the precinct adjoins established residential properties.

The purpose of the Riddell Road precinct is to provide for development with additional building height and, as a consequence, a greater intensity of development within a suburban location. The provisions are designed to reflect the existing development and to enable the future development opportunity that the site represents.

The large site area provides for additional building height within sub-precinct A, at a sufficient distance from established residential areas to manage any adverse visual or dominance effects on neighbours.

The zoning of land within this precinct is Residential – Mixed Housing Suburban zone.

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

I337.2. Objective

- (1) Development incorporating additional building height, which supports an urban built character of predominantly three storeys, is enabled within sub-precinct A while complementing buildings heights at the interface with adjacent residential areas.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above - with the exception of objective [H4.2\(2\)](#) in the Residential – Mixed Housing Suburban Zone as it relates to activities and development located in sub-precinct A as shown on I337.10.1 Riddell Road : Precinct plan 1.

I337.3. Policy

- (1) Enable additional building height for development in sub-precinct A in a variety of forms which provide for an urban built character of predominantly three storeys, while managing the interface with adjacent residentially zoned areas ensuring an appropriate building height transition to adjacent residential areas.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above - with the exception of policy [H4.3\(2\)](#) in the Residential – Mixed Housing Suburban Zone as it relates to activities and development located in sub-precinct A as shown on I337.10.1 Riddell Road : Precinct plan 1.

I337.4. Activity table

The activity tables in any relevant overlays, zone and Auckland-wide apply unless the activity is listed in Table I337.4.1 Activity table below.

Table I337.4.1 Activity table specifies the activity status of land use activities in the Riddell Road Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank cell in the activity status means the activity status of the overlays, zone or Auckland-wide apply for that activity.

Table I337.4.1 Activity table

Activity		Activity status
Use and development		
(A1)	Activities listed in Table H4.4.1 Activity Table in the Residential – Mixed Housing Suburban Zone	

I337.5. Notification

(1) Any application for resource consent for three or more dwellings per site or an integrated residential development that comply with all of the relevant standards of the underlying zone and the following standard 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(9) of the Resource Management Act 1991:

(a) I337.6.1 Building height

(2) Any application for resource consent for an activity listed in Table I337.4.1 Activity table and which is not listed in I337.5(1) 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\(4\)](#).

I337.6. Standards

(1) The overlay, Auckland-wide and zone standards apply to all activities listed in the Table I337.4.1 Activity Table in this precinct unless specified in Standard I337.6(2) below.

(2) The following zone standard does not apply to activities located within sub-precinct A shown on I337.10.1 Riddell Road : Precinct plan 1:

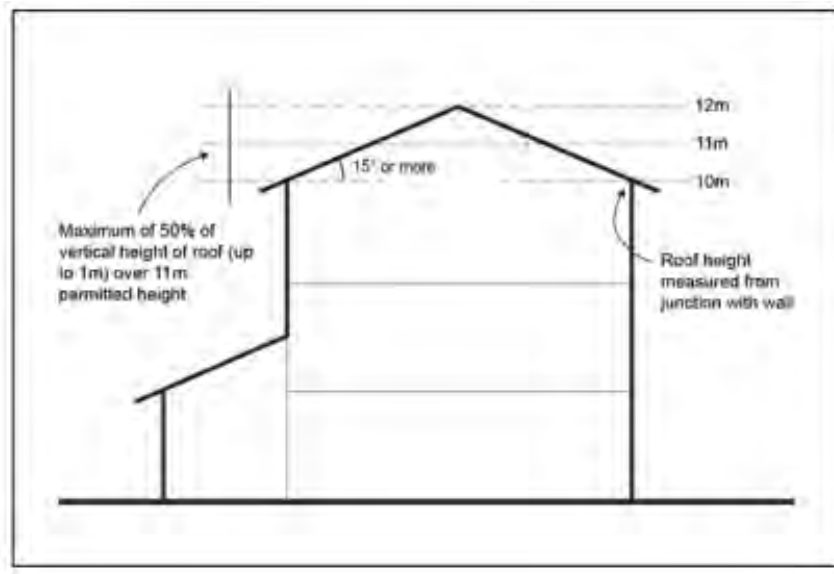
(a) Residential – Mixed Housing Suburban Zone - [H4.6.4](#) Building height.

(3) Activities listed in Table I337.4.1 Activity table which are located in sub-precinct A shown on I337.10.1 Riddell Road : Precinct plan 1 must comply with the standard listed in I337.6.1.

I337.6.1. Standard for Building height

(1) Buildings in sub-precinct A must not exceed 11m in height, except that within sub-precinct A, 50 per cent of a building's roof height in elevation, measured vertically from the junction between the wall and the roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure I337.6.1.1 Building height in sub-precinct A.

Figure I337.6.1.1: Building height in sub-precinct A



I337.7. Assessment – controlled activities

There are no controlled activities.

I337.8. Assessment – restricted discretionary activities

I337.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the

matters specified for the relevant restricted discretionary activities in the overlay, zone or Auckland-wide provisions:

- (1) All restricted discretionary activities listed in Residential – Mixed Housing Suburban [H4.4.1](#) Activity table that are located in sub-precinct A shown on I337.10.1 Riddell Road : Precinct plan 1:
 - (a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:
 - i. building intensity, scale, location, form and appearance.
- (2) Infringement to standard I337.6.1 Building height:
 - (a) the effects on the surrounding residential environment.

I337.8.2. 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, zone or Auckland-wide provisions:

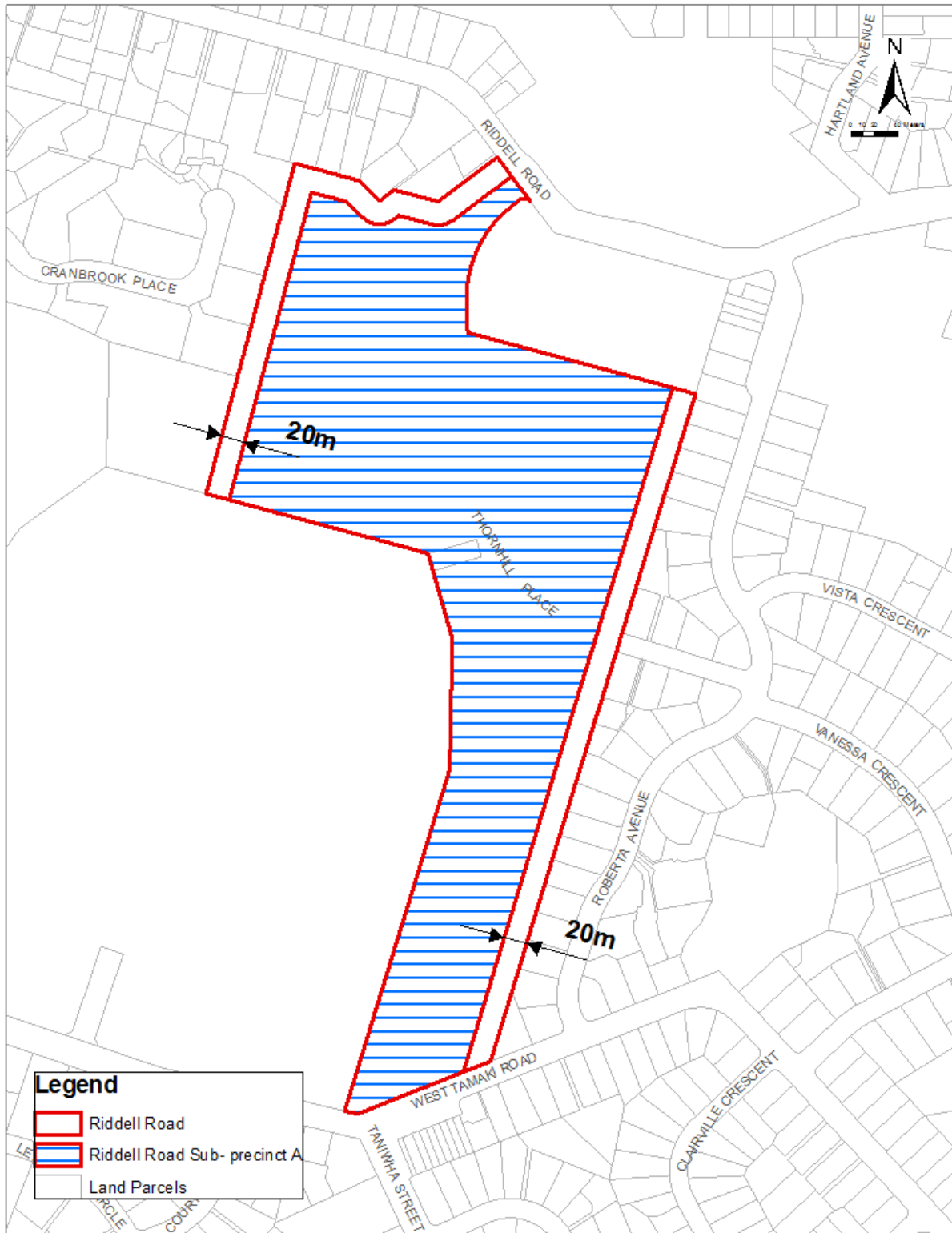
- (1) All restricted discretionary activities listed in [H4.4.1](#) Activity table that are located in sub-precinct A shown on I337.10.1 Riddell Road : Precinct plan 1:
 - (a) Refer to Policy I337.3(1).
- (2) Infringements to standard I337.6.1 Building height:
 - (a) Refer to Policy I337.3(1).

I337.9. Special information requirements

There are no special information requirements in this precinct.

I337.10. Precinct plans

I337.10.1 1 Riddell Road : Precinct plan 1



Legend

- Riddell Road
- Riddell Road Sub- precinct A
- Land Parcels



Riddell Road : Precinct plan 1

I402. Auckland Airport Precinct

I402.1. Precinct Description

The precinct applies to the Auckland International Airport and its surrounds. Its purpose is to enable the efficient operation and development of the airport and the associated land and activities in recognition of its role in connecting Auckland to other parts of New Zealand and the world. The Auckland Airport Precinct is comprised of three sub-precincts: Core Sub-precinct, Gateway Sub-precinct and Coastal Sub-precinct.

The Core Sub-precinct encompasses the land surrounding the existing runway and proposed northern runway. The Core Sub-precinct is the hub of airport operations. It provides for the day to day requirements of the airport plus support activities. Current development includes a single runway, taxiways, aircraft manoeuvring, flight and passenger terminals, and facilities for aircraft maintenance. Support facilities include administration, businesses and recreation. It is anticipated that a second runway to the north of the existing runway, together with associated infrastructure and facilities, will be developed. The Core Sub-precinct provides a regulatory regime to efficiently operate and to expand to accommodate increasing passenger and freight volumes.

The Gateway Sub-precinct includes the land to the north of the proposed northern runway which is suitable for commercial and industrial development associated with the airport.

The Coastal Sub-precinct comprises the airport's operational area within the coastal marine area. The Coastal Sub-precinct provides for the continued use of the coastal marine area for activities necessary for the ongoing operation and development of the airport, while recognising the values of the coastal environment. Existing impacts on the coastal marine area include noise associated with aircraft movements, aircraft in the airspace above the coastal marine area and restrictions on use of the harbour around the airport. The coastal marine area also receives stormwater discharges from the airport and accommodates structures, such as ramps, bridges, lighting and navigation devices.

The airport area and the adjacent coastal environment has significant value to Mana Whenua in the area in terms of historical, spiritual and cultural associations. Most of the water area to the south of the southern runway is valued for its habitat, particularly as a feeding ground for international migratory wading birds. The Ihumatao fossil forest lies to the north west of the existing southern runway. It is identified as an Outstanding Natural Feature and is considered to be nationally important.

Auckland Airport holds designations over part of the land that enable current operations and provide for further development, including the new northern runway. Aircraft operations and testing of aircraft engines are managed through the designation conditions

The underlying zoning of land within this precinct is Special Purpose – Airports and Airfields Zone and Coastal – General Coastal Marine zone. The Special Purpose – Airports and Airfields Zone is a shell zone with no provisions.

I402.2. Objectives [rcp/dp]

- (1) The efficient operation and continued development of the Auckland Airport to meet future demand is enabled recognising its national and international significance
- (2) The efficient use and development of the business land and operational facilities are enabled.
- (3) The operation of the Airport is protected from reverse sensitivity effects
- (4) Publicly accessible areas of the airport and areas visible from main transport routes and the Māngere Gateway heritage route are designed to a high-quality and meet amenity standards relating to streetscape, site design and appearance.
- (5) The ecological, geological, recreational, cultural, spiritual and landscape values of the Manukau Harbour coastal environment in the vicinity of the airport are protected while providing for the operational requirements of the Auckland Airport within the Auckland Airport Coastal Sub-precinct.
- (6) The ecological, geological, recreational, cultural, spiritual and landscape values are considered when subdivision and development occurs in the Gateway sub-precinct.
- (7) Manage natural hazards and the adverse effects of activities on natural resources while providing for the operational and functional requirements of Auckland Airport.

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

I402.3. Policies [rcp/dp]

- (1) Provide for activities related to the operation and development of the airport and business land.
- (2) Provide for activities associated with the needs of airport passengers, visitors and employees and businesses.
- (3) Encourage developments to achieve a high standard of amenity in the layout of buildings, car parking, access and landscape elements in publicly accessible areas.
- (4) Require adverse effects on the ecological, geological, cultural, landscape and historic heritage values of the coastal environment in the vicinity of the airport to be avoided, remedied or mitigated while recognising the operational requirements of the Auckland Airport Coastal Sub-precinct.
- (5) Require development of sites adjoining the Gateway heritage route to be designed in a way that users of those roads will perceive an environment where natural design elements are integrated with the built environment.

- (6) Require the development and vesting of open space along the Oruarangi Creek and encourage the development of open space amenity areas within the remaining land in Auckland Airport ownership.
- (7) Encourage subdivision and development within Gateway Sub-precinct area A-F to achieve a high standard of urban design and amenity and demonstrate integration with any neighbouring Gateway Sub-precinct area within the Auckland Airport Precinct.
- (8) Manage land use activities in the Gateway Sub-precinct to:
 - (a) require that the predominant land use activities are those associated with the airport operation, warehousing and distribution, transport, storage, manufacturing, construction and wholesale trade; and
 - (b) confine retail activities to those required to provide the convenience and shopping needs of employees in and visitors to the Auckland Airport, adjacent business zones, and aviation activities.
- (9) Avoid uses and developments within the Coastal Sub-precinct which would adversely affect airport operations or pose any risk to safety.
- (10) Provide for activities and structures associated with bird management that encourage birds away from the runway and flight paths of aircraft.
- (11) Use, development and occupation associated with the operational needs of the airport will generally be considered appropriate within the Coastal Sub-precinct.
- (12) Require subdivision and development within the Gateway Sub-precinct to recognise and provide for the relationship of Mana Whenua with their ancestral lands, water, sites, waahi tapu and other taonga.
- (13) Provide for the integrated management of natural resources and natural hazards while recognising the operational and functional requirements of Auckland Airport and ensuring that adverse effects are avoided, remedied or mitigated.

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

I402.4. Activity table

The following tables specify the activity status activities in the Auckland Airport Precinct:

- Table I402.4.1 Activity Table – Core Sub-precinct and Gateway Sub-precinct for land use, development and subdivision activities pursuant to section 9(3) and section 11 of the Resource Management Act 1991).
- Table I402.4.2 Activity Table – Coastal Sub-precinct for use and activities/works (including associated discharges) / structures and any associated occupation

pursuant to section 12(1), 12(2) and 12(3) and section 15 of the Resource Management Act 1991).

- Table I402.4.3 Activity Table – Replacement Auckland-wide provisions for land use and development pursuant to section 9(3); diversion and discharge pursuant to sections 14 and 15; disturbance, deposition in, piping and reclamation of streams pursuant to section 13;

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

Table I402.4.1 Activity Table – Core Sub-precinct and Gateway Sub-precinct

Activity		Activity status	
		Core Sub-Precinct	Gateway Sub-Precinct
Use			
Infrastructure			
(A1)	Any activity associated with the airport operation (not including aircraft operations, runways and the testing of in situ aircraft engines) including taxiways and other aircraft movement areas, aprons, terminals, rescue facilities, navigation and safety aids, maintenance and servicing facilities, catering facilities, freight facilities, quarantine and incineration facilities, fuelling facilities, storm water facilities, roads, monitoring activities, site investigation activities, landscaping, flags and signs	P	P
(A2)	Stormwater facilities to be vested in council	C	C
(A3)	Stormwater facilities not to be vested in council	P	P
(A4)	Any activity associated with the needs of Airport passengers, visitors and employees, and Airport businesses, and not otherwise listed in this table	P	D
(A5)	Bus depots and public transport facilities	P	P
(A6)	Parking	P	P
(A7)	Park-and-ride	P	P
Accommodation			
(A8)	Camping grounds	P	P
(A9)	Workers' accommodation	P	P
(A10)	Visitor accommodation complying with Standard I402.6.5 Visitor accommodation	P	P
(A11)	Visitor accommodation not complying with Standard I402.6.5 Visitor accommodation	NA	D
Commerce			
(A12)	Offices complying with Standard I402.6.6 Offices	P	P
(A13)	Offices not complying with Standard I402.6.6 Offices	NA	D

I402 Auckland Airport Precinct

(A14)	Retail complying with Standard I402.6.1 Retail	P	P
(A15)	Retail that does not comply with Standard I402.6.1 Retail	NC	NC
(A16)	Large format retail	P	NC
(A17)	Food and beverage complying with Standard I402.6.8 Food and beverage	P	P
(A18)	Food and beverage not complying with Standard I402.6.8 Food and beverage	NA	D
(A19)	Dairies complying with Standard I402.6.7 Dairies	P	P
(A20)	Dairies not complying with Standard I402.6.7 Dairies	NA	D
(A21)	Motor vehicle sales	P	P
(A22)	Trade suppliers	P	P
(A23)	Service stations	P	P
(A24)	Markets	P	NC
(A25)	Entertainment facilities	P	D
(A26)	Commercial services	P	P
Community			
(A27)	Public amenities	P	P
(A28)	Informal recreation	P	P
(A29)	Organised sport and recreation	P	P
(A30)	Healthcare facilities	P	P
(A31)	Community facilities	P	P
(A32)	Education facilities	P	P
(A33)	Aviation training facilities	P	P
(A34)	Care centres	P	P
(A35)	Artworks	P	P
(A36)	Emergency services	P	P
Industry			
(A37)	Industrial activities	P	P
(A38)	Waste management facilities	D	NC
Rural			
(A39)	Farming	P	P
(A40)	Animal breeding or boarding	P	P
Development and subdivision			
(A41)	Demolition of buildings or structures	P	P
(A42)	Relocation of the Rennie/Jones Homestead	P	P
(A43)	Any building, structures and works including new or modified parking areas or subdivision in Gateway Sub-precinct area A – F in accordance with I402 10.1 Auckland Airport: Precinct plan 1 and complying with	NA	C

I402 Auckland Airport Precinct

	the subdivision Standard I402.6.19 Subdivision		
(A44)	Any building, structures and works or subdivision in Gateway Sub-precinct area A – F that is not in accordance with either one of or both of: I402 10.1 Auckland Airport: Precinct plan 1, or the subdivision Standard I402.6.19 Subdivision	NA	RD
(A45)	Buildings, structures and works outside Gateway Sub-precinct area A – F	P	NA
(A46)	Additions and alterations to buildings within Gateway Sub-precinct area A - F	NA	P
(A47)	Subdivision outside Gateway Sub-precinct area A – F complying with the subdivision Standard I402.6.19 Subdivision	P	NA
(A48)	Subdivision outside Gateway Sub-precinct area A – F that does not comply with the subdivision Standard I402.6.19 Subdivision	RD	NA

Table I402.4.2 Activity Table Coastal Sub-precinct [rcp]

Activity		Activity status	
		Outside SEA-M 1 or ONF overlays	Within SEA-M 1 or ONF overlays
(A49)	Aircraft operations and activities associated with the operation of the airport	P	P
(A50)	Activities associated with research into flora and fauna of the coastal marine area	P	P
(A51)	Bird management activities and structures	P	P
(A52)	Navigational aids and airport light structures	P	P
(A53)	Maintenance, repair or reconstruction of existing lawful coastal marine area structures or buildings	P	P
(A54)	Demolition or removal of any buildings or coastal marine area structures	P	P
(A55)	Coastal marine area structures associated with airport activity which are not otherwise listed as a permitted activity	C	RD
(A56)	Any activity, including any activity directly associated with the carrying out of a permitted activity, which does not comply with a standard	RD	RD
(A57)	Reclamation and drainage works associated with runway and runway end safety area construction and operation	D	NC
(A58)	Any activity, work or structure not provided for that will or is likely to adversely affect the safe operation of aircraft, including but not limited to: <ul style="list-style-type: none"> activity in conflict with the obstacle limitation 	Pr	Pr

	surfaces as detailed in designation 1102 <ul style="list-style-type: none"> activity in conflict with the runway end protection areas identified in designation 1102 artificial light (other than for airport purposes) 		
(A59)	Anchoring of vessels (excluding emergency vessels)	Pr	Pr

Table I402.4.3 Activity table – Replacement Auckland Wide Rules (All sub-precincts)

Activity		Activity status
Diversion and Discharge of Stormwater (these provisions replace the Auckland-wide rules at E8 Stormwater – Discharge and diversion) [rcp/rp/dp]		
(A60)	New impervious areas not serviced by the consented stormwater network and meeting the permitted activity standards in I402.6.9 [dp]	P
(A61)	New impervious areas not serviced by the consented stormwater network that do not meet permitted activity standards in I402.6.9 [dp]	RD
(A62)	Stormwater network discharge [rcp/rp]	D
Reclamation and piping of intermittent streams (these provisions replace Auckland wide rules at E3 Lakes, rivers, streams and wetlands) [rp]		
(A63)	Reclamation and piping of intermittent and ephemeral streams, upstream of a stream reach which has been consented for reclamation or piping, including the associated structures, bed disturbance or depositing any substance, diversion of water and incidental temporary damming of water	P
Earthworks (these provisions replace Auckland wide rules at E11 Land disturbance – Regional and E12 Land disturbance – District)		
(A64)	Earthworks undertaken by a network utility operator for operation, use, maintenance, repair and minor infrastructure upgrading [dp/rp]	Refer to E11 and E12
(A65)	General earthworks [dp]	P
(A66)	Comprehensive earthworks consent comprising one or more sub-precincts [rp]	C
(A67)	General earthworks [rp] not otherwise listed	Refer to E11 and E12
Natural hazards and flooding (these provisions replace the Auckland-wide rules at Chapter E36 Natural hazards and flooding) [dp]		
(A68)	Activities which are permitted in E36 Natural hazards and flooding	P

(A69)	Activities which are permitted in E36 Natural hazards and flooding but does not comply with standards in E36 Natural hazards and flooding, or standards in this precinct	C
(A70)	Buildings, structures and works associated with the airport operation including taxiways and other aircraft movement areas, aprons, terminals, rescue facilities, navigation and safety aids, maintenance and servicing facilities, catering facilities, freight facilities, quarantine and incineration facilities, fuelling facilities, storm water facilities, roads, and monitoring activities in any hazard area	P
(A71)	Buildings, structures and works in areas which may be subject to land instability	P
(A72)	Modification of an overland flowpath (piping diversion, build over, reduction in capacity, diversion of entry and exit points)	P
(A73)	Buildings, structures and works (except those containing visitor accommodation) within a 1 %AEP floodplain, flood sensitive area, or overland flow path that are unable to comply with the permitted activity standards	C
(A74)	Buildings, structures and works that are unable to comply with the permitted activity standards for: <ul style="list-style-type: none"> • the coastal erosion hazard area • land which may be subject to land instability • the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area 	C
(A75)	Buildings containing visitor accommodation located within the 1% AEP flood plain	RD
(A76)	New hard coastal protection structures above mean high water springs	C
(A77)	Activities that do not meet I402.6.11.2 controlled activities	D

I402.5. Notification

- (1) An application for resource consent for a controlled activity listed in Activity Table I402.4.1, Activity Table I402.4.2 and Activity Table I402.4.3 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 Activity Table I402.4.1, Activity Table I402.4.2 and Activity Table I402.4.3 and which is not listed in I402.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When determining 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\(4\)](#).

I402.6. Standards

The Auckland-wide and overlay standards apply in this precinct unless specified below. The standards apply to permitted activities, controlled activities and restricted discretionary activities.

I402.6.1. Retail

- (1) Retail (where the goods being sold have not been manufactured on site) in Gateway Sub-precinct area C and D must be less than 200m² gross floor area per tenancy and with a total combined gross floor area of less than 3000m²
- (2) Retail (where the goods being sold have been manufactured within the tenancy) in Gateway Sub-precinct area C and D must not exceed the lesser of 25 per cent of the gross floor area set aside for manufacturing or 250m².

I402.6.2. Māngere Gateway heritage route and walkway

- (1) The portion of the Māngere Gateway heritage route (as shown in I402.6.2 Auckland Airport: Precinct plan 1), except for Gateway Sub-precinct area A – C, is to be constructed at each stage of any development within the relevant Gateway Sub-precinct areas. In addition, a full walkway linkage must be provided from Gateway Sub-precinct area D to the boundary of Gateway Sub-precinct area F as part of the first stage.
- (2) Development that does not comply with I402.6.2(1) above is a non-complying activity.

I402.6.3. Open space

- (1) The area shown in the I402.6.2 Auckland Airport: Precinct plan 1 as open space adjoining the Oruarangi Creek in Gateway Sub-precinct area C-F is to be vested by Auckland Airport in Council.

I402.6.4. Noise

- (1) Any use of land for any purpose other than:
 - (a) runway
 - (b) aircraft operations
 - (c) testing of in situ aircraft engines
 - (d) the use of audible bird scaring devices for the discouragement of birds;must not exceed the following noise limits set out in Table I402.6.4.1 Noise within a residential zone or within the notional boundary of any dwelling outside the Special Purpose - Airports and Airfields Zone in the Special Purpose Māori Purpose Zone, Rural - Rural Production Zone, or Rural - Countryside Living Zone.

Table I402.6.4.1 Noise

Average maximum level			Maximum
dB LAeq			dB LAmax
Monday to Saturday 7am–6pm	Monday to Saturday 6pm–10pm and Sunday and public holidays 7am–10pm	At all other times	10pm–7am
55	50	45	70

(2) Activities that do not comply with Standard I402.6.4(1) above are discretionary activities.

I402.6.5. Visitor accommodation

(1) Visitor accommodation must be located within the Core Sub-precinct or Gateway Sub-precinct area A-D.

I402.6.6. Offices

(1) Offices within Gateway Sub-precinct area A, E, and F must:

(a) be accessory to a permitted activity, and located within the same building as that permitted activity, and

(b) occupy no more than 75 per cent of the total gross floor area of the buildings on the site.

I402.6.7. Dairies

(1) Dairies must be located within the Core Sub-precinct or Gateway Sub-precinct area A-D.

I402.6.8. Food and beverage

(1) Food and beverage must be located within the Core Sub-precinct or Gateway Sub-precinct area A-D.

I402.6.9. New impervious area not serviced by the consented stormwater network

(1) The new impervious area is less than 1,000 m².

(2) The discharge must not cause or increase scouring or erosion at the point of discharge.

(3) The discharge must not result in, or increase, flooding of other properties external to the Auckland Airport zone in events up to the 10 per cent AEP or the inundation of buildings in events up to the 1 per cent AEP.

(4) The discharge must not cause nuisance or damage to other properties.

(5) The drainage network must be managed and maintained to minimise erosion, sediment generation and sediment discharge.

I402.6.10. General earthworks [dp]

General earthworks [dp] that do not comply with the following standards are subject to the rules provided in Activity [Tables E12.4.1, E12.4.2 and E12.4.3 of E12 Land disturbance – District](#).

- (1) The earthworks shall not occur within the following areas unless explicitly authorised by an existing resource consent:
 - (a) a Site or Place of Significance to Mana Whenua.
 - (b) a Significant Ecological Area;
 - (c) a Historic Heritage place or extent of place;
 - (d) an Outstanding Natural Feature; or
 - (e) the dripline of a notable tree.
- (2) Best practice erosion and sediment control measures must be implemented for the duration of the earthworks. Note: This is generally deemed to be compliance with Auckland Council Technical Publication 90 Erosion and Sediment Control Guideline for Land Disturbing Activities in the Auckland Region or similar design.
- (3) Any stormwater from outside the exposed area shall be kept separate and diverted from the earthworks area.
- (4) The area shall be stabilised by re-vegetation or other suitable means as soon as practicable but no later than 3 months after completion of the works.
- (5) Works must not result in any instability of land or structures at or beyond the boundary of the site where the earthworks occurs.
- (6) There shall be no untreated point source discharge of sediment contaminated stormwater to surface water from the activity.

I402.6.11. Flooding and natural hazards

I402.6.11.1. Permitted activities

- (1) Buildings, structures and associated works in areas which may be subject to land instability must not:
 - (a) result in or increase a natural hazard or the potential effect of the natural hazard on properties external to the precinct;
 - (b) have any adverse effects on public safety that will endanger human life.
- (2) Modification of an overland flowpath (piping diversion, build over, reduction in capacity, diversion of entry and exit points):
 - (a) the path and capacity of the overland flow path where it exits the precinct to an adjoining site must not be altered by the works.

Controlled Activities

- (1) For buildings, structures and works (except those containing visitor accommodation) within a 1 %AEP floodplain, flood sensitive area, overland flow path or in the coastal erosion hazard area, on land which may be subject to land instability, or the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area that are unable to comply with the permitted activity standards must provide a report from a suitably qualified and experienced professional to the Council which
- (a) identifies the risk, taking into account where relevant:
- (i) the vulnerability of the activity, and
 - (ii) potential for risks to adjacent land and activities outside the zone;
- (b) identifies and proposes flood management methods appropriate for the particular activity to address the risk identified.

I402.6.12. Building height

- (1) In the Core Sub-precinct: maximum height must comply with the Obstacle Limitation Surface (Designation 1102), otherwise no height restriction applies.
- (2) In the Gateway Sub-precinct: maximum height: 20m and must comply with the Obstacle Limitation Surface (Designation 1102).

I402.6.13. Height in relation to boundary

- (1) Buildings must not exceed a height of 2.5m measured vertically above ground level at front boundaries adjoining a public open space zone. Thereafter, buildings must be setback 1m for every additional 1.43m in height (55 degrees recession plane).

I402.6.14. Yards

- (1) Buildings must be set back from the relevant boundary by the minimum depth listed in Table I402.6.14.1 Yards below.

Table I402.6.14.1 Yards

Yard	Permitted	Restricted discretionary
Front	Nil in Core Sub-precinct and 5m in Gateway Sub-precinct	<5m in Gateway Sub-precinct
Rear	Nil unless adjoining public open spaces when a 10m setback must be provided	<10m setback from a public open space zone – restricted discretionary
Side	Nil unless adjoining public open spaces when a 10m setback must be provided	<10m setback from a public open space zone – restricted discretionary

Coastal protection yard	20m	< 20m – restricted discretionary
-------------------------	-----	----------------------------------

I402.6.15. Landscape design

- (1) All required yard setbacks and carpark perimeters excluding car parking and manouvering area and vehicle and pedestrian access must be landscaped with grassed areas and the planting of suitable trees, hedging and groundcover to result in a consistent, high-quality standard of urban landscape throughout the precinct.

I402.6.16. Storage areas

- (1) External storage areas which are visible from open spaces zones and public roads must be maintained in a tidy condition.
- (2) Exposure of storage areas and by-products, refuse or refuse containers of any kind to public view must be minimised by the use of buildings, planting or a screen wall or fence.

I402.6.17. Auckland Airport Coastal Sub-precinct (below mean high water springs)

- (1) Any excess building material, spoil, construction equipment or litter must be removed from the coastal marine area within 24 hours of completion of any works.
- (2) Any visible disturbance to the substrate of the coastal marine area must be remedied or restored within 48 hours of the completion of the works within the Significant Ecological Area - Marine 1 and Outstanding Natural Features and within seven days of the completion of the works in other parts of the coastal marine area.
- (3) Written advice must be given to the council harbourmaster and the National Topo/Hydro Authority at Land Information New Zealand at least five working days prior to work starting on any structures within the coastal marine area.
- (4) Maintenance, repair or reconstruction of existing lawful coastal marine area structures or buildings must:
 - (a) maintain the structure or building in a good and safe working condition;
 - (b) not use materials which alter the form or external appearance of the structure in more than a minor way;
 - (c) not change the area occupied by the structure.
- (5) Demolition or removal of any buildings or coastal marine area structures:
 - (a) Any part of a structure or building that is not removed must not protrude above the foreshore or seabed so that it creates a hazard to safe navigation or public access.

- (6) The removal or demolition of any lawfully established structure or building is authorised, or undertaken, by the consent holder or owner of the structure.

I402.6.18. Parking

- (1) [Deleted]

I402.6.19. Subdivision

- (1) Minimum frontage:
 - (a) Front sites: 23m
 - (b) Rear sites: 9m
- (2) Minimum site area: 2000m².

I402.7. Assessment – controlled activities

I402.7.1. Matters of control

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

- (1) Coastal marine area structures associated with airport activities which are not otherwise listed as a permitted activity:
 - (a) construction or works methods, timing and hours of operation;
 - (b) function, location, extent, design and materials;
 - (c) adverse effects arising from disturbance of the foreshore and seabed;
 - (d) adverse effects arising from deposition of material in the coastal marine area;
 - (e) adverse effects on cultural values, indigenous flora and indigenous vegetation;
 - (f) any discharge of contaminants;
 - (g) the duration of the consent; and
 - (h) monitoring of the consent.
- (2) Buildings, structures or works including, new or modified parking areas, or subdivision within Gateway Sub-precinct area A – F in accordance within I402.10.1 Auckland Airport: Precinct plan 1 and complying with Standard I402.6.19 Subdivision:
 - (a) site layout;
 - (b) design and external appearance of buildings and landscape design; and
 - (c) parking.
- (3) Stormwater facilities to be vested in council:

- (a) visual effects;
 - (b) size and location;
 - (c) access for maintenance; and
 - (d) landscaping.
- (4) Comprehensive earthworks consent (Regional Plan only) comprising one or more precincts:
- (a) an annual earthworks management plan;
 - (b) erosion and sediment control measures;
 - (c) staging, timing and duration of works;
 - (d) effects on stormwater and flooding;
 - (e) effects on land stability and erosion;
 - (f) whether the works are permitted by the Unitary Plan or the Airport's designation;
 - (g) effects on the identified values of the relevant Overlay;
 - (h) effects on Mana Whenua values;
 - (i) effects in the watercourse, wetland, or coastal marine area; and
 - (j) Monitoring.
- (5) Buildings, structures and works (except those containing visitor accommodation) within a 1 %AEP floodplain, flood sensitive area, or overland flow path or in the coastal erosion hazard area, on land which may be subject to land instability, or the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area that are unable to comply with the permitted activity standards:
- (a) the management methods proposed, taking into account the extent and nature of the hazard, including the design of the building, structure or works;
 - (b) timing and duration of works; and
 - (c) monitoring of the consent.
- (6) Hard coastal protection structures above mean high water springs:
- (a) construction of works, methods, timing and hours of operation;
 - (b) location, extent, design and materials;
 - (c) adverse effects arising from disturbance of the associated area;

- (d) adverse effects arising from the deposition of material;
- (e) the removal of indigenous vegetation;
- (f) any discharge of contaminants;
- (g) the duration of consent; and
- (h) monitoring of the consent.

I402.7.2. Assessment criteria

The council will consider the relevant assessment criteria below for controlled activities.

- (1) Coastal marine area structures associated with airport activities which are not otherwise listed as a permitted activity (outside Significant Ecological Area - Marine 1 and Outstanding Natural Features)
 - (a) the extent to which coastal marine area structures are limited to those:
 - (i) that have a functional or operational need to be located in the coastal marine area, or that are for infrastructure that cannot reasonably or practicably be located outside the coastal marine area; or
 - (ii) where the proposed purpose or use cannot reasonably or practicably be accommodated on existing structures or facilities.
 - (b) the extent to which measures avoid, remedy or mitigate adverse effects on coastal processes, ecological values, cultural values, water quality and natural character;
 - (c) the extent to which construction or works methods avoid, remedy or mitigate adverse effects, particularly on water quality and sedimentation;
 - (d) whether construction or works are to be done at a time that will avoid or minimise, adverse effects on marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area;
 - (e) whether construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas;
 - (f) the extent to which the structure is located and designed to avoid, remedy or mitigate adverse effects on the environment;
 - (g) the extent to which the form, intensity and scale of works, structures and buildings are sensitive to the marine environment and surrounding adjoining spaces;
 - (h) whether works and structures ensure efficient use of the coastal marine area is made by using the minimum area necessary for their purpose; and

- (i) the extent to which materials used are compatible with the surrounding coastal environment, and where practicable are consistent with the natural materials at the site. This should take into account the physical characteristics of the materials used, including texture, colour, composition, grain size, level of contamination and potential for leaching.
- (2) Any buildings, structures or works including, new or modified parking areas or subdivision within Gateway Sub-precinct area A - F in accordance with I402.10.1 Auckland Airport: Precinct plan 1, and complying with Standard I402.6.19 Subdivision:
- (a) Site layout:
 - (i) the site layout should reinforce or enhance the street pattern;
 - (ii) (the site layout should be compatible with the site development of adjoining sites and the streetscape;
 - (iii) the building should align with the street and where streets are curved, the building should align with that curve, or alternatively should be stepped in plan in relation to the curve;
 - (iv) buildings on corner sites should be designed to respond to the site's prominence in the roading network and the adjoining road intersection;
and
 - (v) car parking areas should be designed and located to ensure an attractive site layout, particularly when viewed from the road or public open spaces.
 - (b) Design and external appearance of buildings and landscape design:
 - (i) the scale, form, design, height, and colour of the proposed building or structures (including fencing) should be sympathetic to existing built development and the wider natural, cultural and built heritage and landscape values of the area;
 - (ii) building and landscape design should be used to frame and define edges to roads, parks and stormwater reserves, and to emphasise key intersections;
 - (iii) service areas, loading docks and car parks should be separated from and not facing the front yard;
 - (iv) passive surveillance of reserves and public open spaces from the adjacent buildings should be provided for those windows, balconies, indoor and outdoor activities that overlook these areas;
 - (v) site levels, building scale, development intensity, building form, colour and texture should be used to reduce the apparent height and size of large buildings when viewed from the Mangere Gateway heritage route, open spaces, or Special Purpose - Maori Purpose Zone;

- (vi) the main pedestrian entry to buildings should be clearly recognisable from the street;
- (vii) in the case of any building that will contain an activity that will attract tourists, the building should be designed with features such as artwork that reflects the heritage of the Airport Gateway Sub-precinct, and features including generous areas of glazing, verandahs over entrance areas, and a high quality of landscape planting around those parts of the building accessible to visitors should be provided;
- (viii) front activities (i.e. the more active office, showroom or similar activities) should be located fronting adjacent streets and reserves; and conversely 'back' activities (i.e. warehouse, distribution, industrial, storage) should be in less visible locations;
- (ix) materials and colours of buildings (including buildings on adjoining sites) should be consistent;
- (x) any security fencing should be integrated with planting and buildings so as to avoid any adverse visual effect on adjacent roads, parks and stormwater management areas;
- (xi) low glare, high cut-off exterior lighting should be used, and integrated with the building and landscape designs;
- (xii) signage should be integrated with the building and landscape design;
- (xiii) planting along road frontages should achieve continuity to enhance the streetscape and character of the locality;
- (xiv) the landscape treatment should be of a similar scale as the proposed development, to provide adequate visual softening of large buildings and to screen car parking, loading and storage areas; and
- (xv) the proposed landscaping should be integrated with the type, quality, character and standard of landscape design developed for the relevant Gateway Sub-precinct area .

(c) Parking

- (i) [Deleted]
- (ii) parking areas shall be appropriately designed and provided either on site or within nominated shared or consolidated parking areas.
- (iii) where numbers of staff and potential demand justifies it, appropriate provision shall be to be made for cyclists, including cycle storage.

(3) Stormwater facilities to be vested in council:

- (a) adverse visual effects (including cumulative adverse effects) on the existing character of an area, should be avoided, remedied or mitigated;
- (b) the size and location of the proposed stormwater detention or retention ponds should internalise or mitigate the adverse effects;

- (c) stormwater detention or retention ponds, located in open spaces, should minimise any potential interference with public use and enjoyment of the public open spaces;
 - (d) safe and direct access should be provided to enable maintenance;
 - (e) landscaping should screen infrastructure to mitigate visual impact on the surrounding natural and built environments; and
 - (f) potential health and safety hazards should be adequately fenced.
- (4) Comprehensive earthworks consent (regional plan only) comprising one or more precincts:
- (a) provision of an earthworks management plan which details the following:
 - (i) site specific erosion and sediment control plans;
 - (ii) areas of expected earthworking operations for the following 12 months, including location and area of works; details of construction methods to be employed, including timing and duration as well as site boundaries;
 - (iii) areas where works have been completed during the preceding 12 months; and
 - (iv) details of chemical flocculation systems to be installed for each earthworks site greater than 1 hectare.
 - (b) the suitability of proposed erosion and sediment control measures to manage erosion and discharge of contaminants and minimise water quality effects;
 - (c) the appropriateness of proposed staging of works and progressive stabilisation, or the need for such where that is not proposed;
 - (d) The proposed timing and duration of works;
 - (e) How effects on flow paths that convey stormwater during rainfall events will be appropriately minimised;
 - (f) Where relevant, the extent to which the earthworks avoids or exacerbates natural hazards including flooding at the site or at any location upstream or downstream of the works;
 - (g) The extent to which the earthworks will affect the stability and erosion potential of the site and surrounding area;
 - (h) The extent to which the earthworks, its design, location and execution are necessary to accommodate development otherwise permitted by the Unitary Plan and/or the airports designation;

- (i) Measures to avoid, remedy or mitigate adverse effects on any relevant overlay;
 - (j) Measure to avoid, remedy or mitigate adverse effects on mana whenua values;
 - (k) Measures to avoid, remedy or mitigate adverse effects on a watercourse, wetland, or coastal marine area; and
 - (l) Information and monitoring requirements.
- (5) Buildings, structures and works (except those containing visitor accommodation) within a 1% AEP floodplain, flood sensitive area, or overland flow path that are unable to comply with the permitted activity standards:
- (a) whether the methods used to identify the flood hazard and associated risk are appropriate in the context of Auckland Airport.
 - (b) whether the design and management methods are appropriate in the context of Auckland Airport to address the flood hazard, including consideration of:
 - (i) the characteristics of the hazard, such as depth, extent and velocity of water;
 - (ii) public safety (endangerment of life);
 - (iii) the nature of the activity proposed; and
 - (iv) maintenance, monitoring and reporting requirements.
- (6) Buildings, structures and works that are unable to comply with the permitted activity standards for the coastal erosion hazard area, on land which may be subject to land instability, or the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area:
- (a) whether the methods used to identify the coastal hazard or land instability and associated risk are appropriate in the context of Auckland Airport.
 - (b) whether the design and management methods are appropriate in the context of Auckland Airport to address the coastal hazard or land instability risk, including consideration of:
 - (i) the characteristics of the hazard, such as its extent and nature;
 - (ii) the nature of the activity proposed; and
 - (iii) maintenance, monitoring and reporting requirements.

I402.8. Assessment – restricted discretionary activities

I402.8.1. Matters of discretion

The council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application.

- (1) any buildings, structures, works or subdivision within Gateway Sub-precinct area A – F which is not in accordance with I402.10.1 Auckland Airport: Precinct plan 1 and/or not complying with Standard I402.6.20 Subdivision:
 - (a) site layout;
 - (b) design and external appearance of buildings and landscape design;
 - (c) design consistency within and between Gateway Sub-precinct areas;
 - (d) coherent design for the Māngere Gateway heritage route, George Bolt Memorial Drive and surrounds;
 - (e) land use and transport integration;
 - (f) Gateway Sub-precinct areas C – F – relationship to open space;
 - (g) adverse effects on heritage resources;
 - (h) Gateway Sub-precinct areas C and D – comprehensive development of the commercial centre; and
 - (i) landscape treatment.
- (2) Any subdivision outside Gateway Sub-precinct area A-F not complying with Rule I402.6.19
 - (a) form and layout of the subdivision;
 - (b) safety and efficiency of the adjacent street network; and
 - (c) adverse effects on cultural values.
- (3) Coastal marine area structures associated with airport activities which are not otherwise listed as a permitted activity (within Significant Ecological Area - Marine 1 and Outstanding Natural Features)
 - (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials;
 - (c) adverse effects on the identified values of the Significant Ecological Area or Outstanding Natural Feature;
 - (d) adverse effects arising from disturbance of the foreshore and seabed;
 - (e) adverse effects arising from deposition of material in the coastal marine area;
 - (f) removal of indigenous vegetation;
 - (g) any discharge of contaminants;
 - (h) duration of the consent; and

- (i) monitoring of the consent.
- (4) Standard infringements in the Gateway Sub-precinct or Core Sub-Precinct:
- (a) building scale and site layout; and
 - (b) landscape design.
 - (c) [Deleted]
- (5) Standard infringements in the Coastal Sub-precinct:
- (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials;
 - (c) adverse effects of the infringement on the coastal marine area or the identified values of the Significant Ecological Area or Outstanding Natural Feature (if applicable);
 - (d) adverse effects of the infringement arising from the disturbance of the foreshore and seabed;
 - (e) adverse effects of the infringement on safe navigation or public access;
 - (f) positive effects which arise from the infringement;
 - (g) duration of the consent; and
 - (h) monitoring of the consent.
- (6) New impervious areas not serviced by the stormwater network that do not meet permitted activity standards
- (a) The adverse effects of non-compliance with standard I402.6.9 New impervious area not serviced by the consented stormwater network
 - (b) and prevention or minimisation of those effects
- (7) Buildings containing visitor accommodation located within the 1% AEP flood plain
- (a) Management of people and property during a 1% AEP flood event.
 - (b) Design and provision of safe access to and from the building.
 - (c) The location of sleeping or living areas.
 - (d) Monitoring.

I402.8.2. Assessment criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities.

(1) any building, structure, works or subdivision within Gateway Sub-precinct area A – F not in accordance with I402.10.1 Auckland Airport: Precinct plan 1 and/or not complying with Standard I402.6.19 Subdivision:

(a) site layout:

- (i) the site layout should reinforce or enhance the street pattern;
- (ii) the site layout should be compatible with the site development of adjoining sites and the streetscape;
- (iii) the building should align with the street, to create a clear spatial system along the street. Where streets are curved, the building should align with that curve, or alternatively should be stepped in plan in relation to the curve;
- (iv) buildings on corner sites should be designed to respond to the site's prominence in the roading network and the adjoining road intersection; and
- (v) car parking areas should be designed and located to ensure an attractive site layout, particularly when viewed from the road or public open spaces.

(b) design and external appearance of buildings and landscape design:

- (i) the scale, form, design, height, and colour of the proposed building or structures (including fencing) should be sympathetic to existing built development and the wider natural, cultural and built heritage and landscape values of the area;
- (ii) building and landscape design should be used to frame and define edges to roads, parks and stormwater reserves, and to emphasise key intersections;
- (iii) service areas, loading docks and car parks should be separated from and not facing the front yard;
- (iv) passive surveillance of reserves and public open spaces from the adjacent buildings should be provided for windows, balconies, indoor and outdoor activities overlooking these areas;
- (v) site levels, building scale, development intensity, building form, colour and texture should be used to reduce the apparent height and size of large buildings when viewed from the Māngere Gateway heritage route or open spaces;
- (vi) the main pedestrian entry to buildings should be clearly recognisable from the street;
- (vii) in the case of any building that will contain an activity that will attract tourists, the building should be designed with features such as artwork that reflects the heritage of the Gateway Sub-precinct, and features including generous areas of glazing, verandahs over entrance areas,

and a high quality of landscape planting around those parts of the building accessible to visitors should be provided;

- (viii) in the case of any building visible from the Special Purpose - Māori Purpose Zone or an open space zone (existing or proposed), the building design and external appearance should include measures such as building setback and landscape planting that respond sensitively to cultural and landscape values;
 - (ix) front activities (i.e. the more active office, showroom or similar activities) should be located fronting adjacent streets and reserves; and conversely 'back' activities (i.e. warehouse, distribution, industrial, storage) should be in less visible locations;
 - (x) materials and colours of buildings (including buildings on adjoining sites) should be consistent; and
 - (xi) any security fencing should be integrated with planting and buildings so as to avoid any adverse visual effect on adjacent roads, parks and stormwater management areas;
 - (xii) low glare, high cut-off exterior lighting should be used, and integrated with the building and landscape designs;
 - (xiii) signage should be integrated with the building and landscape design;
 - (xiv) planting along road frontages should achieve continuity to enhance the streetscape and character of the locality;
 - (xv) the landscape treatment should be of a similar scale as the proposed development, to provide adequate visual softening of large buildings and to screen car parking, loading and storage areas;
 - (xvi) the proposed landscaping should be integrated with the type, quality, character and standard of landscape design developed for the relevant Gateway Sub-precinct area.
- (c) design consistency within and between Gateway Sub-precinct areas:
- (i) the buildings structures or works should be designed having regard to the context of adjoining Gateway Sub-precinct areas and other surrounding land, natural features and buildings, structures and works.
- (d) coherent design for the Mangere Gateway heritage route, George Bolt Memorial Drive, and surrounds:
- (i) the building, structures and works should promote a coherent design for the Mangere Gateway heritage route, George Bolt Memorial Drive, and adjoining land, including:
 - a. ensuring a coherent spatial structure formed by the relationship of buildings to the street and to one another;
 - b. minimising the number of vehicle entrances onto the street;

- c. aligning buildings to the street;
 - d. locating buildings, structures and works, and access points to sites, so that heavy vehicle traffic (except buses) is discouraged on the Gateway heritage route;
 - e. locating the office component of a development at the front (street) part of the development;
 - f. using consistent materials on buildings;
 - g. using consistent planting, paving, lighting and fencing;
 - h. ensuring existing trees and shelter belts are retained where they may contribute to maintaining amenity values;
 - i. providing trees along road berms and within front yards which should be capable of reaching a similar scale as nearby buildings;
 - j. avoiding security fencing being closer to the front boundary of the site than the buildings on the site; and
 - k. enhancing the natural character of open space.
- (ii) Pou, art, sculpture or other public amenity features should be of an appropriate design to represent the Māori and European history of the area and be located on land adjoining the Mangere Gateway heritage route, in order to promote a distinctiveness or sense of place appropriate for the wider heritage area. Note pou, art, sculpture and other public amenity features should generally be located only in space areas or on sites that will attract tourists.
- (e) land use and transport integration:
- (i) A full integrated transport assessment should be submitted with the application, and include consideration of:
 - a. all modes of transport that would support the land uses proposed;
 - b. in Gateway Sub-precinct areas B, C and D, the possible location of and linkages to rapid transport networks;
 - c. a location policy that ensures specified development takes place in locations within the Gateway Sub-precinct area that, where relevant, supports sustainable transport mode share;
 - d. planning and development tools to facilitate sustainable transport;
 - e. travel plans, as appropriate to encourage uptake of sustainable transport options by employers and visitors;
 - f. car parking, with justification for the number of spaces proposed, so land is used efficiently and effectively;

- g. provision, where appropriate, to be made for cyclists, including cycle storage; and
 - h. any relevant funding matters.
 - (ii) Sufficient roads should be provided to create a connected roading pattern that avoids the need for rear sites;
 - (iii) Roads should be designed to a consistent, high-quality standard;
 - (iv) Sufficient cycleway and walkway linkages and facilities should be provided, and should be designed to contribute to the employment, visitor and recreational user attractiveness of the heritage area;
 - (v) The street and site layout should avoid adverse effects on the safety and efficiency of the adjacent road network; and
 - (vi) The street layout and street design should encourage heavy traffic movements (except buses) away from the Māori Purpose Zone and away from the Gateway heritage route, except where there is no available alternative route for heavy traffic.
- (f) Gateway Sub-precinct areas C-F - relationship to open spaces:
 - (i) development proposals for the public open space areas identified in the precincts should generally reflect an informal or passive design that reflects the historic rural character, cultural and heritage values of the area including as viewed from the Mangere Gateway Heritage Route; and
 - (ii) strong open space and visual connections to and around Waitomokia and Oruarangi Creeks should be created, and include provision for pedestrian and cycle linkages and locations for cultural, landscape and historical interpretive features.
- (g) adverse effects on heritage resources
 - (i) the development proposal should identify and incorporate any cultural heritage resources, in a way that integrates with and enhances those resources.
- (h) Gateway Sub-precinct areas C and D: comprehensive development of the commercial centre
 - (i) a comprehensive design, including building location, landscape and building design guidelines (including materials and colouring) for the commercial centre within Gateway Sub-precinct areas C and D, should be carried out.
- (i) landscape treatment
 - (i) consistent landscape design should be established and maintained along the Gateway Heritage Route and George Bolt Memorial Drive.

- (ii) existing trees and shelterbelts that enhance the amenity of buildings, structures and works should be retained.
 - (iii) the form of new planting should enhance the amenity of buildings, structures and works.
- (2) Any subdivision outside Gateway Sub-precinct areas A - F not complying with Rule I402.6.19:
- (a) The form and layout of the subdivision, should avoid, remedy or mitigate significant adverse effects on the safety and efficiency of the adjacent street network.
 - (b) The extent to which the form and layout of the subdivision will avoid, remedy or mitigate adverse effects on cultural values.
- (3) Standard infringements
- (a) The proposed height of the structure should not have an adverse effect on airport safety or visual amenity values.
 - (b) The proposed structure should not have an adverse effect on the visual or landscape amenity values of adjoining sites.
 - (c) When assessing the matter of coastal protection yards, the proposed structure should not have an adverse effect on the coastal environment, including visual or landscape amenity, water quality, vegetation or habitats.
 - (d) When assessing landscape design, the proposal should achieve a high standard of visual amenity values in those parts of the Auckland Airport zone where visitors and passengers are likely to be present, such as the entry and exit points to the airport.
 - (e) When assessing storage areas, the proposal should include methods of ensuring any parts of an activity visible from public places will be maintained in a tidy condition. The location of by-products or refuse should be screened from public view in order to maintain a reasonable level of visual amenity.
 - (f) When assessing parking where the supply of parking is insufficient to meet the parking development standard in the Gateway Sub-precinct and within 500m of the northern boundary of the Core Sub-precinct where it does not adjoin the Gateway Sub-precinct the proposal should include any measures, conditions or arrangements to ensure there is no more than minor adverse effects from parking overspill on adjacent activities and the safe and efficient operation of the adjoining and nearby transport network.
- (4) coastal marine area structures associated with airport activities which are not otherwise listed as a permitted activity (within Significant Ecological Area - Marine 1 and Outstanding Natural Features):

- (a) coastal marine area structures should be limited to those:
 - (i) that have a functional or operational need to be located in the coastal marine area, or that are for infrastructure that cannot reasonably or practicably be located outside the coastal marine area; and
 - (ii) that cannot reasonably or practicably be accommodated on existing structures or facilities.
 - (b) the following measures should be taken to avoid, remedy or mitigate adverse effects on coastal processes, ecological values, cultural values, water quality and natural character:
 - (i) construction methods and site works should avoid, remedy or mitigate adverse effects, particularly on water quality and sedimentation;
 - (ii) construction or works should be done at a time that avoids or minimises, adverse effects on marine mammals, bird roosting, nesting and feeding, and cultural and recreational users of the coastal marine area; and
 - (iii) the hours of operation of construction or works should minimise adverse effects of noise and disruption on existing activities, and on nearby residential, marae and open spaces.
 - (c) the work should be located and designed to avoid, remedy or mitigate adverse effects on the environment;
 - (d) the form, intensity and scale of works, structures and buildings should be sensitive to the marine environment and surrounding adjoining spaces;
 - (e) works and structures should ensure efficient use of the coastal marine area is made by using the minimum area necessary for their purpose; and
 - (f) the materials used should be compatible with the surrounding coastal environment, and where practicable be consistent with the natural materials at the site. This should take into account the physical characteristics of the materials used, including texture, colour, composition, grain size, level of contamination and potential for leaching.
- (5) Standard infringements in the Coastal Sub-precinct
- (a) adverse effects of the infringement on the coastal marine area or the identified values of the Significant Ecological Area or Outstanding Natural Features should be avoided, remedied or mitigated.
 - (b) adverse effects of the infringement arising from the disturbance of the foreshore and seabed should be avoided, remedied or mitigated.

- (c) adverse effects of the infringement on safe navigation or public access should be avoided, remedied or mitigated.
 - (d) the positive effects which arise from the infringement should be considered alongside any adverse effects.
- (6) New impervious areas not serviced by the stormwater network that do not meet permitted activity controls:
- (a) the extent to which the proposal prevents or minimises the adverse effects of the discharge, including cumulative effects, to the extent possible having regard to:
 - (i) the nature, volume and peak flow of the stormwater discharge;
 - (ii) the sensitivity of the receiving environment to stormwater contaminants and flows including any areas of identified degraded coastal water quality;
 - (iii) avoiding the creation or increase of flood risk to other properties external to the Auckland Airport Precinct;
 - (iv) practical limitations on the measures that may be used;
 - (v) maintaining water levels in underlying peat soils and ground stability (where relevant);
 - (vi) Mana Whenua values; and
 - (vii) the management of contaminants from any area where there is a likelihood or risk of high levels of contaminants being generated and discharged.
 - (b) options for discharge where there is no available stormwater network.
 - (c) consistency with any relevant network discharge consent or publicly available and current Auckland Council stormwater management plans/analysis.
 - (d) opportunities to reduce existing adverse effects and enhance receiving environments.
 - (e) the effects on marine sediment quality.
- (7) Buildings containing visitor accommodation located within the 1% AEP flood plain
- (a) Adequacy of methods to respond to the identified risks including the following:
 - (i) actions that can be taken to ensure the safety of people in the building during a flood event, including safe refuge areas and/or evacuation procedures; and

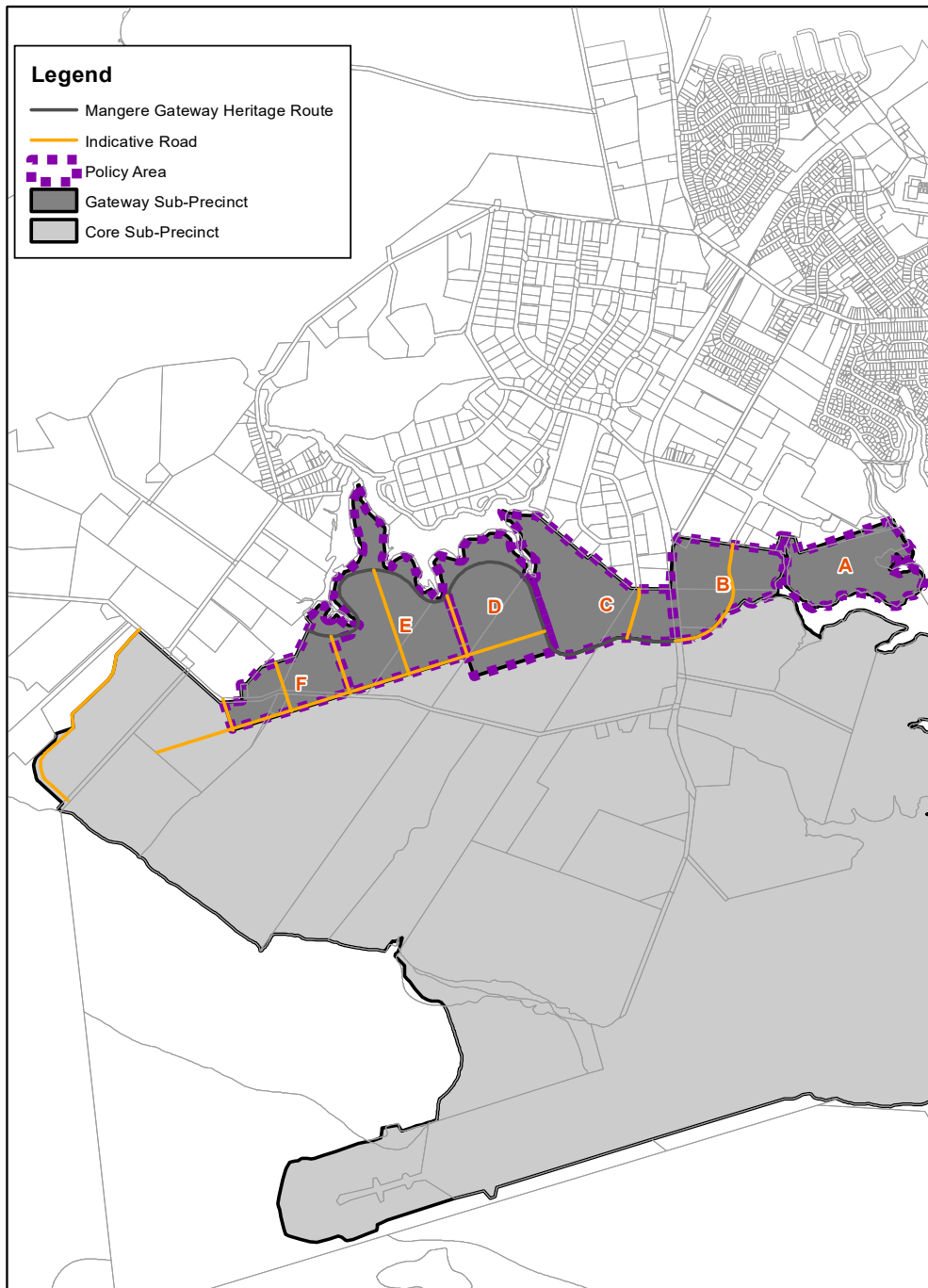
- (ii) the location of accommodation and the extent to which physical measures are proposed to manage risks to the occupants.

I402.9. Special information requirements

There are no special information requirements for this precinct.

I402.10. Precinct plans

I402.10.1 Auckland Airport : Precinct plan 1



I407. Bruce Pulman Park Precinct

I407.1. Precinct description

The Bruce Pulman Park is a 65 hectare community and recreation facility adjoining Walters Road in Takinini.

The Bruce Pulman Park Precinct provides specific planning provisions for the operation, development and redevelopment of Bruce Pulman Park.

The zoning of the land within the Bruce Pulman Park Precinct is the Special Purpose - Major Recreation Facility Zone.

I407.2. Objectives

- (1) Bruce Pulman Park is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) organised sports and recreation
 - (b) informal recreation
 - (c) concerts, events and festivals;
 - (d) markets, fairs and trade fairs;
 - (e) functions, conferences, gatherings and meetings; and
 - (f) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The open space amenity values of Bruce Pulman Park are maintained.
- (4) The adverse effects of the operation of Bruce Pulman Park are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I407.3. Policies

- (1) Enable the safe and efficient operation of Bruce Pulman Park for its primary activities.
- (2) Protect the primary activities of Bruce Pulman Park from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:

- (a) avoid, remedy or mitigate adverse effects;
 - (b) maintain the open space amenity values of the precinct; and
 - (c) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of Bruce Pulman Park, having regard to the amenity of surrounding properties.
- (5) Recognise that the Bruce Pulman Park's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

I407.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table I407.4.1 Activity table specifies the activity status of land use and development activities in the Bruce Pulman Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I407.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Displays and exhibitions	P
(A5)	Informal recreation	P
(A6)	Organised sport and recreation	P
(A7)	Any primary activity not meeting Standard I407.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P
(A9)	Any accessory activity not meeting Standard	C

I407 Bruce Pulman Park Precinct

	I407.6.5 but meeting all other standards	
Compatible activities		
(A10)	Sports, recreation and community activities	P
(A11)	Professional fireworks displays meeting Standard I407.6.11	P
(A12)	Professional fireworks displays not meeting Standard I407.6.11	RD
(A13)	Helicopter flights meeting Standard I407.6.12	P
(A14)	Helicopter flights not meeting Standard I407.6.12	RD
(A15)	Filming activities	P
(A16)	Camping grounds meeting Standard I407.6.14	P
(A17)	Camping grounds that do not meet Standard I407.6.14	D
(A18)	Care centres limited to no more than one care centre within the precinct and with a gross floor area no greater than 1,000m ²	P
(A19)	Care centres not otherwise provided for	RD
(A20)	Any compatible activity not meeting Standard I407.6.5 but meeting all other standards	C
Development		
(A21)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 15m in height	P
(A22)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m but up to 35m in height	RD
(A23)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 35m in height	D
(A24)	Light towers and associated fittings up to and greater than 35m in height	P
(A25)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I407.6.8	RD
(A26)	Demolition of buildings	P
(A27)	Temporary buildings	P
(A28)	Workers' accommodation	P

I407.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I407.4.1 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 I407.4.1 Activity table and which is not listed in I407.5(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\(4\)](#).

I407.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I407.4.1 must comply with the following activity standards unless otherwise stated. The following standards do not apply:

- (1) [E27 Transport – Standard E27.6.1](#) Trip generation; and
- (2) [E27 Transport – Standard E27.6.2](#) Number of parking and loading spaces.

I407.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I407.6.1.1.

Table I407.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 5 special noise events between 8:00am and 10:30pm in any 12 month period	75dB L _{Aeq(5min)}
Up to 15 special noise events between 8:00am and 10:30pm in any 12 month period	65dB L _{Aeq(5min)}
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L _{Aeq}
General noise standards for all other times	40dB L _{Aeq} and 70dB L _{Amax}

- (2) Noise limits must measure in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.

- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq(5min)}$ is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I407.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I407.6.2, the curfew and pre-curfew times are as stated in Table I407.6.2.1.

Table I407.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) The limits in Table I407.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance

limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I407.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

(b) The vertical illuminance limits in Table I407.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I407.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

(6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.

(7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I407.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I407.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

(8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I407.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting

installations) – International Commission on Illumination ISBN 3 901 906 19 3.

(9) Professional fireworks displays are excluded from this standard.

Table I407.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

I407.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I407.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
 - (a) There must be no more than 2 special noise events on any one day.
 - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I407.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I407.6.2.4 and I407.6.2.5.

I407.6.5. Traffic management

- (1) Activities must meet at least one of the following traffic management standards:
 - (a) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or

(b) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

(2) Standard I407.6.5 does not apply to organised sport and recreation and informal recreation activities.

I407.6.6. [Deleted]

(1) [Deleted]

I407.6.7. Screening

(1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas

I407.6.8. Interface control areas

(1) New buildings, external building alterations or additions to a building for a primary, compatible, or accessory building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan or have a footprint less than 200m². Temporary buildings are excluded from this standard.

I407.6.9. Height in relation to boundary

- (1) Along the boundaries where the Bruce Pulman Park Precinct directly adjoins a residential zone or road, excluding Walters Road, Porchester Road and Kuaka Drive, the height in relation to boundary standard that applies to the precinct is that which applies in the residential zone nearest the boundary.
- (2) Where the Bruce Pulman Park Precinct directly adjoins Walters Road, Porchester Road or Kuaka Drive, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this standard

I407.6.10. Maximum building coverage

(1) The building coverage of the precinct must not exceed 30 per cent.

I407.6.11. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I407.6.12. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I407.6.13. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I407.6.14. Camping grounds

- (1) No more than 20 self-contained motorhomes can use Bruce Pulman Park as an overnight stop-over on any day.
- (2) The operation of a stopover facility for self-contained motorhomes may not exceed a cumulative duration of 3 consecutive nights (72 hours) when stopping on a casual basis.
- (3) The operation of a stopover facility for self-contained motorhomes may not exceed a cumulative duration of 14 consecutive nights (336 hours) when stopping for a specific activity which is longer than 3 consecutive nights.
- (4) The motorhome stop-over areas must be restricted to those areas described below as being:
 - (a) the easternmost portion of the car parking area immediately adjacent to the netball centre;
 - (b) the car parking area located immediately to the south of the Team Sports Building; and
 - (c) the car parking area located immediately to the south of the rugby fields that are located adjacent to the Team Sports Building.
- (5) Motorhomes must not be driven on or parked on grassed areas of the Bruce Pulman Park Precinct.

I407.7. Assessment – controlled activities

I407.7.1. Matters of control

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 overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I407.7.2. Assessment criteria

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

- (1) Effects on the safety and efficiency of the transport network:
 - (a) The extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
 - (b) The extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) The extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I407.8. Assessment – restricted discretionary activities

I407.8.1. Matters of discretion

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

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standard
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Care centres not otherwise provided for:
 - (a) the effects of the proposed activity on the efficient operation of the primary activities of the site; and
 - (b) the effects of traffic and parking on the safety and efficiency of the transport network.

- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m and up to 35m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I407.6.8:
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (7) Any activity that does not comply with a building coverage standard:
 - (a) The effects on the open space amenity values of the precinct.
- (8) Any activity that does not comply with screening standards:
 - (a) The visual effects of rubbish and storage areas on residential and open space zoned sites.

I407.8.2. 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 and Auckland-wide provisions:

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and,
 - (iii) the degree of non-compliance.
 - (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
 - (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) The extent to which any artificial lighting will create a traffic safety issue.

- (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
 - (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and,
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
 - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard.
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or

mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
 - (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The effects of the proposed activity on the efficient operation of the primary activity of the site:
 - (a) Whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) The effects of traffic and parking on the safety and efficiency of the transport network:
 - (a) Whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
 - (b) Whether a reduction in carparking will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required.
 - (c) Whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.
- (7) The effects on the open space amenity values of the precinct:

[PC 71 \(see Modifications\)](#)

I407 Bruce Pulman Park Precinct

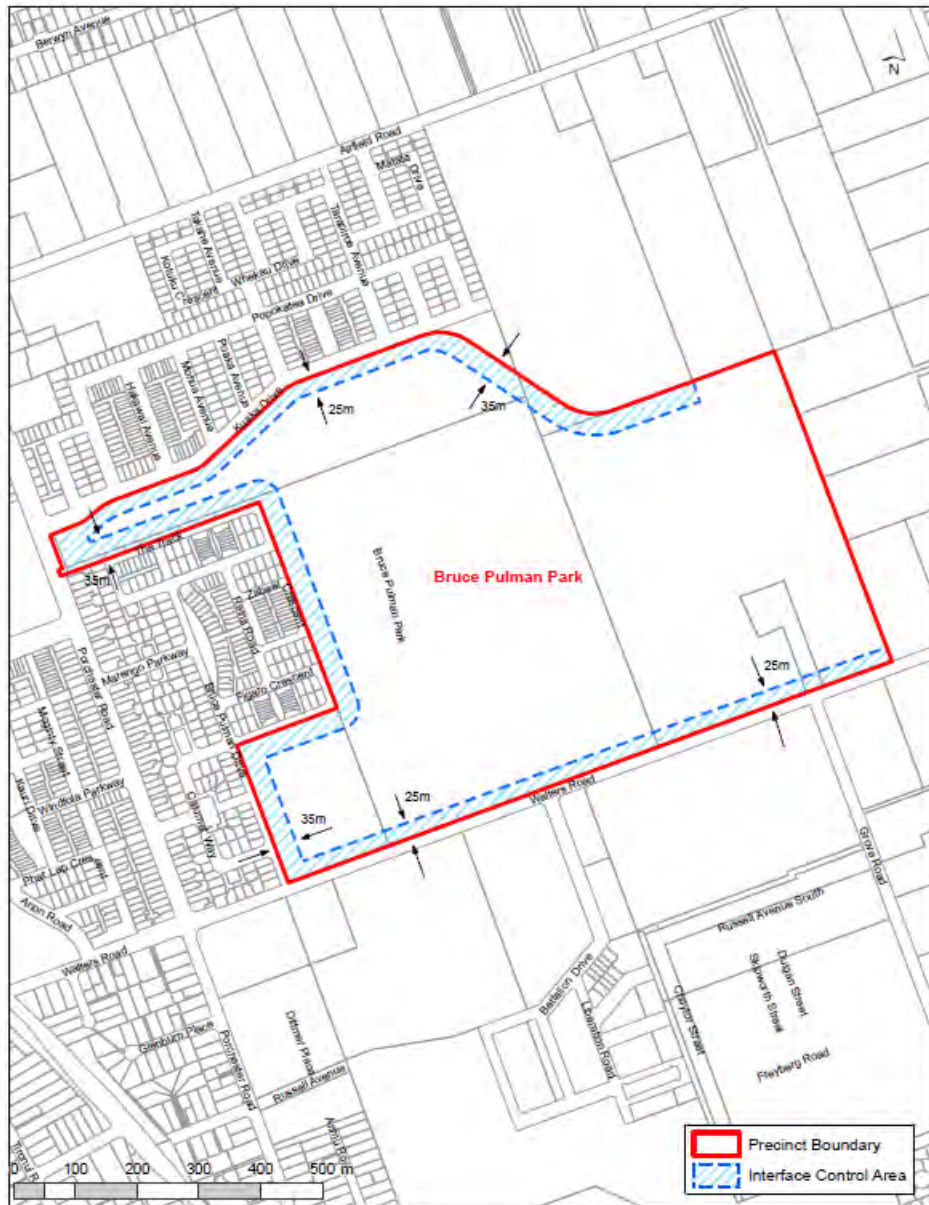
- (a) The extent to which proposed development will affect the perception of built form to open space within the precinct.
- (8) The visual effects of rubbish and storage areas on residential and open space zoned sites:
 - (a) the extent to which screening is practicable.
 - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I407.9. Special information requirements

There are no special information requirements for this precinct.

I407.10. Precinct plans

I407.10.1. Bruce Pulman Park: Precinct plan 1



I410. Drury South Precinct

I410.1. Precinct description

The Drury South Precinct applies to approximately 257ha of land, bounded by State Highway 1 in the west, the Drury Quarry and the Hunua foothills in the east, the rural areas of Fitzgerald Road in the north and Ararimu Road in the south, as shown on Precinct Plan 1. The transportation network development requirements of the precinct are shown on Precinct plan 2. The precinct is characterised by a flat to subdued contour and is traversed by the Hingaia Stream and its tributaries including the Maketu Streams. Land which surrounds and defines the precinct has more pronounced topographical contours. The precinct lies between the Drury and Ramarama interchanges on State Highway 1 and local traffic patterns are dominated by truck traffic accessing the Drury Quarry.

The zones within the precinct are Business – Light Industry Zone, Business – Heavy Industry Zone, Business – Mixed Use, and Open Space – Conservation Zone. The purpose of the precinct is to provide for land extensive industrial activity employment opportunities, and a mix of residential and supporting commercial in identified areas, as well as provide for areas of stormwater management, existing and proposed network utility infrastructure, public open space and proposed roads, while recognising the ecological, cultural, landscape and other environmental constraints of the locality.

The precinct is divided into the following sub-precincts:

- Sub-precinct A Light Industry (approximately 130ha)
- Sub-precinct B Motorway Edge (Light Industry) (approximately 45ha)
- Sub-precinct C Mixed Use (approximately 10ha)
- Sub-precinct D Open Space / Stormwater Management (approximately 41ha)
- Sub-precinct E: Heavy Industry (approximately 24ha).

Sub-precinct A is zoned Business – Light Industry Zone. Activities within the sub-precinct are subject to additional standards.

Sub-precinct B is zoned Business – Light Industry Zone. The Transpower switchyard is located within this sub-precinct. Activities in the sub-precinct are subject to additional landscaping and building layout design standards.

Sub-precinct C is zoned Business - Mixed Use. Activities within this sub-precinct are subject to additional standards. The sub-precinct also provides for certain commercial activities to enable a mix of residential and supporting commercial uses.

Sub-precinct D is zoned Business – Light Industry Zone but provides for recreational uses and will be rezoned to an appropriate zone (e.g. Open Space - Informal Recreation Zone) once the Public Open Space / Stormwater Management Areas shown on Precinct Plan 1 are developed and vested.

Sub-precinct E has an underlying zoning of Business – Heavy Industry Zone. Activities within the sub-precinct are subject to additional standards.

I410.2. Objectives [rp/dp]

The objectives of the underlying Business – Light Industry Zone apply in sub-precincts A-B, the objectives of the underlying Mixed Use zone apply in sub-Precinct C, the objectives of the Open Space – Informal Recreation Zone apply in sub-precinct D, the objectives of the underlying Business – Heavy Industry Zone apply in sub-precinct E and the Auckland-wide objectives as well as the precinct objectives below apply throughout in this the precinct, unless there is a conflict between the precinct objectives and the Auckland-wide objectives or underlying zone objectives, in which case the precinct objectives prevail.

- (1) Development maintains and enhances the stream ecology and the natural vegetation and habitat values of the Hingaia and Maketu streams.
- (2) The cultural heritage values of the precinct are maintained and enhanced.
- (3) Landscape and visual amenity values within the precinct are maintained and enhanced (particularly when viewed from State Highway 1).
- (4) The air quality, acoustic and other amenity values of surrounding areas are protected.
- (5) The establishment of a convenient and well-designed industrial area with good quality streetscapes and a mixed use precinct is facilitated.
- (6) The timely and co-ordinated provision of robust and sustainable transport, stormwater, water, wastewater, energy and communications infrastructure networks are provided.
- (7) A transport network to facilitate the safe and efficient movement of people, goods and services and manage effects on the safe and efficient operation of the surrounding transport network.
- (8) The Drury Quarry, activities within the Business – Heavy Industry Zone or the adjoining rural area operate efficiently and are not unreasonably constrained by other activities.
- (9) Development and land use within the precinct avoids or minimises adverse effects on significant existing high voltage electricity, natural gas and communications infrastructure.
- (10) Subdivision and development in the precinct area avoids or mitigates the adverse effects of stormwater runoff on surface and groundwater quality and avoids increased flood risks to habitable buildings upstream and downstream of the precinct.
- (11) Visual and physical links to the surrounding area are protected.
- (12) Landscaping themes are complementary, consistent and coherent throughout the precinct.

- (13) Activities sensitive to noise adjacent to the strategic freight network (Maketu Road and New Quarry Access Road) serving the Drury Quarry are protected from unreasonable levels of transport noise.
- (14) Activities in sub-precinct C do not compromise the function, role and amenity of the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone (either zoned or identified in the Council approved Structure Plan for Drury).

I410.3. Policies [rp/dp]

The policies of the underlying Light Industry zone apply in sub-precincts A-B, the policies of the underlying Mixed Use zone apply in sub-Precinct C, the policies of the Open Space – Informal Recreation Zone apply in Sub-precinct D, the policies of the Business – Heavy Industry Zone apply in sub-precinct E and the Auckland-wide policies as well as the precinct policies below apply throughout the precinct unless there is a conflict between the precinct policies or underlying zone policies and the Auckland-wide policies, in which case the precinct policies prevail.

- (1) Protect and enhance the significant streams and vegetation within Sub-precinct D.
- (2) Enhance the biodiversity of ecological resources and linkages and restore degraded ecosystems while reducing stream bank erosion through riparian planting along retained watercourses in sub-precincts B and D.
- (3) Reflect the cultural heritage values of the Hingaia and Maketu streams as cultural linkages between historical hill top pa and coastal areas in the development of sub-precinct D.
- (4) Maintain a sense of openness and naturalness on land adjacent to State Highway 1.
- (5) Maintain visual and physical links to the surrounding area within the precinct.
- (6) Utilise complementary, consistent and coherent landscaping themes throughout the precinct.
- (7) Design and construct attractive wetland areas for stormwater treatment and detention that also provide reserve and visual amenity opportunities.
- (8) Provide public open space buffer areas between the land to be developed for business activities and surrounding rural land.
- (9) Ensure buildings in Sub-precinct C address and engage the street and public realm and exhibit a high standard of amenity and pedestrian safety and convenience.
- (10) [Deleted]

- (11) Provide for transport infrastructure and connections including Maketu Road, Link Road, New Quarry Access Road and Ramarama Road through to Fitzgerald Road, to support safe and efficient movement for all modes within and through the precinct and to and from the surrounding transport network.
- (12) Provide high quality public open spaces in Sub-precinct D that result in opportunities for passive surveillance.
- (13) Provide adequate stormwater, water, wastewater, communications and energy networks in a timely and co-ordinated manner to service development within the precinct.
- (14) Co-ordinate transport network (including the state highway) improvements both within and outside the precinct with development within the precinct to manage adverse effects on the safe and efficient operation of the surrounding road transport network.
- (15) Make adequate provision within Sub-precinct D to detain the 100 year Average Recurrence Interval (ARI) event without adverse effects on the extent of flooding of upstream and downstream areas.
- (16) Provide sufficient floodplain storage within Sub-precinct D to avoid increasing flood risk upstream and downstream, and manage increased flood risk within the precinct, to habitable rooms for all flood events from the 50% and up to the 1% AEP.
- (17) Undertake earthworks to form the modified floodplain in a manner which ensures flood effects on downstream or upstream areas are not exacerbated.
- (18) Avoid locating buildings within the 100 year ARI modified floodplain.
- (19) Avoid locating infrastructure within the 100 year modified ARI floodplain unless it can be designed to be resilient to flood related damage and does not exacerbate flood risks for upstream or downstream activities.
- (20) Identify overland flowpaths in a stormwater management plan or discharge consent and ensure that they remain unobstructed and able to convey surface water runoff safely into the reticulated stormwater network.
- (21) Avoid or mitigate adverse effects on surface or groundwater quality from stormwater runoff within the precinct through on-site stormwater management and containment and the provision of catchment based stormwater treatment ponds.
- (22) Mitigate any diversion or piping of existing degraded or modified watercourses by the ecological enhancement and landscape planting of existing natural and diverted watercourses within and immediately adjacent to the precinct.
- (23) In Sub-precinct A, B, D and E, avoid the establishment of sensitive residential land uses.

- (24) [Deleted]
- (25) Control activities sensitive to noise adjacent to the strategic freight network (Maketu Road and New Quarry Access Road) serving the Drury Quarry. so that occupants are not exposed to unreasonable levels of transport noise.
- (26) Manage development and subsequent land use to minimise adverse effects on the efficient and safe operation of existing high voltage electrical transmission and distribution lines, fibre optic cables and the Vector natural gas pipeline.
- (27) Encourage a mix of residential and commercial uses within Sub-precinct C close to potential public transport routes and open space amenity, which provides opportunities to integrate with the Drury South Residential Precinct and the balance of the Drury South Precinct.
- (28) Provide for a range of commercial activities in Sub-Precinct C that will not compromise the role and amenity of the Business – Metropolitan Centre zone, Business – Town Centre zone (either zoned or identified in the Council approved Structure Plan for Drury) beyond those effects ordinarily associated with trade effects on trade competitors. In particular:
- (a) Discourage the concentration of retail activity in one part of sub-precinct C, having regard to the effects of the scale and type of retail activity proposed;
 - (b) Appropriately stage the provision of retail (including supermarkets) in Sub-Precinct C over time as development in the surrounding area occurs;
 - (c) Enable appropriately scaled office activities to establish in sub-precinct C that support surrounding land uses in the Drury South precinct.
- (29) Encourage a complementary mix of convenience activities to locate in the southern part of sub-precinct C, where it would be most accessible to the Drury South Residential precinct and would support a local community focal point.

I410.4. Activity table

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

In the event of a conflict between the zone or Auckland-wide rules and the precinct rules, the precinct rules prevail.

Table I410.4.1 specifies the activity status of development and subdivision activities in the sub-precincts A-E pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I410.4.1 Activity table 1 – Sub-precincts A to E

Activity		Activity status
Development		
(A1)	Subdivision, or any development of land which precedes a	RD

I410 Drury South Industrial Precinct

	subdivision, being undertaken which complies with Standard I410.6.3 below. (Note that for the purposes of this rule "development" means the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building)	
(A2)	Subdivision, or any development of land which precedes a subdivision, being undertaken which does not comply with Standard I410.6.3 below, or results in increased flood risk to habitable rooms for all flood events from the 50% and up to 1% AEP flood event downstream and upstream of the Structure Plan area.	NC
(A3)	The creation of vehicle access to any site with frontage to or from the Maketu Road shown on Precinct Plan 2 which also has frontage to another road shown on that Plan	RD
(A3A)	Residential activities in sub-precinct C which do not comply with Standard I410.6.5 (no-complaints covenant)	NC

Table I410.4.2 specifies the activity status of land use activities in Sub-precinct A pursuant to section 9(3) of the Resource Management Act 1991.

Table I410.4.2 Activity table 2 – Sub-precinct A (Light Industry)

Activity		Activity status
Use		
Commerce		
(A4)	Commercial services	NC
(A5)	Dairies	NC
(A6)	Drive-through restaurants	NC
(A7)	Entertainment facilities	NC
(A8)	Food and beverage	NC
(A9)	Retail over 450m ² except for Trade Suppliers	Pr
(A9A)	Trade Suppliers	P
(A10)	Activities that do not comply with standards in I410.6.2(10)	D

Table I410.4.3 specifies the activity status of land use and development activities in Sub-precinct B pursuant to section 9(3) of the Resource Management Act 1991.

Table I410.4.3 Activity table 3 – Sub-precinct B (Light Industry - Motorway Edge)

Activity		Activity status
Use		
Commerce		
(A11)	Commercial services	NC
(A12)	Dairies	NC

I410 Drury South Industrial Precinct

(A13)	Drive-through restaurants	NC
(A14)	Entertainment facilities	NC
(A15)	Food and beverage	NC
(A16)	Retail over 450m ²	Pr
Development		
(A17)	New buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities	C
(A18)	Additions to buildings that are less than: <ul style="list-style-type: none"> • 10 per cent of the existing gross floor area of the building; or • 250m² whichever is the lesser	P
(A19)	Internal alterations to buildings	P
(A20)	Activities that do not comply with the standards in I410.6.2(10)	D

Table I410.4.4 specifies the activity status of land use and development activities in Sub-precinct C pursuant to section 9(3) of the Resource Management Act 1991.

Table I410.4.4 Activity table 4 – Sub-precinct C (Business - Mixed Use)

Activity		Activity status
Use		
Commerce		
(A21)	[Deleted]	
(A21A)	Trade Suppliers	P
(A22)	[Deleted]	
(A22A)	Garden Centres	P
(A23)	[Deleted]	
(A23A)	Motor Vehicle Sales	P
(A24)	[Deleted]	
(A24A)	Marine Retail	P
(A25)	[Deleted]	
(A25A)	Department Stores	NC
(A26)	[Deleted]	
(A26A)	A single supermarket greater than 2000m ² gross floor area	RD
(A27)	[Deleted]	
(A27A)	Retail not otherwise permitted up to 200m ² gross floor area per tenancy	P

I410 Drury South Industrial Precinct

(A28)	[Deleted]	
(A28A)	Retail not otherwise permitted greater than 200m ² gross floor area per tenancy	D
(A29)	[Deleted]	
(A29A)	Offices up to 500m ² per tenancy	P
(A30)	[Deleted]	
(A30A)	Offices between 501m ² – 1000m ² per tenancy	RD
(A31)	[Deleted]	
(A31A)	Offices greater than 1000m ² per tenancy	D
(A32)	[Deleted]	
(A32A)	Activities that do not comply with the standards in I410.6.2(10)	D
(A33)	[Deleted]	

Table I410.4.5 specifies the activity status of land use activities in Sub-precinct D pursuant to section 9(3) of the Resource Management Act 1991.

Table I410.4.5 Activity table 5 – Sub-Precinct D (Open Space – Informal Recreation Zone / Stormwater Management)

Activity		Activity status
Use		
Community		
(A34)	Any activity listed as a permitted activity in the Open Space – Informal Recreation Zone	P
(A35)	Stormwater management devices	P
(A36)	Activities that do not comply with the standards in I410.6.2	D

Table I410.4.6 specifies the activity status of land use activities in Sub-precinct E pursuant to section 9(3) of the Resource Management Act 1991.

Table I410.4.6 Activity table 6 – Sub-precinct E (Heavy Industry)

Activity		Activity status
Use		
Commerce		
(A37)	Dairies	NC
(A38)	Food and beverage	NC
(A39)	Activities that do not comply with the standards in I410.6.2	D

I410.5. Notification

- (1) An application for resource consent for a controlled activity listed in Tables I410.4.1 - I410.4.6 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 Tables I410.4.1 - I410.4.6 and which is not listed in I410.5(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\(4\)](#).

I410.6. Standards

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

For the purposes of Rule E27.6.1(2)(b), the following activities have been assessed as part of an Integrated Transport Assessment on which the Drury South Precinct provisions for Sub-precinct A and C are based:

Activity	GFA (m ²)
Supermarket	4,500
Retail	4,400
Offices	15,000
Trade suppliers	11,000
Supporting commercial services	3,300
Residential – apartments	12,300
Activity	GFA (m ²)
Residential – Retirement Villages	22,000

I410.6.1. Sub-precinct C

All activities listed as permitted in Table I410.4.4 must comply with the following standards

I410.6.1.1. [Deleted]

(1) [Deleted]

(2) [Deleted]

I410.6.1.1A. Retail and Office Gross Floor Area

- (1) Retail must not exceed a total of 1000m² gross floor area in Sub-Precinct C. This excludes one supermarket greater than 2000m², service stations, trade suppliers, garden centres, motor vehicle sales, marine retail and food and beverage.
- (2) Retail activities specified in (1) above, greater than 1000m² and up to and including 4,500m² in Sub-Precinct C will be assessed as a restricted discretionary activity on a non-notified basis.
- (3) Retail activities specified in (1) above, greater than 4,500m² in Sub-Precinct C will be assessed as a discretionary activity.
- (4) Offices must not exceed 15,000m² in total in Sub-Precinct C. Offices greater than 15,000m² will be assessed as a discretionary activity.
- (5) Trade suppliers within Sub-Precincts A and C must not exceed a total of 11,000m² gross floor area. Trade suppliers that are greater than 11,000m² gross floor area will be assessed as a restricted discretionary activity on a non-notified basis.

I410.6.1.2. [Deleted]

- (1) [Deleted]
- (2) [Deleted]

I410.6.1.3. [Deleted]

- (1) [Deleted]

I410.6.1.4. [Deleted]

- (1) [Deleted]
- (2) [Deleted]

I410.6.2. Sub-precincts A-E

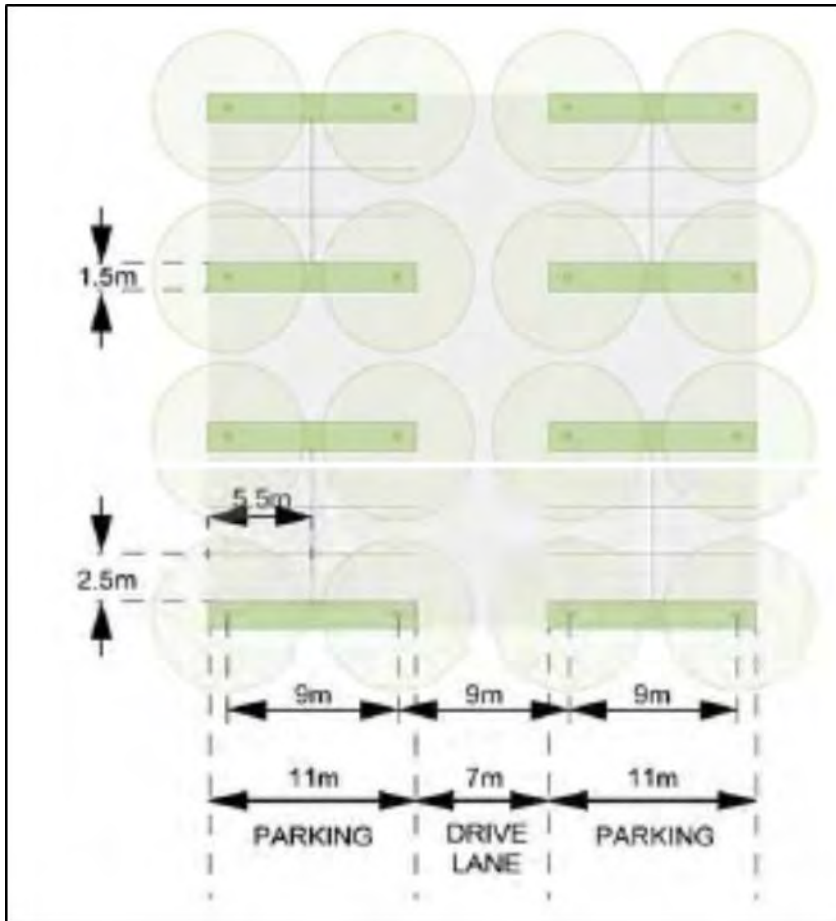
The standards are those listed in the Auckland-wide rules (in respect of sub-precincts A-E), Business – Light Industry Zone (in respect of sub-precincts A-B), Business – Mixed Use Zone (in respect of sub-precinct C), the Open Space – Informal Recreation Zone (in respect of sub-precinct D) and the Business – Heavy Industry Zone (in respect of Sub-precinct E) except as follows:

- (1) [Deleted]
- (2) Buildings must not exceed 25m in height in Sub-precinct E and Sub-Precinct C.
- (3) Within the Drury South Precinct the industrial zone height in relation to boundary control will not apply, and instead, buildings must not project beyond a 45 degree recession plane measured from a point 2 metres

vertically above ground level along the residential or public open space boundary.

- (4) All new roads must be designed and constructed to comply with the provisions of New Zealand Standard NZS6806:2010 "Acoustics – Road Traffic Noise – New and Altered Roads".
- (5) The upward waste light ratio from any luminaire must not be more than 3 per cent. The upward waste light ratio is defined as: "The ratio of the light flux emitted above the horizontal by a luminaire to the total light flux emitted, expressed as a percentage, evaluated for the upcast angle".
- (6) Any required security fence must be setback a minimum of 3 metres from the front boundary and such fencing (whether in front yards or on rear or side boundaries) must be 2 metre maximum height and must not incorporate barbed or razor wire or an angled top. Fence posts and wire mesh are to be black coloured.
- (7) [Deleted]
- (7A) Where any new building is proposed, the reflectivity value of the roof or roofs must not exceed 30 per cent.
- (8) Within Sub-precinct B no less than 30 per cent of the net site area of each site is to be in permeable landscape area (including any on site stormwater treatment). Where on site car parking adopts a layout fully conforming with the fully planted permeable carpark design layout detailed in Figure I410.6.2.1 below, the permeable landscape area may be reduced to no less than 20 per cent of the site area.

Figure I410.6.2.1 Carpark design



(9) [Deleted]

(10) Any land modification to form the 1% AEP modified flood plain must:

- (a) not reduce flood storage capacity in the precinct; and
- (b) not change the flood characteristics upstream or downstream of the precinct for all flood events from the 50% and up to the 1% AEP flood event in ways that result in an increase in peak flood levels.

I410.6.3. Subdivision or development preceding subdivision in Sub-precincts A – E

- (1) Proposed roads (including pedestrian and bicycle routes) identified on the Precinct Plan 1 and Precinct Plan 2, must be located generally in the position indicated on Precinct plan 1 and Precinct Plan 2. An alternative roading layout may be proposed provided that an integrated approach to land use and transport can be achieved throughout the Drury South and Drury South Residential precincts.
- (2) The land identified as part of Sub-precinct D on Precinct plan 1 must be developed upon subdivision or development of the relevant area. Proposed stormwater management areas must be located generally in the position indicated on Precinct Plan 1, and must be offered to the Council. Vegetated

buffers not less than 40 metres in total width are to be provided along stream corridors within stormwater management areas and must include a minimum of 10 metres of native riparian planting either side of the stream edge. Off-site stormwater management services including wetlands and the primary and secondary stormwater conveyance system is to be vested at no cost to the council in accordance with a network discharge consent or other relevant discharge consent or a stormwater management plan approved by the Council. All stormwater management areas and wetlands must be designed to serve a dual function to treat stormwater and provide ecological benefits.

- (3) Reticulated water services must be supplied to the precinct and all new water infrastructure must be fully funded (including consenting costs) by the developer(s) of the land within the precinct. Such services must be provided to the relevant part of the precinct in advance of or concurrent with a resource consent for subdivision and development provided that any necessary resource consents or designations for the reticulated water services have been granted.
- (4) Wastewater services are to be provided to the precinct either by (in no particular order):
 - (a) the construction of a connection to Watercare's existing wastewater network and any necessary upgrading of that network that is required to service the Precinct; and/or
 - (b) the construction of a Wastewater Treatment Plant to service the Precinct, or a larger catchment if required.

In either case wastewater services are to be provided in a manner approved by Watercare and constructed to Watercare's design and operational standards. The developer(s) must fully fund (including consenting costs) all new wastewater infrastructure required to service the Precinct. Wastewater services must be provided to the relevant part of the Precinct in advance of or concurrent with a resource consent for subdivision and development provided that any necessary resource consents or designations for the reticulated water services have been granted. In the event that a new regional wastewater treatment plant becomes available to service the precinct, and subject to approval from Watercare, the precinct could be connected to that plant.

Note: that for the purposes of the Standards I410.6.3(1)-(4) above, references to "Watercare" means Watercare Services Limited and references to "development" means the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building.

I410.6.4. Sub-Precinct C (Noise and Ventilation)

- (1) Any building containing a noise sensitive space within Sub-Precinct C must be located and/or designed and/or insulated, or screened by suitable barriers, so that the design noise levels do not exceed:
 - (a) 40 dB $L_{Aeq(24\text{ h})}$ inside any noise sensitive space; and
 - (b) 70 dB $L_{Aeq(24\text{ h})}$ incident on any façade facing Maketu Road that encloses a noise sensitive space.
- (2) Compliance with Standard I410.6.4(1) must be determined based on a road traffic noise level 10m from the nearest traffic lane of Maketu Road of 75 dB $L_{Aeq(24\text{ h})}$, 83 dB $L_{Aeq(24\text{ h})}$ at 63 Hz and 79 dB $L_{Aeq(24\text{ h})}$ at 125 Hz.
- (3) For residential dwellings, where the internal noise levels in Standard 1 can only be complied with when doors or windows to those rooms are closed, those rooms adopt the relevant mechanical ventilation and/or cooling requirements of E25.6.10(3)(b) or (c).
- (4) For the avoidance of doubt, the noise insulation requirements set out in Standard I410.6.4(1)-(3) apply in addition to any other noise insulation requirements set out in Chapter E25 – Noise and Vibration.

I410.6.5. Sub-Precinct C (Restrictive non-complaint covenant)

- (1) Residential activities in Sub-precinct C shall be subject to a restrictive non-complaint covenant* in favour of the operator of Drury Quarry.

*For the purposes of the Drury South precinct and of this rule a 'restrictive non-complaint covenant' is defined as a restrictive covenant registered on the Title to the property or a binding agreement to covenant, in favour of the operator of Drury Quarry, by the landowner (and binding any successors in title) not to complain as to effects generated by the lawful operation of the quarry, including heavy vehicle movement noise. The restrictive non-complaint covenant is limited to the effects that could be lawfully generated by the quarry activities at the time the agreement to covenant is entered into. This does not require the covenantor to forego any right to lodge submissions in respect of resource consent applications or plan changes in relation to quarry activities (although an individual restrictive non-complaint covenant may do so.) Details of the existence of covenant documents may be obtained from the Quarry Operator, its solicitors, or in the case of registered covenants by searching the Title to the property.

I410.7. Assessment – controlled activities

I410.7.1. Matters of control

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

- (1) new buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities in Sub-precinct B:
 - (a) retention of existing vegetation;

- (b) planting;
- (c) building design and appearance;
- (d) parking area design;
- (e) storage and waste management location and design; and
- (f) vehicular access;

(2) [Deleted]

I410.7.2. Assessment criteria

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

- (1) new buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities in Sub-precinct B:
 - (a) retention of existing vegetation:
 - (i) the extent to which layouts retain and protect existing mature trees, particularly those of indigenous species, where these contribute to the site character and amenity.
 - (b) planting:
 - (i) the extent to which planting is designed to have a large scale landscape effect and combine native as well as appropriate exotic species to provide seasonal change and quality amenity; or
 - (ii) where public open space land adjoins the motorway, the extent to which boundary planting that creates a continuous visual barrier to eastward views from the State Highway 1 corridor is avoided and whether landscape design emphasises the current sequence of intermittent views to the Hunua Ranges from the State Highway 1 corridor and the pattern of variable depth of such views;
 - (iii) the extent to which the integrated site layout, building and landscape design provides a high quality and visually attractive frontage to State Highway 1, while ensuring any landscaping, including the use of large tree and shrub species, does not restrict access to the electricity infrastructure for maintenance and does not compromise the safe and reliable operation of the electricity network.
- Advice note: In considering whether this criterion is met, the Council may take into account whether a review has been undertaken by or on behalf of Counties Power which confirms that the proposed planting will not affect the safe and reliable operation and maintenance of the electricity network.
- (c) building design and appearance:

- (i) the extent to which buildings are located with design consideration for their visibility and reduced visual impact as viewed from the State Highway 1 corridor and the desirability of maintaining a sense of openness as seen from the motorway; or
- (ii) the extent to which the visual mass of larger buildings is minimised by employing the following methods:
 - utilising subdued, recessive colours;
 - providing variation in materials and finish for facades viewed from the motorway;
 - creating variation of roof profiles with consideration given to the overall roofscape viewed from the motorway;
 - all rooftop servicing and plant should be designed as an integral part of the roofscape with particular consideration given to the view from the motorway;

(d) parking area design:

- (i) the extent to which parking areas are designed to incorporate trees to break up the scale of hard surface areas; or
- (ii) the extent to which the fully planted permeable carpark design layout (refer Figure I410.6.2.1 above) style of parking is adopted within Sub-precinct B;

(e) storage and waste management location and design:

- (i) the extent to which storage and waste management activities are located and/or designed to be screened from view of State Highway 1;

(f) vehicular access:

- (i) the extent to which proposed vehicle access to sites adjoining the Maketu_Road and New Quarry Access Road shown on the Precinct plan 2 minimises any conflict with safety and efficiency of these routes as part of the strategic freight network;

(2) [Deleted]

I410.8. Assessment – restricted discretionary activities

I410.8.1. Matters of discretion

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

- (1) subdivision or any development of land which precedes a subdivision being undertaken which complies with Standard I410.6.3:
 - (a) the relevant council and Auckland Transport development code or codes of practice;
 - (b) geotechnical and seismic;
 - (c) servicing and development sequencing;
 - (d) design and layout;
 - (e) earthworks;
 - (f) transportation network development requirements;
 - (g) ecology;
 - (h) Counties Power 110 Kv sub-transmission lines; and
 - (i) stormwater management;
- (2) the creation of vehicle access to any site with frontage to or from the Maketu Road shown on Precinct Plan 2 which also has frontage to another road shown on that plan:
 - (a) effect of the location and design of the access on the safe and efficient operation of the adjacent transport network; and
 - (b) adequacy of access arrangements.
- (3) new buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities in Sub-precinct C:
 - (a) building design;
 - (b) parking area design;
 - (c) signs;
 - (d) service area location;
 - (e) vehicular access; and
 - (f) mitigation of traffic noise.

- (4) A single supermarket greater than 2000m², supermarkets exceeding 450m² and up to 2000m² gross floor area per tenancy, offices between 501m² – 1000m² per tenancy and retail greater than 1000m² and up to and including 4,500m² in Sub-Precinct C
- (a) the compatibility of the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site, with the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of the size, composition, characteristics, and concentration of retail or office activities proposed in Sub-precinct C on the existing and expected future function, role and amenity of other Metropolitan or Town Centres that are zoned or are identified in a Council approved Structure Plan for Drury, having regard to the need to enable convenient access of communities to commercial and community services while disregarding any effects ordinarily associated with trade effects on trade competitors;
 - (d) In determining (c) above, whether the activity is coordinated with the rate of residential and commercial development in the local area to ensure that the activity individually, or in combination with other consented or permitted activities, meets the needs of the local catchment;
 - (e) whether the retail or office proposal, individually, or in combination with other consented or permitted activities, meets the needs of the local residential and employment catchment;
 - (f) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity.
- (5) Trade Suppliers in Sub-Precincts A and C greater than 11,000m² gross floor area
- (a) Effects of the activity on the safe and efficient operation of the surrounding transport network.
- (6) Infringement I410.6.4 – Sub-Precinct C (Noise and Ventilation)
- (a) the effects of land transport noise of the noise sensitive activity;
 - (b) the potential reverse sensitivity effects of the infringement.

I410.8.2. Assessment criteria

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the

matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) subdivision, or any development of land which precedes a subdivision being undertaken, which complies with Standard I410.6.3:
 - (a) the extent to which the subdivision or development is in accordance with the relevant codes or codes of practice or engineering standards, and whether the road network is consistent with its intended function as set out within those codes or codes of practice and the subdivision design assessment criteria set out in Appendix I410.11.
 - (b) the extent to which the subdivided lots or the land on which the development is to be undertaken are geotechnically suitable for the development of a permitted activity or an activity for which resource consent has been obtained. This may include an assessment of the following:
 - (i) any proposed fill materials;
 - (ii) stability in areas of deep cut particularly adjacent to the boundaries of the Precinct;
 - (iii) settlement and stability issues associated with the Hingaia and Maketu streams;
 - (iv) time dependent settlement;
 - (v) ground seismicity and buffer zone; or
 - (vi) liquefaction;
 - (c) the extent to which subdivision and development occurs in a logical and sequential manner in relation to:
 - (i) the implementation of improvements and/or upgrades to the roading network;
 - (iA) the implementation of a potential pedestrian and cycling connection shown on Precinct Plan 1 between the Drury South Residential Precinct and Sub-Precinct C and the integration of this with proposed built development in Sub-Precinct C;
 - (ii) the establishment of the stormwater management areas within sub-precinct D identified on Precinct Plan 1 and catchment wide stormwater management devices as identified in the relevant discharge consent and/or stormwater management plan required by the special information requirements below;
 - (iii) the provision for overland flowpaths identified in an approved discharge consent and/or stormwater management plan required by the special information requirements below; or

- (iv) the provision of wastewater facilities, water supply, electricity, gas and telecommunications, including the protection and /or relocation of any existing local electricity, gas and communications assets;
- (d) the extent to which subdivision design and layout gives effect to the objectives and policies identified for the Drury South Precinct and the subdivision design assessment criteria set out in Appendix I410.11.1.
- (e) the extent to which the earthworks required by the subdivision or development:
 - (i) avoid or mitigate adverse effects on land stability, existing underground infrastructure facilities (such as the Vector gas pipeline and Telecom telecommunications cables), and groundwater quantity and quality;
 - (ii) avoid or mitigate adverse effects on the visual quality of the landscape or natural landforms, watercourses, habitats or vegetation;
 - (iii) avoid or mitigate adverse effects on traffic management within the area or create damage, danger, or nuisance to surrounding residents or the Ramarama School;
 - (iv) consider opportunities to recharge the aquifer using treated stormwater where permeable soils are available;
 - (v) ensure that the creation of level development platforms are contoured to integrate with the surrounding street environment and open space corridors;
 - (vi) screen retaining walls from public view;
 - (vii) provide and maintain continuity of overland flow paths both within the site, as well as upstream and downstream; and where overland flow paths are diverted and/or altered show how:
 - potential effects on other properties from the diversion or alteration is avoided or mitigated;
 - effects from scouring and erosion are mitigated;
 - further changes to the overland flow path will be limited, when appropriate through an easement in favour of Council;
 - (viii) if located in the 1% AEP modified flood plain, including earthworks for the formation of stormwater management devices such as wetlands and/or for necessary infrastructure (including associated landscaping and accessways), whether:
 - the design of the device, including associated earthworks, landscaping and accessways avoids impeding flood flows or otherwise exacerbating flood risk upstream or downstream of the site and how such effects can be avoided;

- the design of the device or mitigation works is resilient to damage from the full range of flood events;
 - access to the device for maintenance is provided and maintenance plans address potential effects that may result from the proposed access route;
- (f) the extent to which the following transportation network requirements are met:
- (i) whether subdivision or development will result in the central 'Maketu Road' being progressively constructed on an alignment consistent with that indicated in Precinct plan 2;
 - (ii) whether the following road projects indicatively shown on Precinct plan 2 will be completed before any buildings within the precinct are occupied:
 - the realignment of existing Quarry Road onto the alignment of the 'Maketu Road' from the State Highway 1 over-bridge to the southern extent of the first stage of subdivision;
 - the upgrading of the existing Quarry Road/Great South Road intersection;
 - the provision of traffic signals or an alternative upgrade which achieves equivalent transport performance at the existing Great South Road/State Highway 22 (Karaka Road) intersection;
 - under the scenario where development of the Precinct proceeds in advance of the Mill Road Corridor Project, the upgrading of the right turn bay on Waihoehoe Road at the Waihoehoe Road/Fitzgerald Road intersection;
 - (iii) whether a new dedicated pedestrian path and cycleway has been constructed between the existing Drury township and the precinct before development and occupation of more than 25 hectares of Industrial zoned land within the precinct occurs;
 - (iv) whether Ramarama Road, at the northern boundary of the precinct remains open as defined on Precinct Plan 2;
 - (v) whether the Link Road from the Maketu Road to Fitzgerald Road shown on Precinct Plan 2 is provided and shoulder widening, intersection treatments and localised widening works within the existing road reserve on Fitzgerald Road between the Link Road and Waihoehoe Road is undertaken before Ramarama Road is closed at the northern boundary of the Precinct;
 - (vi) whether the 'Avenue' Road and the portion of the Maketu Road shown on Precinct Plan 2 is provided as the adjacent Sub-precinct C is

developed, and whether the 'Avenue' Road is connected with Maketu Road at the southern end of Sub-precinct C, and is extended to, but not connected with, Maketu Road at the northern end of Sub-Precinct C. An alternative location for vehicle access through a portion of Sub-precinct C (the 'Avenue Road') may be appropriate where it is safe and efficient, and provided that a continuous and high amenity pedestrian and cycle connection is located along the western edge.

(vii) whether Ramarama Road, at the southern boundary of the precinct, is closed to all vehicular traffic by the time 89 hectares of Industrial zoned land within the precinct has been subdivided or developed;

(viii) whether the southern portion of the Maketu Road that connects to Ararimu Road is constructed before:

- Ramarama Road is closed at the southern boundary of the Precinct; or
- any development of the precinct south of the New Quarry Access Road shown on Precinct Plan 2 occurs;

(ix) whether State Highway 1 Ramarama Interchange is capable of accommodating the traffic from the subdivided and developed portion of the precinct including the predicted traffic from the land which is the subject of the application. To enable assessment of this criterion, applications for subdivision or development must include a traffic assessment of the effects of the subdivision or development on the interchange prepared by a qualified and experienced traffic engineer.

Note: This criterion will be considered to be met where such an assessment includes a review undertaken by or on behalf of NZTA which confirms that there is sufficient capacity or planned capacity at this interchange to accommodate the predicted increase in traffic;

(g) in respect of those new areas of planting in stormwater management and wetland areas in Sub-precinct D the extent to which:

- (i) plants should be eco-sourced as close as possible to the developed area;
- (ii) the mechanisms proposed ensure the weed and pest management programme and the herpetofaunal mitigation/rehabilitation plan are implemented;
- (iii) The public open space area that adjoins the southern boundary of the Precinct will provide the basis of an ecological corridor linkage of 30 metres in width between the southern buffer in the Precinct and bush areas in the Special Purpose – Quarry Zone when planted with suitable tree species at the time of subdivision of the adjoining industrial zoned land;

- (h) whether the existing 110kV Counties Power electricity lines are provided for in the existing positions in any subdivision or whether the existing lines can be relocated in agreement with Counties Power;
- (i) whether the stormwater management plan and works proposed as part of the subdivision or development:
 - (i) comply with any approved discharge consent;
 - (ii) are effective in avoiding, remedying or mitigating the potential adverse effects of stormwater discharge on water quality and flood hazards. In the case of stormwater management facilities within private land this assessment will include how the operation and maintenance of such facilities is to be secured by way of appropriate covenants or consent notices;
 - (iii) can effectively contain all the natural and diverted streams and their margins, wetlands, and other off-site stormwater management devices;
 - (iv) provide for overland flowpaths;
 - (v) require a bond or other security to be provided to ensure that the stormwater management works will be completed, with such bond to be released when the works are completed and the stormwater management areas and their devices are vested in council;
 - (vi) ensure that subdivision and development does not result in increased flood risk to habitable rooms for all flood events from the 50% and up to 1% AEP flood event downstream and upstream of the precinct;
- (2) the creation of vehicle access to any site with frontage to or from the Maketu Road shown on Precinct plan 2 which also has frontage to another road shown on that plan:
 - (a) any adverse effect from the location and design of the access on the safe and efficient operation of the adjacent transport network, including public transport, cyclists and general traffic, having regard to:
 - (i) the number of other access points to or from the Maketu Road in the vicinity of the proposed access;
 - (ii) whether conflicts will be reduced by the presence of a raised central median which prevents right turning in the vicinity of the site;
 - (iii) visibility and safe sight distances particularly the extent to which vehicles entering/exiting the site can see, and be seen by, pedestrians, cyclists and other vehicles on the footpath and road carriageway;
 - (iv) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring in all weathers;

- (v) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in the this Plan; and
 - (vi) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways.
- (b) whether the access arrangements are practicable and adequate having regard to site limitations and layout, and arrangement of buildings and activities, users and operational requirements, and having regard to whether the site can reasonably be served by shared or amalgamated access with another site or sites on the Maketu Road where the sites in question are held in the same ownership.
- (3) new buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities in Sub-precinct C:
- (a) building design:
 - (i) the extent to which buildings on corner lots are designed to provide for a quality architectural response to the corner. Appropriate design responses include the provision of additional height at the corner, windows and activities addressing both street frontages and avoiding blank walls to one or both sides of the corner;
 - (ii) the extent to which built development fronts the street and open space with a quality recognisable pedestrian entry or entries to the street.
 - (iii) Where buildings are required to be setback from Maketu Road for acoustic amenity reasons, a safe and attractive edge to Maketu Road should be provided. Methods to achieve this include providing landscaping at the street edge and providing a good degree of glazing on the building facade overlooking Maketu Road;
 - (iv) the extent to which developments for trade suppliers, garden centres, marine retail, motor vehicle sales or supermarkets provide a quality frontage to the street and provide appropriate treatments to side and rear boundaries, including quality fencing and landscaping, to recognise the broader range of activities enabled in sub-precinct C and the higher standard of amenity expected in the Mixed Use zone, while also taking into account the functional requirements of the activity.
 - (b) parking area design:
 - (i) the extent to which parking is provided on the road network adjacent to sub-precinct C areas and on-site parking layouts are designed in accordance with the typical layout identified in Appendix I410.11.1.
 - (c) signs:

I410 Drury South Industrial Precinct

- (i) the extent to which signs for each sub-precinct C development are coordinated including the physical location of signs, their type-face, style and content;
- (d) service area location:
 - (i) the extent to which service areas are located so as to avoid observation from a public road with access either from a service lane, incorporation within the main building or full screening of service/storage and dock areas;
- (e) vehicular access:
 - (i) the extent to which proposed vehicle access to sites adjoining the Maketu Road shown on the Precinct plan 2 minimises any conflict with safety and efficiency of these routes as part of the strategic freight network;
- (f) mitigation of traffic noise:
 - (i) the extent to which premises offering food and beverages, health professional rooms and childcare centres (being permitted activities which may be sensitive to heavy commercial vehicle traffic noise) are designed to mitigate traffic noise effects. Mitigation measures may include acoustic treatment of buildings and arranging site layout so noise sensitive activities are screened from the heavy traffic noise.
- (g) Drury South precinct Appendix
 - (i) The extent to which buildings and development in Sub-Precinct C are consistent with the criteria in Appendix I410,11.2.
- (4) A single supermarket greater than 2000m², supermarkets exceeding 450m² and up to 2000m² gross floor area per tenancy, offices between 501m² – 1000m² per tenancy and retail greater than 1000m² and up to and including 4,500m² in Sub-Precinct C
 - (a) The extent to which the effects of the size, composition, characteristics and concentration of retail or office activities in Sub-precinct C will be complementary to the existing and expected future function, role and amenity of other Metropolitan or Town Centres that are zoned or are identified in a Council approved Structure Plan, having regard to the need to enable convenient access of communities to commercial and community services while disregarding any effects ordinarily associated with trade effects on trade competitors;
 - (b) The extent to which retail that meets local convenience needs is located at the southern part of sub-precinct C, where it would be most accessible to the Drury South Residential precinct and would support a local community focal point.

- (c) The extent to which the activity is coordinated with the rate of residential and commercial development in the wider area to ensure that the activity individually, or in combination with other consented or permitted activities, meets the needs of the local catchment;
 - (d) The extent to which the size, composition and characteristics of any office activity would serve a local function and support adjoining businesses in Drury South.
- (5) Trade Suppliers in Sub-Precincts A and C greater than 11,000m² gross floor area
- (a) the extent to which the activity affects the safe and efficient operation of the adjacent transport network including pedestrian and cycling movement, particularly at peak traffic times;
 - (b) the extent to which the proposal incorporates mitigation measures to address adverse effects.
- (6) Infringement I410.6.4 – Sub-Precinct C (Noise and Ventilation)
- (a) the extent to which the type of activity proposed is likely to be adversely affected by the expected levels of transport noise;
 - (b) the extent to which any characteristics of the proposed use or area make compliance with of New Zealand Standard NZS6806:2010 "Acoustics – Road Traffic Noise – New and Altered Roads" unnecessary;
 - (c) whether the building and any outdoor living areas are appropriately located, and/or setback an appropriate distance from the Spine Road and/or State Highway 1 to minimise the potential for adverse effects from land transport noise.

I410.9. Special information requirements

I410.9.1. Earthworks plans

- (1) Any application for subdivision or development must be accompanied by detailed earthworks plans. Such plans must:
 - (a) describe the nature and scale of the proposed earthworks, such as the extent of cut and/or fill, sources of fill and how the cut and fill is to be transported;
 - (b) describe the construction management and communication methods to be followed to minimise nuisances and disruption to surrounding residents and Ramarama School (in particular, dust, traffic and noise impacts) during the construction period; and
 - (c) provide detailed design of the modified flood plain.

I410.9.2. Ecological management plans

- (1) In respect of any new areas of planting in Sub-precinct D the following must be provided:
 - (a) a weed and pest management programme for any new areas of planting within the stormwater management areas and wetland areas and remaining indigenous forest fragments in Sub-precinct D; and
 - (b) a herpetofaunal mitigation/rehabilitation plan which targets only potentially suitable lizard habitat for relocation searches.

I410.9.3. Stormwater management report and plans

- (1) Any application for subdivision or development preceding subdivision must be accompanied by detailed stormwater management report and plans. Such report and plans must:
 - (a) describe how the plans comply with the conditions of any relevant discharge consent;
 - (b) identify overland flow paths;
 - (c) describe the nature and extent of any off-site stormwater management devices and how these devices are to be delivered if they are on land outside the application site;
 - (d) if stormwater management devices are to be located within the modified 1% AEP floodplain, describe how these devices are to be designed to be resilient to flood-related damage while not exacerbating flood risks for upstream or downstream activities;
 - (e) where streams are to be diverted and/or recreated as identified on the precinct plan, describe how this is to be achieved in a way that ensures that they function in a manner similar to natural stream systems. Detailed landscape treatment plans will be required to demonstrate:
 - (i) the proposed long section and cross sections;
 - (ii) how the new stream banks are to be stabilised;
 - (iii) how pool – riffles - run sequences are to be formed; and
 - (iv) how stormwater outlets are controlled.
- (2) A subdivision application for vacant lot subdivision or a land use application for a new building or buildings in Sub-precinct C must be accompanied by an indicative 'integration plan' showing how the proposed development integrates with potential future development in the remainder of Sub-precinct C, including existing or potential transport connections and activities.

To avoid doubt, this plan is not subject to any approval from the Council and is for information only. Its purpose is to inform how a particular stage of

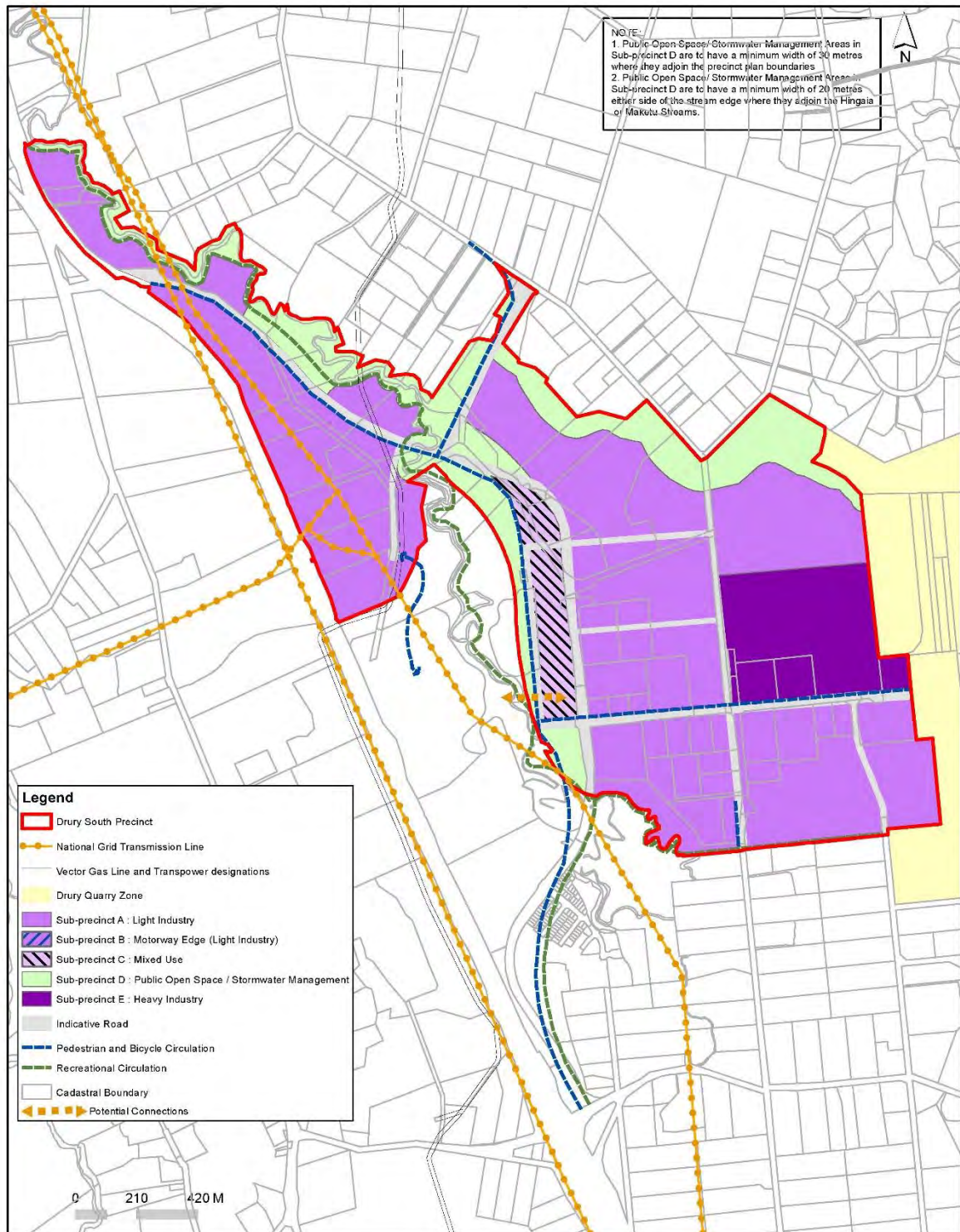
I410 Drury South Industrial Precinct

development will positively contribute to the visual quality and interest of streets, public open spaces and pedestrian amenity, movement and safety (Policy H13.3(3)), in an integrated manner across Sub-precinct C.

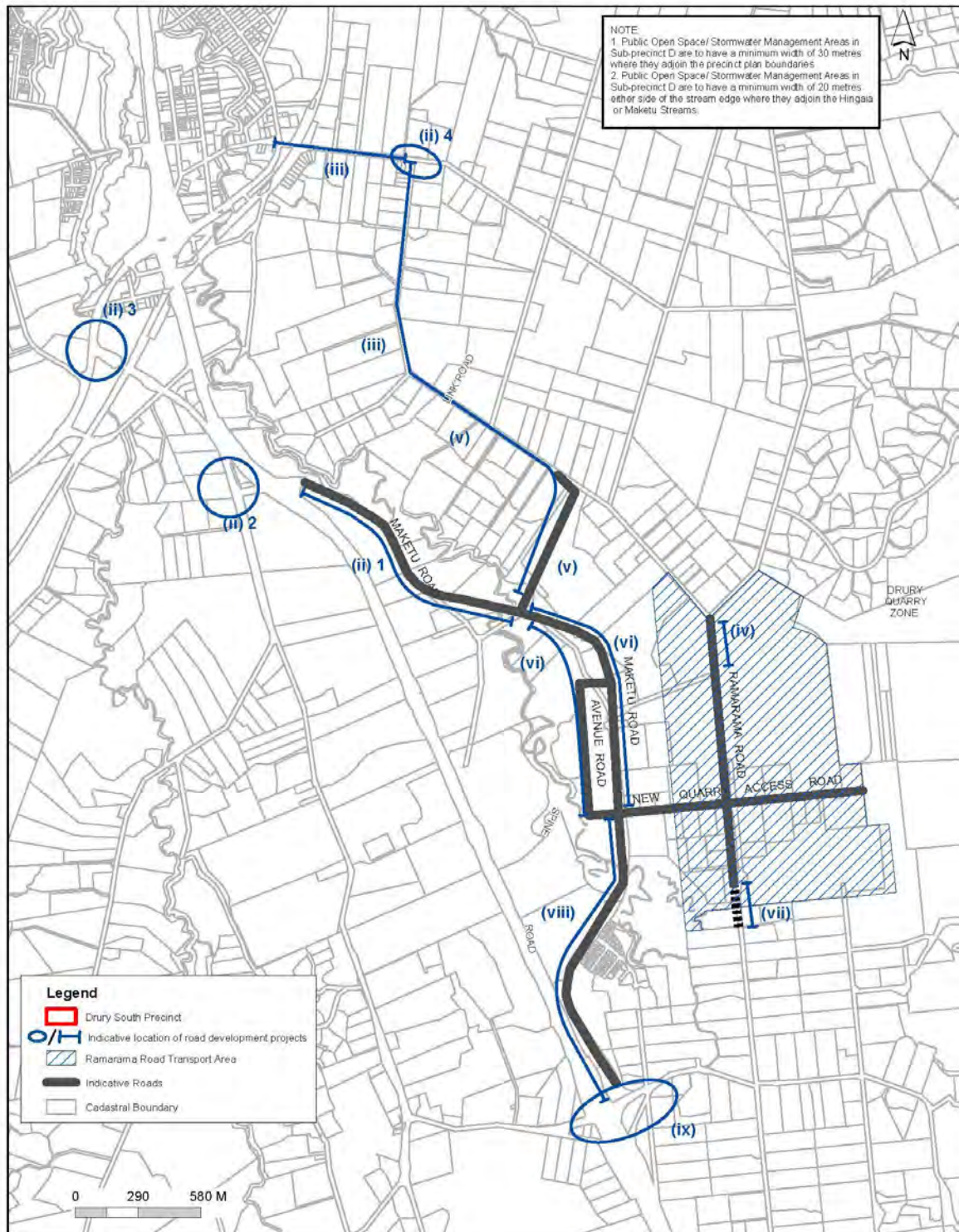
I410 Drury South Industrial Precinct

I410.10. Precinct plans

I410.10.1 Drury South: Precinct plan 1



I410.10.2 Drury South: Precinct plan 2



I410.11. Appendices

I411. ECOLight Stadium Precinct

I411.1. Precinct description

The ECOLight Stadium Precinct provides specific planning controls for the use of ECOLight Stadium. ECOLight Stadium is located in Pukekohe and is currently the home of Counties Manukau Rugby Union Steelers.

The zoning of the land within the ECOLight Stadium Precinct is Special Purpose - Major Recreation Facility Zone. Refer to the planning maps for the location and extent of the precinct.

I411.2. Objectives

- (1) The ECOLight Stadium is protected as a regionally and nationally important venue for organised sports and recreation, and informal recreation.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the ECOLight Stadium are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I411.3. Policies

- (1) Enable the safe and efficient operation of the ECOLight Stadium for its primary activities.
- (2) Protect the primary activities of the ECOLight Stadium from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the ECOLight Stadium, having regard to the amenity of surrounding properties.
- (5) Recognise that the ECOLight Stadium's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I411.4. Activity table

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

- (1) [E24 Lighting](#)

(2) [E25 Noise and vibration](#) (noise provisions only);

(3) [E40 Temporary activities](#);

Table I411.4.1 specifies the activity status of land use and development activities in the ECOLight Stadium Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I411.4.1: Activity table

	Activity	Activity status
Use		
(A1)	Organised sport and recreation	P
(A2)	Informal recreation	P
(A3)	Any primary activity not meeting Standard I411.6.5 but meeting all other standards	C
Accessory activities		
(A4)	Accessory activities	P
(A5)	Any accessory activity not meeting Standard I411.6.5 but meeting all other standards	C
Compatible activities		
(A6)	Concerts, events and festivals	P
(A7)	Markets, fairs and trade fairs	P
(A8)	Functions, conferences, gatherings and meetings	P
(A9)	Displays and exhibitions	P
(A10)	Sports, recreation and community activities	P
(A11)	Professional fireworks displays meeting Standard I411.6.10	P
(A12)	Professional fireworks displays not meeting Standard I411.6.10	RD
(A13)	Helicopter flights meeting Standard I411.6.11	P
(A14)	Helicopter flights not meeting Standard I411.6.11	RD
(A15)	Filming activities	P
(A16)	Any compatible activity not meeting Standard I411.6.5 but meeting all other standards	C
Development		
(A17)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 15m in height	P
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m but up to 20m in height	RD

(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	D
(A20)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I411.6.8	RD
(A21)	Light towers and associated fittings up to and greater than 20m in height	P
(A22)	Demolition of buildings	P
(A23)	Temporary buildings	P
(A24)	Workers' accommodation	P

I411.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I411.4.1 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 I411.4.1 Activity table and which is not listed in I411.5(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\(4\)](#).

I411.6. Standards

The overlay and Auckland-wide standards apply in this precinct, unless otherwise specified below. The following standards do not apply:

- (1) [E27 Transport – Standard E27.6.1](#) Trip generation; and
- (2) [E27 Transport – Standard E27.6.2](#) Number of parking and loading spaces.

All permitted, controlled or restricted discretionary activities listed in Table I411.4.1 must comply with the following activity standards unless otherwise stated.

I411.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I411.6.1.1 Noise standards.

Table I411.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 5 special noise events between 8:00am and 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$
Up to 15 special noise events between 8:00am and 10:30pm in any 12 month period	65dB $L_{Aeq(5min)}$
General noise standards for all days including Christmas Day, Good Friday & Anzac Day, between 8:00am and 10:30pm	55dB L_{Aeq}
General noise standards for all other times	40dB L_{Aeq} and 70dB L_{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I411.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).

- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I411.6.2, the curfew and pre-curfew times are as stated in Table I411.6.2.1 Pre-curfew and curfew times.

Table I411.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7.00am – 10.30pm
Curfew	10.30pm – 7.00am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following;
- (a) the limits in Table I411.6.2.2 Horizontal and vertical illuminance at a boundary when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I411.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I411.6.2.3 Vertical illuminance at a window when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I411.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an

adaption luminance of 2cd/m²) on any public road, calculated within each traffic lane in the direction of travel.

- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I411.6.2.4 Pre-curfew luminous intensity and 1,000 candelas for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I411.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I411.6.2.5 Building façade luminance. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

- (9) Professional fireworks displays are excluded from this standard.

Table I411.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

I411.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I411.6.1.1 Noise standards.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
- (a) there must be no more than two special noise events on any one day.

(b) there must be no more than four special noise events within any two week period.

- (4) A single special noise event must be limited to a total duration of six hours. Any special noise event lasting longer than six hours must be counted as two special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I411.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I411.6.2.4 Pre-curfew luminous intensity and I411.6.2.5 Building façade luminance.

I411.6.5. Traffic management

Activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I411.6.6. Parking

- (1) [Deleted]

I411.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas.

I411.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I411.6.9. Height in relation to boundary

- (1) Where the ECOLight Stadium Precinct directly adjoins another zone, the height in relation to boundary standard that applies in the adjoining zone applies to the adjoining ECOLight Stadium Precinct boundary.
- (2) Where the ECOLight Stadium Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5 metres vertically above ground level along the precinct boundary.

- (3) Temporary buildings, light towers and associated fittings are excluded from this standard.

I411.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I411.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150 metres from any neighbouring site.

I411.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I411.7. Assessment – controlled activities

I411.7.1. Matters of control

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 overlay or Auckland-wide provisions:

- (1) the effects of the proposed activity on the safety and efficiency of the transport network.

I411.7.2. Assessment criteria

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

- (1) effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation

and implementation of a Transport and Traffic Management Plan
(prepared by a suitably qualified and experienced person).

I411.8. Assessment – restricted discretionary activities

I411.8.1. Matters of discretion

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

- (1) any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standards:
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standards:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15 metres and up to 20 metres in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I411.6.8 Interface control areas:
 - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space zoned sites.

I411.8.2. 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 activities in the overlay and Auckland-wide provisions:

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and,
 - (iii) the degree of non-compliance;
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
 - (d) the extent to which any artificial lighting will create a traffic safety issue;
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
 - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance;
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment; and
 - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.

- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
 - (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
 - (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones;
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces:
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;

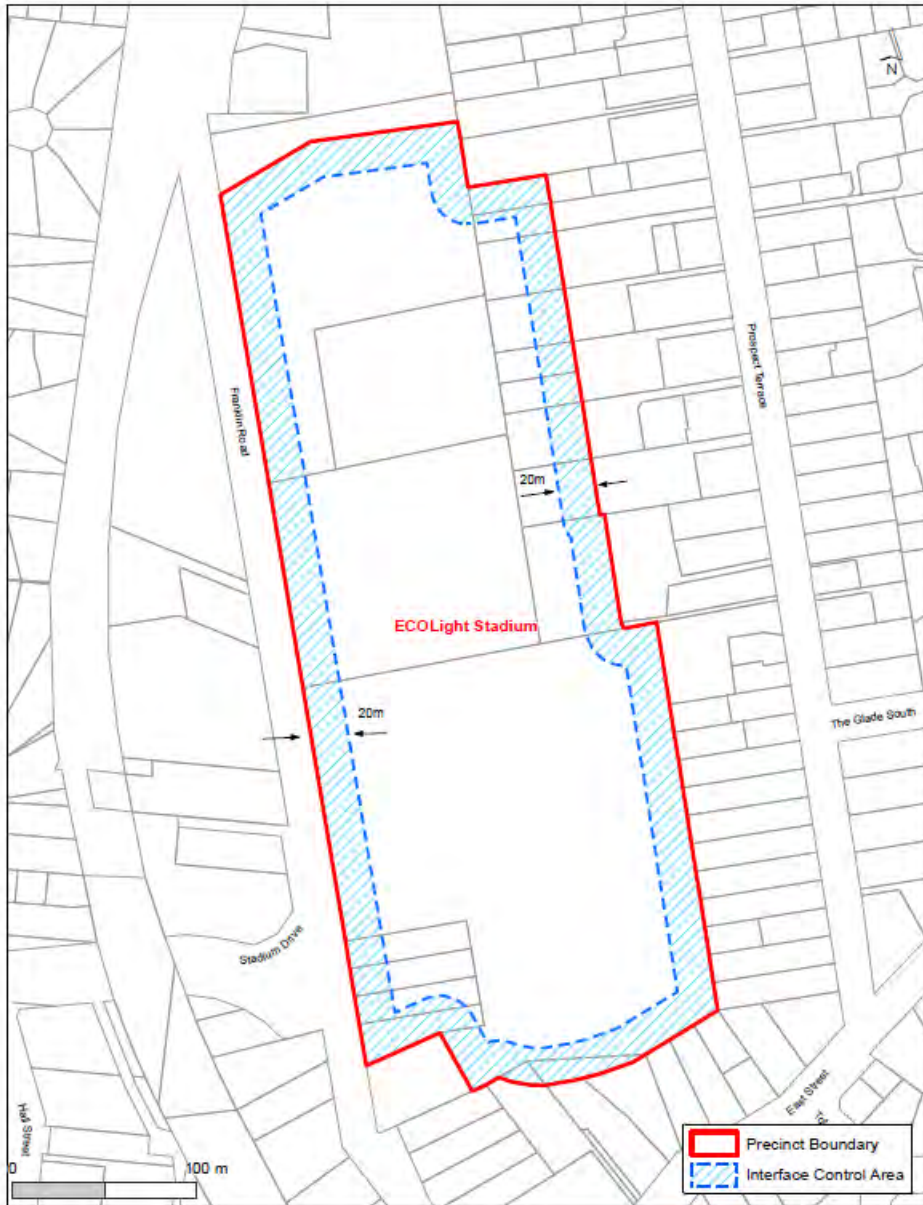
- (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) the visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) the extent to which screening is practicable; and
 - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I411.9. Special information requirements

There are no special information requirements for this precinct.

I411.10. Precinct plans

I411.10.1. ECOLight Stadium: Precinct plan 1



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)

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 controls to ensure a degree of spaciousness.

Flat Bush Sub-precinct K (Single House)

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	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	Flat Bush Sub-precinct G (Open Space)
Residential Mixed Housing Suburban	Flat Bush Sub-precinct H (Mixed Housing suburban)
Residential - Single House	Flat Bush Sub-precinct K (Single House)
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.
- (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 underlying zone, and Auckland-wide provisions apply in this precinct unless otherwise specified below.

I412 Flat Bush Precinct

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	P	P	P	P	P	NA	P	P	NA	P
(A2)	Two or more dwellings (including integrated landuse and subdivision resource consent)	RD	RD	RD	RD	RD	NA	RD	RD	NA	RD
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
(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	D	D	D	D	D	NA	NC	NC	NA	NC

I412 Flat Bush Precinct

	exceeding 150sqm Gross Floor Area										
(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
<p>Subdivision</p> <p>Note: The Auckland-wide standards 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” require 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.</p>											
(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
(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

I412 Flat Bush Precinct

(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 section 95A(9) 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

I412.6.1. Permitted activity 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.
 - (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 following 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	300	425	250	425	NA	520	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-precincts 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 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

I412.6.1.3. Height in Relation to Boundary

(1) The following height in relation to boundary controls apply:

- (a) for all lots, the height in relation to boundary control does not apply to the street boundary;
- (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;
- (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;
- (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;
 - (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
 - (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:
 - (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:

- (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

(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;
- (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 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

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
Average Site size in sqm within MANA	425 to 450	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.

I412.6.2.2. Minimum site dimensions

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

Table I412.6.2.2.1 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.

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

I412 Flat Bush Precinct

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 I412.6.2.4.1 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; 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

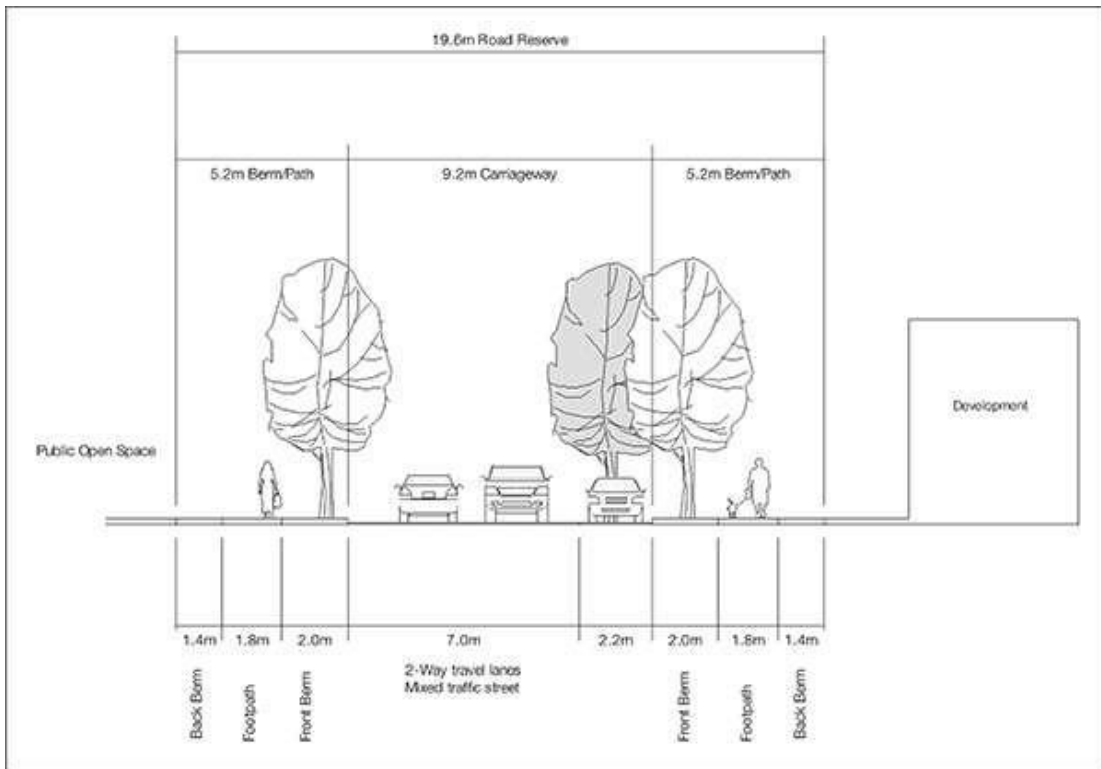


Figure 2. Collector Road Park Edge - Bridge

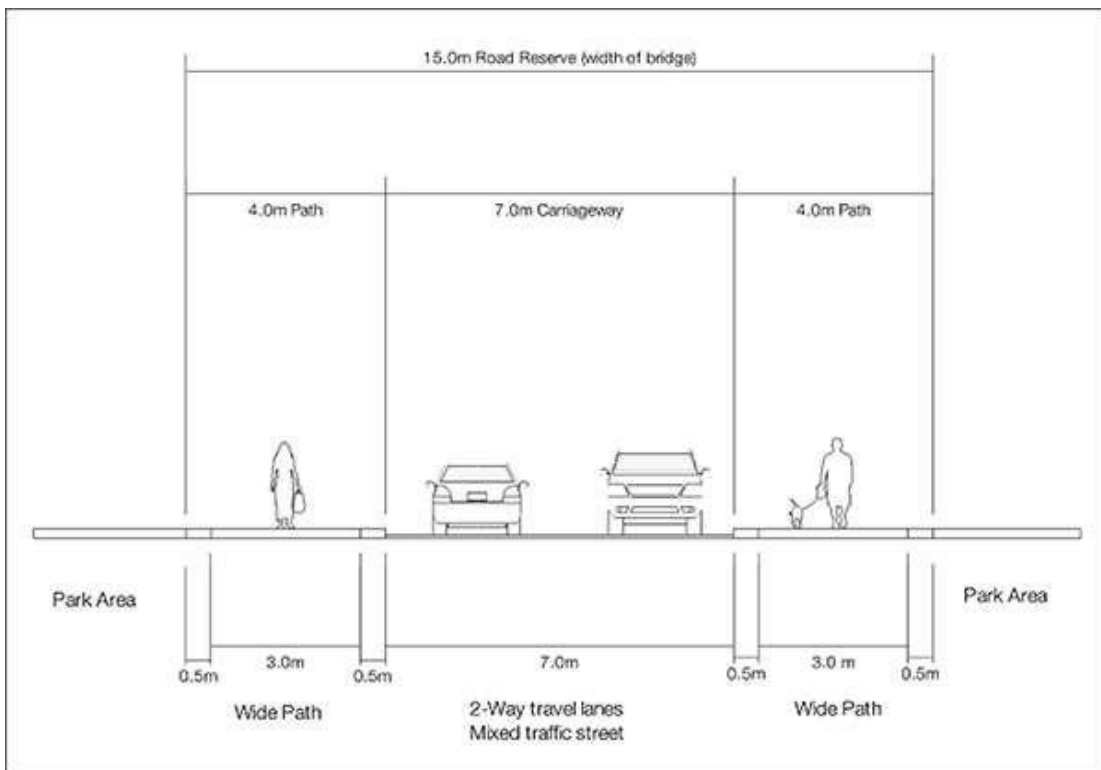


Figure 3. Collector Road Park Edge with public open space on both sides

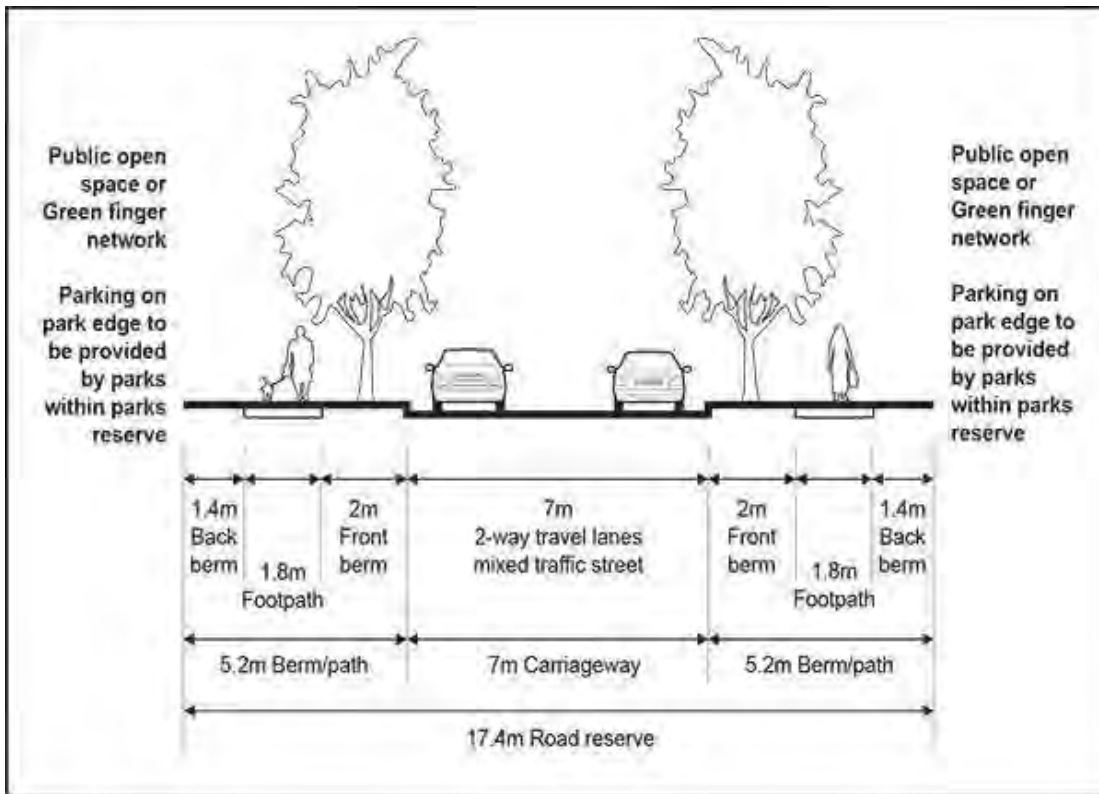


Figure 4. Flat Bush Local Road

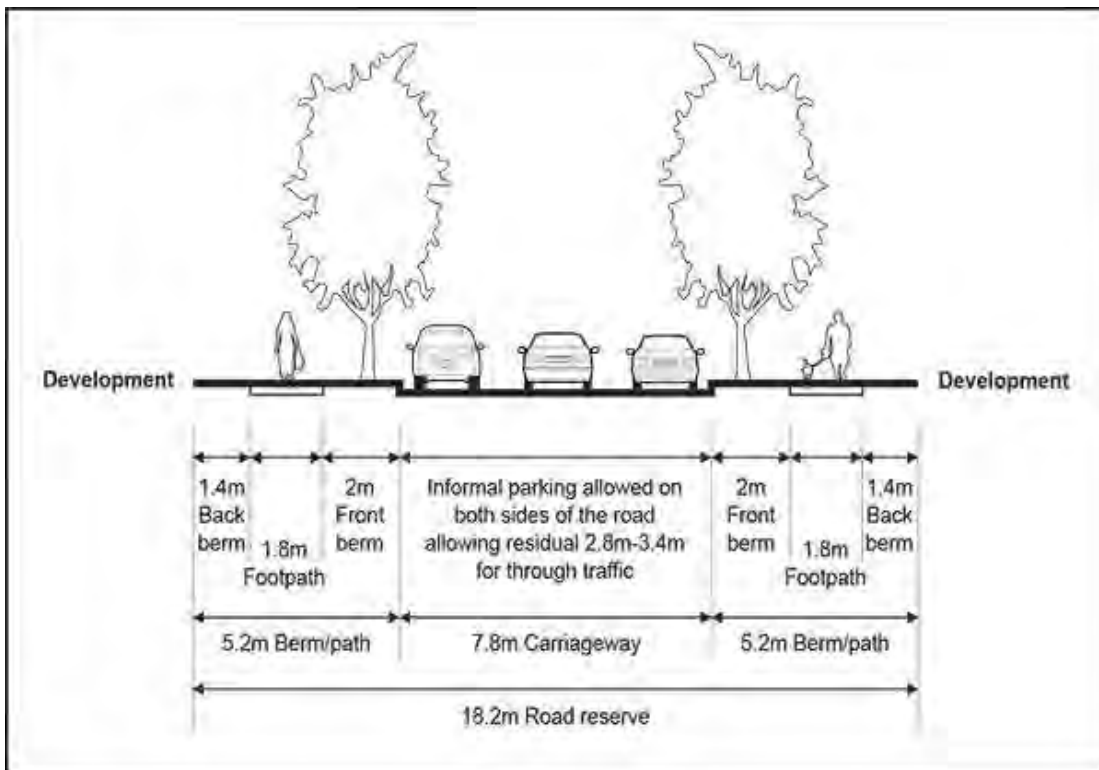


Figure 5. Flat Bush Local Road Park Edge

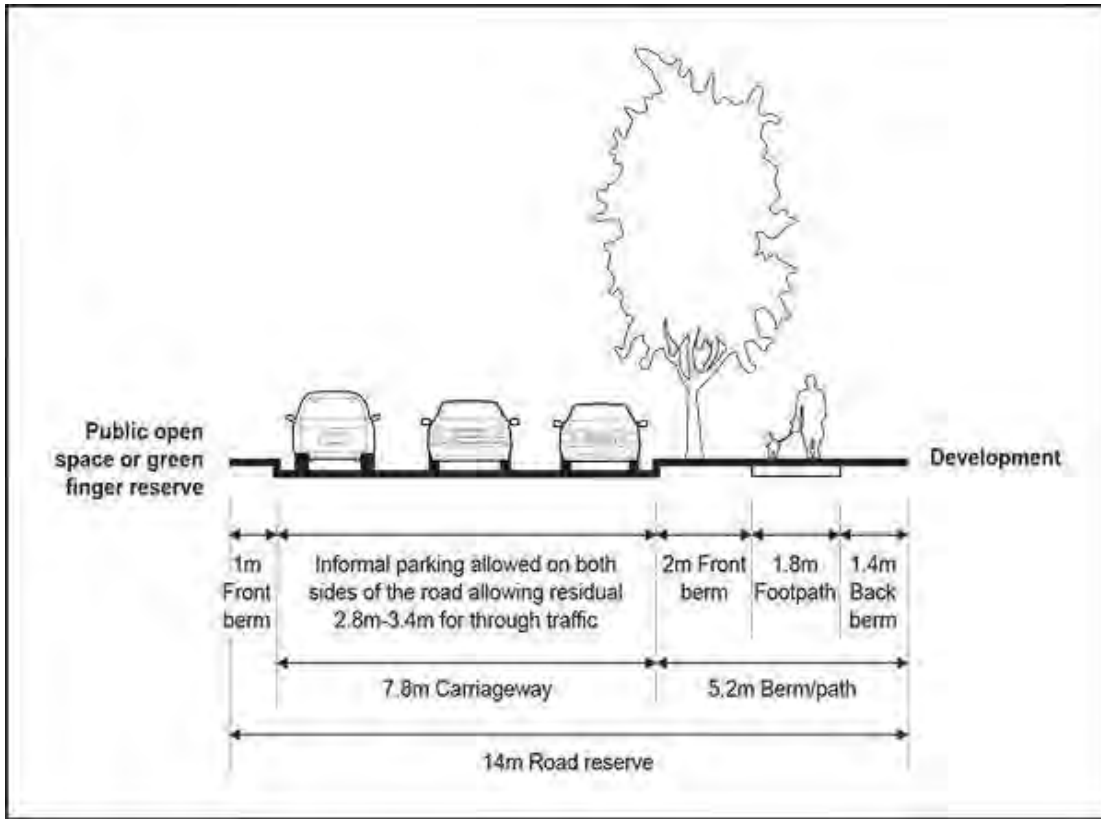
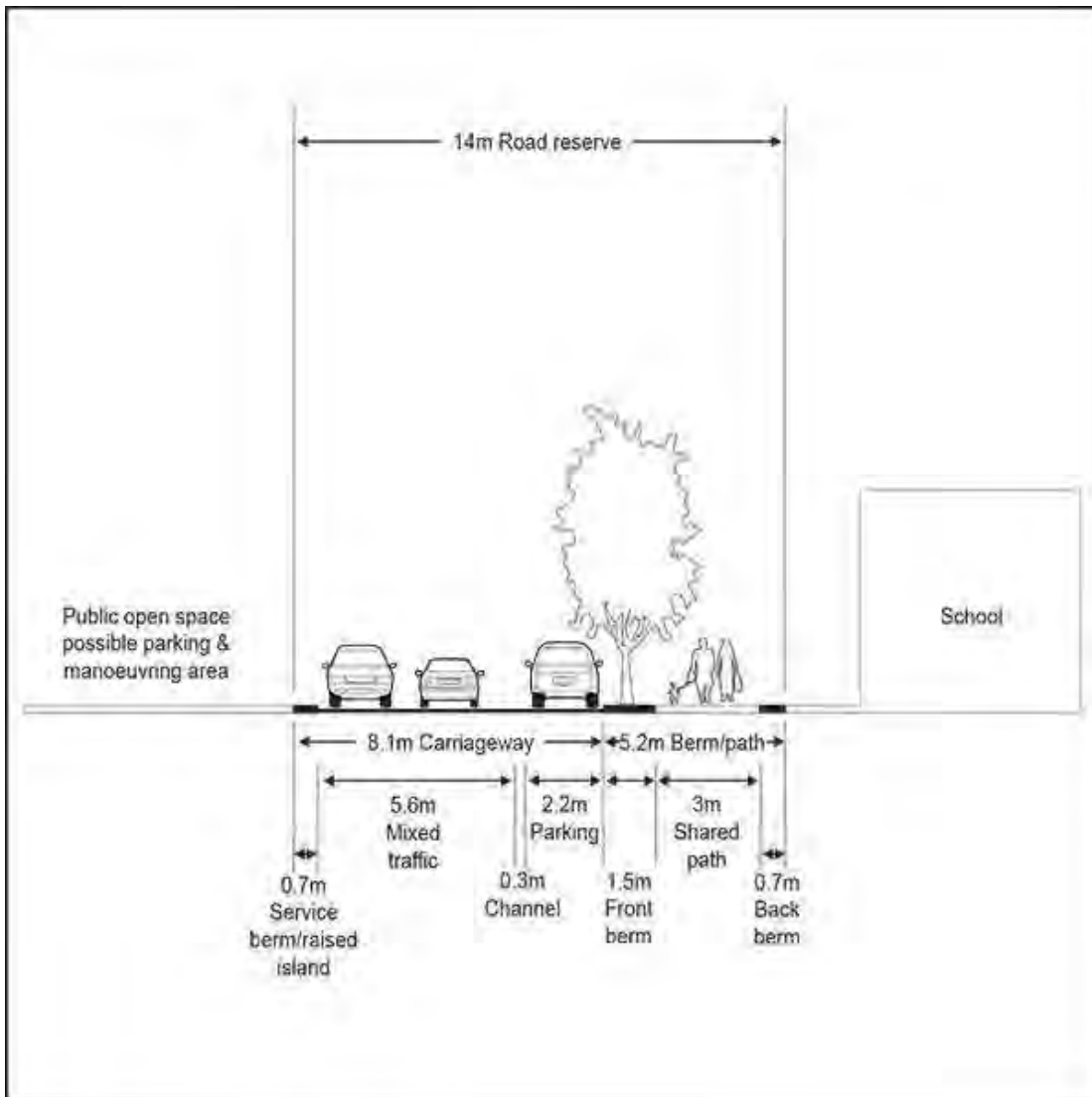


Figure 6.Flat Bush Special Local Road Park Edge



I412.7. Assessment – controlled activities

I412.7.1. Matters of control

(1) The Council will reserve its control to the matters below for the activities listed as controlled in the precinct activity tables:

(a) formed Bridle Trails and Mountain Bike Trails in Sub-precincts F and I:

(i) location and design; and

(ii) personal safety and damage to and effects on neighbouring properties.

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.

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) restricted discretionary activity 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) restricted discretionary activity within all other 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.

- (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) 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 (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.

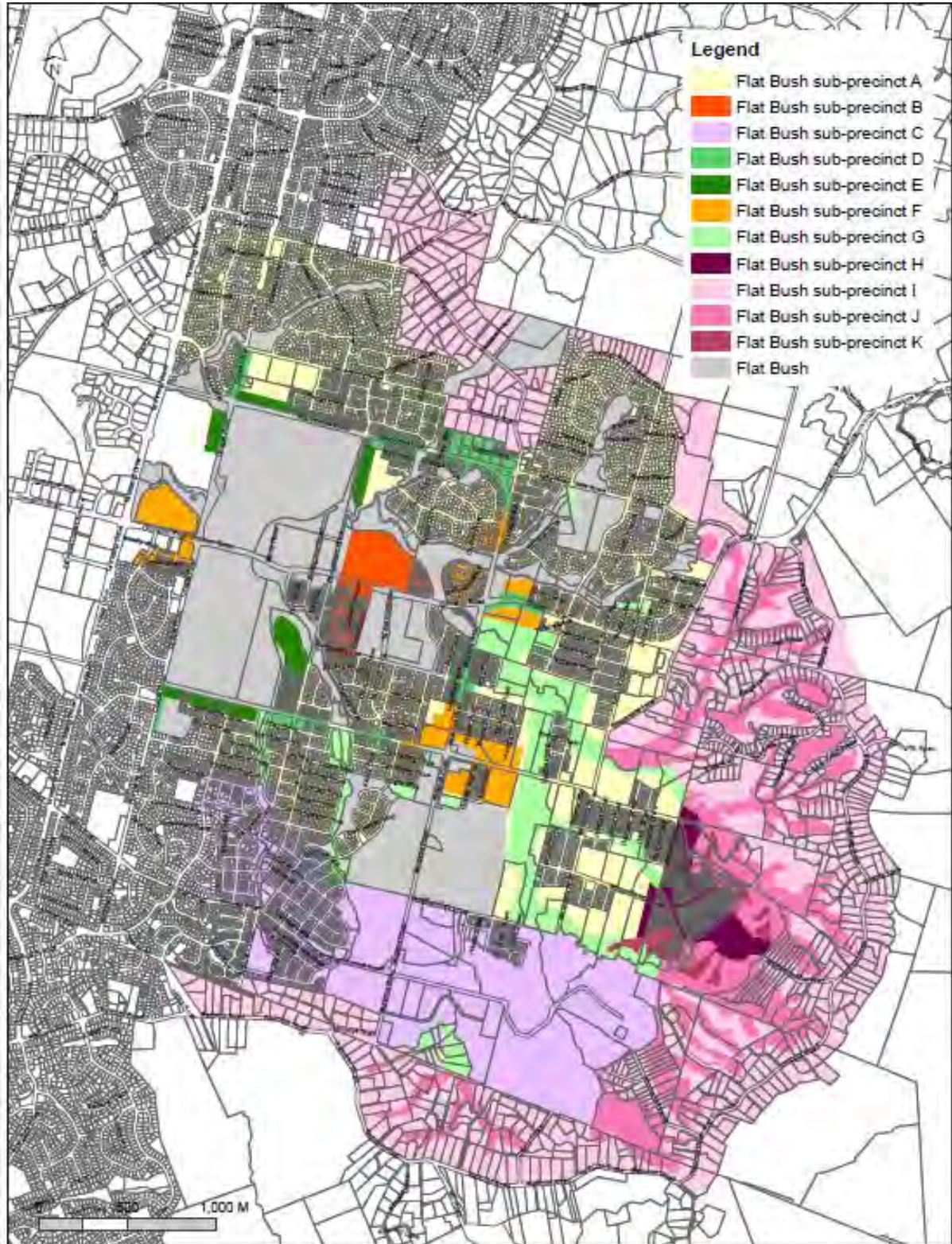
I412.9. Special information requirements

An application for land modification, development and subdivision must be accompanied by:

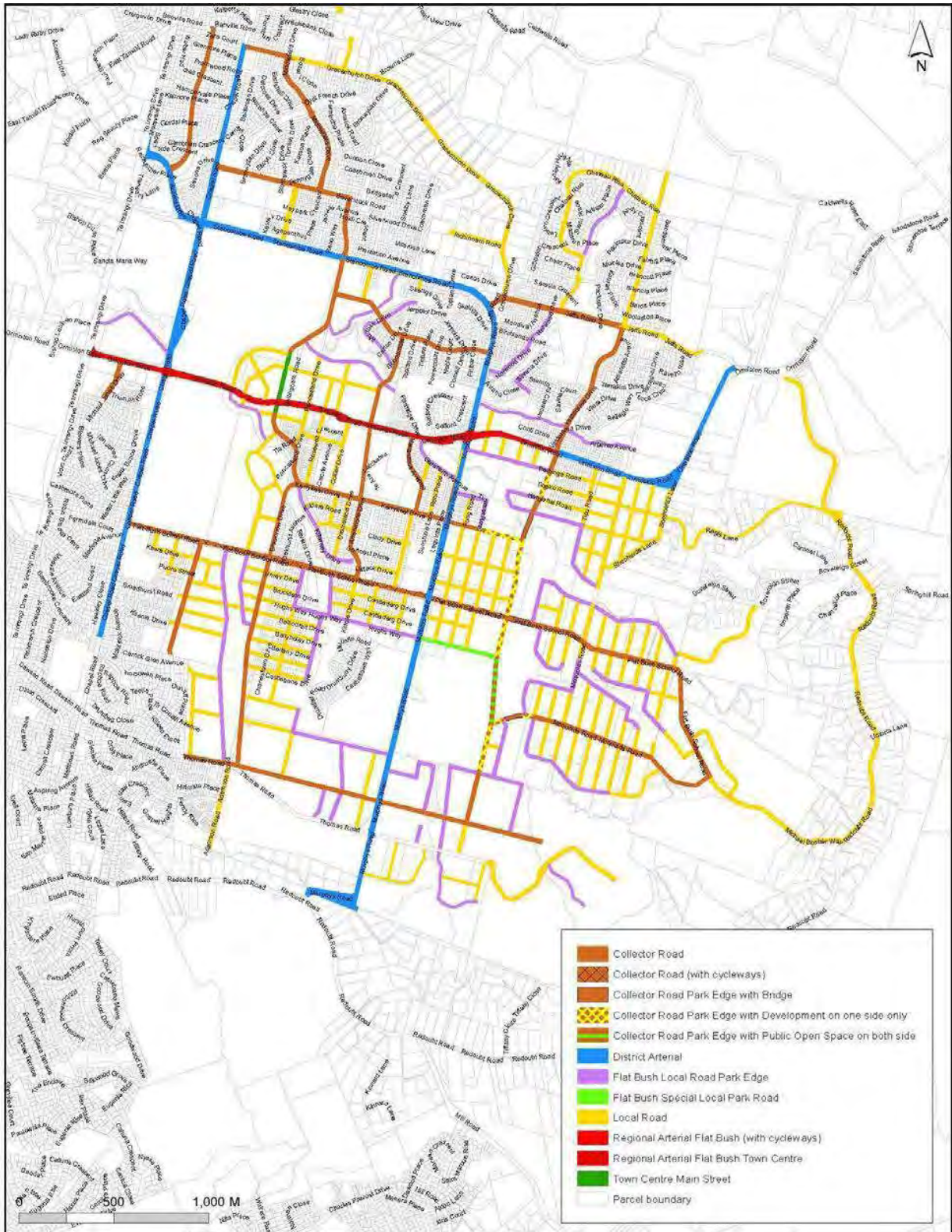
- (1) A riparian planting plan.

I412.10. Flat Bush Precinct Plans

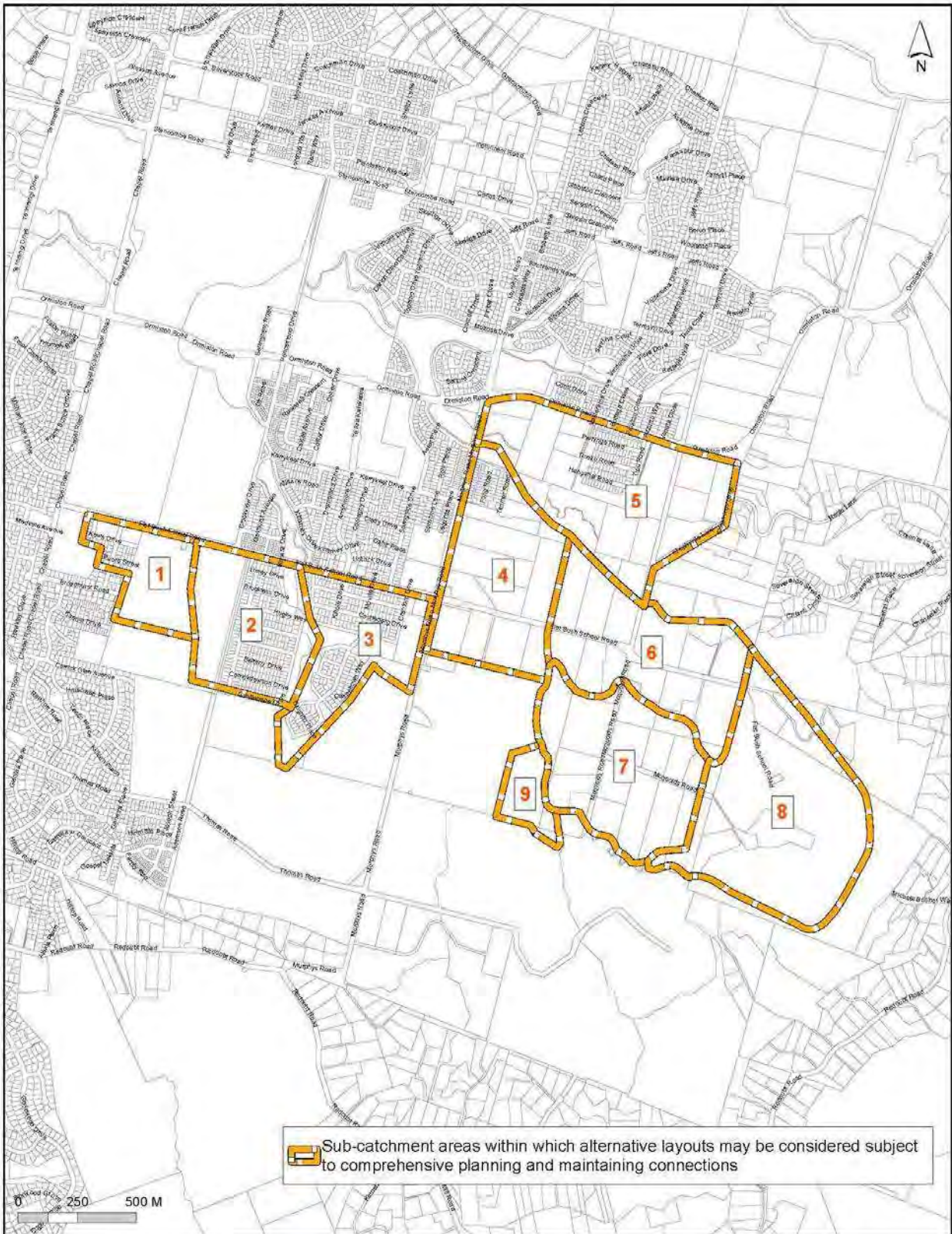
I412.10.1. Flat Bush: Precinct plan 1 - Sub-precincts Boundary



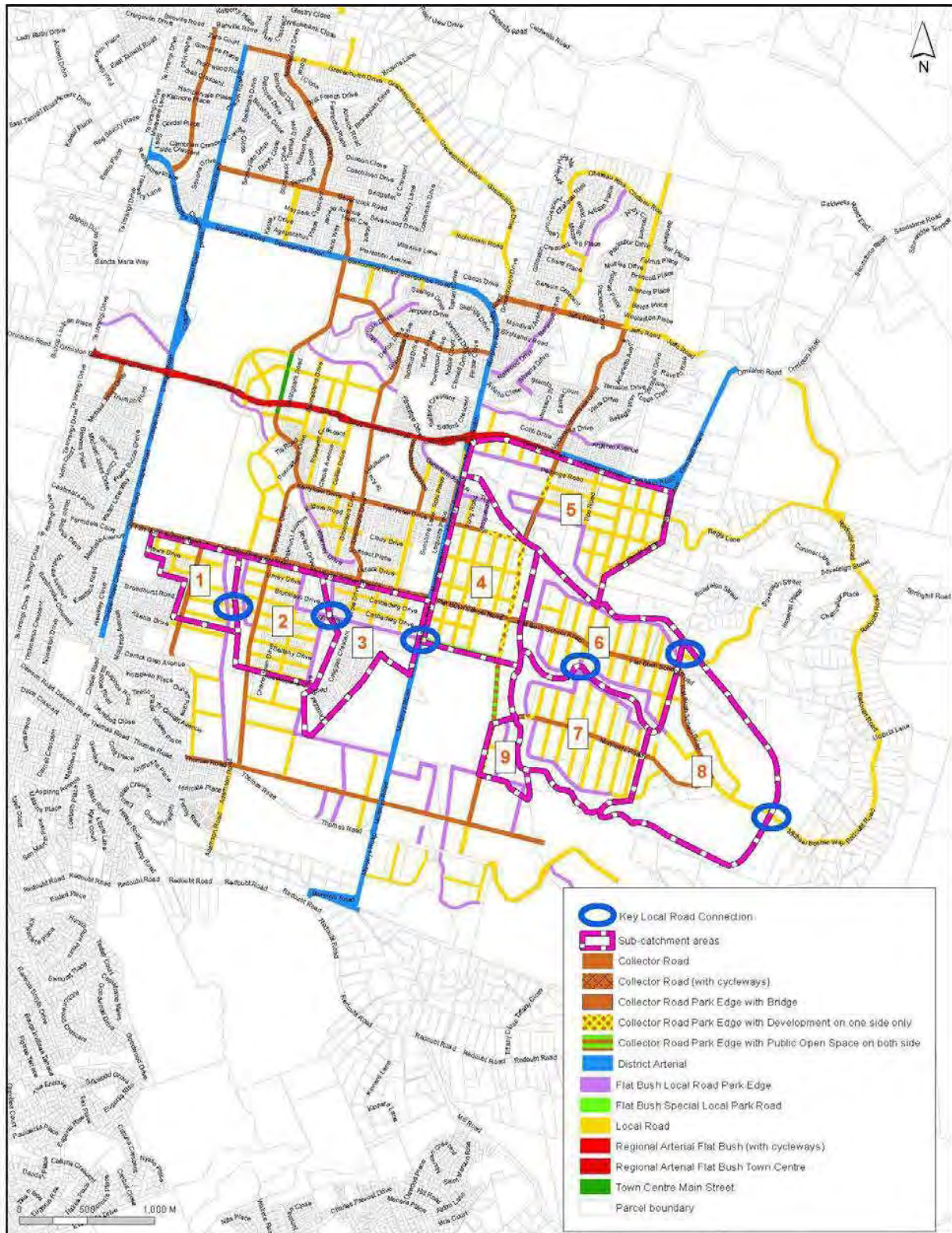
I412.10.2. Flat Bush: Precinct plan 2 – Road Network



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



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



I413. Franklin A&P Showgrounds Precinct

I413.1. Precinct description

The Franklin A&P Showgrounds Precinct provides specific planning controls for the use of the Franklin A&P Showgrounds. The Franklin A&P Showgrounds is a rural showgrounds situated on Station Road, Pukekohe.

The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

The zoning of the land within the Franklin A&P Showgrounds Precinct is the Special Purpose - Major Recreation Facility Zone. Refer to the planning maps for the location and extent of the precinct.

I413.2. Objectives

- (1) The Franklin A&P Showgrounds are protected as a regionally and nationally important venue for horse racing.
- (2) A range of activities compatible with, or accessory to, the primary activity are enabled.
- (3) The adverse effects of the operation of the Franklin A&P Showgrounds are avoided, remedied or mitigated as far as is practicable, recognising that the primary activity will by virtue of its nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I413.3. Policies

- (1) Enable the safe and efficient operation of the Franklin A&P Showgrounds for its primary activity.
- (2) Protect the primary activity of the Franklin A&P Showgrounds from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activity.
- (4) Manage the adverse effects of the operation of the Franklin A&P Showgrounds, having regard to the amenity of surrounding properties.
- (5) Recognise that the Franklin A&P Showgrounds primary activity may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I413.4. Activity table

The provisions in any relevant overlays and Auckland-wide apply in this precinct unless otherwise specified below. The following provisions do not apply:

- (1) [E24 Lighting](#);
- (2) [E25 Noise and vibration](#) (noise provisions only); and
- (3) [E40 Temporary activities](#).

Table I413.4.1 Activity table specifies the activity status of land use and development activities in the Franklin A&P Showgrounds Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I413.4.1 Activity table

	Activity	Activity status
Use		
Primary activity		
(A1)	Horse racing	P
(A2)	Any primary activity not meeting Standard I413.6.3 but meeting all other standards	C
Accessory activities		
(A3)	Accessory activities	P
(A4)	Any accessory activity not meeting Standard I413.6.3 but meeting all other standards	C
Compatible activities		
(A5)	Organised sport and recreation	P
(A6)	Informal recreation	P
(A7)	Auctions	P
(A8)	Markets, fairs and trade fairs	P
(A9)	Filming activities	P
(A10)	Displays and exhibitions	P
(A11)	Sports, recreation and community activities	P
(A12)	Education activities	P
(A13)	Visitor accommodation with a gross floor area up to 500m ²	P
(A14)	Visitor accommodation with a gross floor area greater than 500m ²	D
(A15)	Camping grounds that meet Standard I413.6.10	P
(A16)	Camping grounds not meeting Standard I413.6.10	D
(A17)	Professional fireworks displays meeting Standard I413.6.8	P

I413 Franklin A&P Showgrounds Precinct

(A18)	Professional fireworks pyrotechnics displays not meeting Standard I413.6.8	RD
(A19)	Helicopter flights meeting Standard I413.6.9	P
(A20)	Helicopter flights not meeting Standard I413.6.9	RD
(A21)	Any compatible activity not meeting Standard I413.6.3 but meeting all other standards	C
Development		
(A22)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 10m in height	P
(A23)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 10m and up to 15m in height	RD
(A24)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m in height	D
(A25)	Light towers and associated fittings up to and greater than 15m in height	P
(A26)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I413.6.6	RD
(A27)	Demolition of buildings	P
(A28)	Temporary buildings	P
(A29)	Workers' accommodation	P

I413.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I413.4.1 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 I413.4.1 Activity table and which is not listed in I413.5(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\(4\)](#).

I413.6. Standards

The overlay and Auckland-wide standards apply in this precinct, unless otherwise specified below. The following standards do not apply:

- (1) Standard [E27.6.1](#) Trip generation; and
- (2) Standard [E27.6.2](#) Number of parking and loading spaces.

All permitted, controlled or restricted discretionary activities listed in Table I413.4.1 Activity table must comply with the following activity standards unless otherwise stated.

I413.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I413.6.1.1 Noise standards.

Table I413.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Any day including Christmas Day, Good Friday and Anzac Day between 8:00am and 10:00pm	55dB L _{Aeq}
At all other times	40dB L _{Aeq} and 70dB L _{Amax}

- (2) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (4) Professional fireworks displays and helicopter flights are excluded from this standard.

I413.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I413.6.2, the curfew and pre-curfew times are as stated in Table I413.6.2.1 Pre-curfew and curfew times.

Table I413.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7.00am – 10:30pm
Curfew	10:30pm – 7.00am

(5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:

(a) the limits in Table I413.6.2.2 Horizontal and vertical illuminance at a boundary when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I413.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

(b) the vertical illuminance limits in Table I413.6.2.3 Vertical illuminance at a window when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I413.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

(6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2cd/m²) on any public road, calculated within each traffic lane in the direction of travel.

(7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I413.6.2.4 Pre-curfew luminous intensity and 1,000 candelas for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I413.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd

(8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I413.6.2.5 Building façade luminance. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

(9) Professional fireworks displays are excluded from this standard.

Table I413.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²

I413.6.3. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) the activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) the activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I413.6.4. Parking

- (1) [Deleted]

I413.6.5. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas

I413.6.6. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the Franklin A&P Showgrounds: Precinct plan 1. Temporary buildings are excluded from this standard.

I413.6.7. Height in relation to boundary

- (1) Along the boundaries where the Franklin A&P Showgrounds Precinct directly adjoins a zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.

- (2) Where the Franklin A&P Showgrounds Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5 metres vertically above ground level on the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard

I413.6.8. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB $L_{Z_{peak}}$ at any point in the audience area and within the boundary of any activity sensitive to noise.

I413.6.9. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landings and departures must take place at least 150 metres from any neighbouring site.

I413.6.10. Camping grounds

- (1) The operation of any camping activities may not exceed:
 - (a) three consecutive nights (72 hours) when stopping on a casual basis; or
 - (b) when camping to attend a specific event which is longer than three consecutive nights, camping activities may occur over the duration of the event up to a maximum of 14 consecutive nights.

I413.6.11. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I413.7. Assessment – controlled activities

I413.7.1. Matters of control

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 overlay or Auckland-wide provisions:

- (1) the effects of the proposed activity on the safety and efficiency of the transport network.

I413.7.2. Assessment criteria

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

- (1) the effects of the proposed activity on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I413.8. Assessment – restricted discretionary activities

I413.8.1. Matters of discretion

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

- (1) any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standard:
 - (a) the effects of non-compliance with the permitted helicopter flight standard on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standard:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.

- (5) new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I413.6.6.
 - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space sites.

I413.8.2. 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 activities in the overlay and Auckland-wide provisions:

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance;
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) the extent to which any artificial lighting will create a traffic safety issue;
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
 - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:

- (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas;
 - (b) the extent to which the height, location and design of the building allows reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites;
 - (c) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties;
 - (d) whether there is an operational need to exceed height and/or height in relation to boundary standard/s; and
 - (e) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or

mitigated having regard to the amenity and character of the surrounding area and the operational needs of the facility.

(4) the visual effects of rubbish and storage areas on residential and open space zoned sites:

(a) the extent to which screening is practicable; and

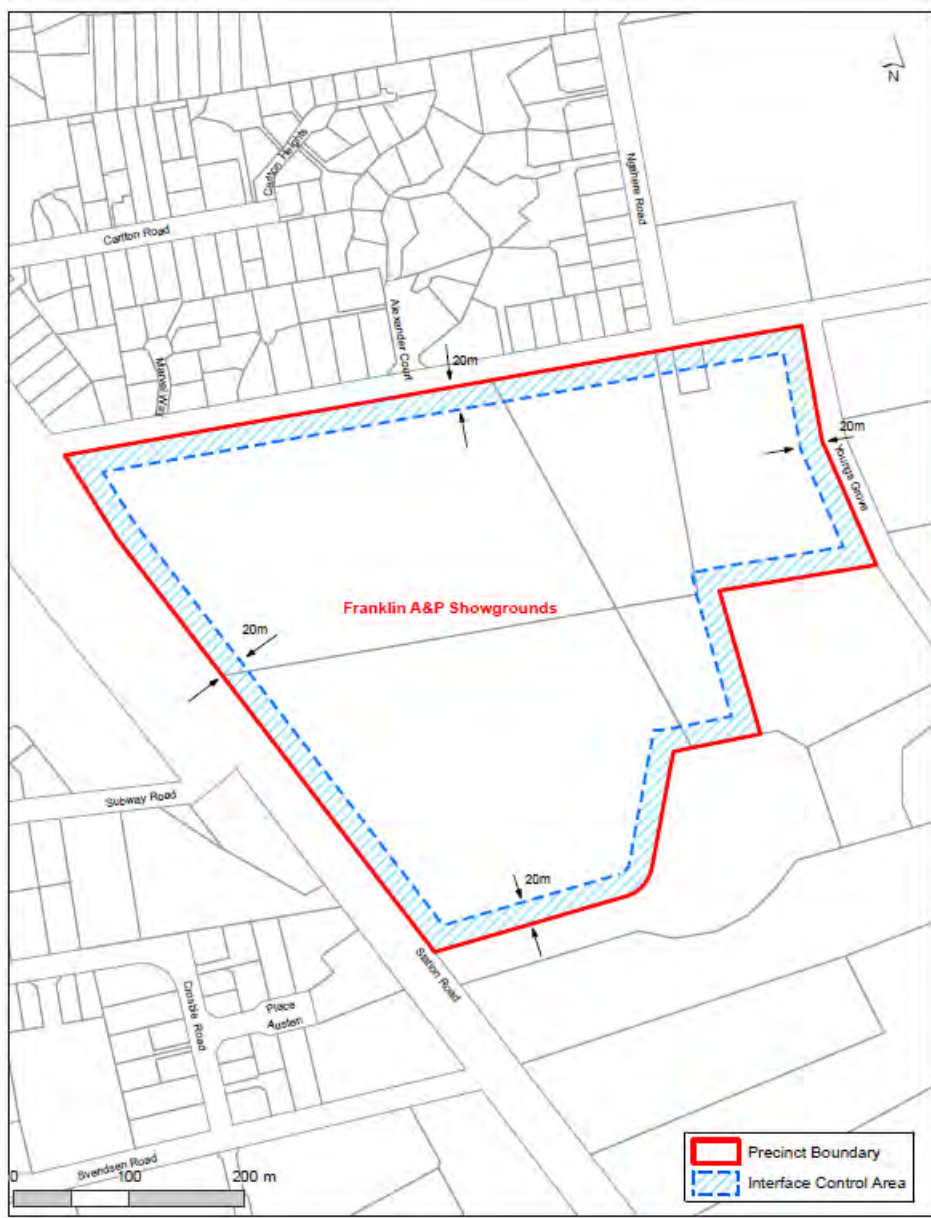
(b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I413.9. Special information requirements

There are no special information requirements for this precinct.

I413.10. Precinct plans

I413.10.1. Franklin A&P Showgrounds: Precinct plan 1



I414. Franklin Trotting Club Precinct

I414.1. Precinct description

The Franklin Trotting Club Precinct provides specific planning controls for the use of the Franklin Trotting Club. The Franklin Trotting Club is a horse racing complex situated on Station Road, Pukekohe.

The zoning of the land within the Franklin Trotting Club Precinct is Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

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

I414.2. Objectives

- (1) The Franklin Trotting Club is protected as a regionally and nationally important venue for horse racing.
- (2) A range of activities compatible with, or accessory to, the primary activity are enabled.
- (3) The adverse effects of the operation of the Franklin Trotting Club are avoided, remedied or mitigated as far as is practicable recognising that the primary activity will by virtue of its nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I414.3. Policies

- (1) Enable the safe and efficient operation of the Franklin Trotting Club for its primary activity.
- (2) Protect the primary activity of the Franklin Trotting Club from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities which:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activity.
- (4) Manage the adverse effects of the operation of the Franklin Trotting Club, having regard to the amenity of surrounding properties.
- (5) Recognise that the Franklin Trotting Club's primary activity may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I414.4. Activity table

The provisions in any relevant overlays and Auckland-wide apply in this precinct except those specified below.

- (1) [E24 Lighting](#);

- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E27 Transport – Rule E27.6.1](#);
- (4) [E27 Transport – Rule E27.6.2](#); and
- (5) [E40 Temporary activities](#).

Table I414.4.1 specifies the activity status of land use and development activities in the Franklin Trotting Club Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I414.4.1: Activity table

	Activity	Activity status
Use		
Primary activity		
(A1)	Horse racing	P
(A2)	Horse racing not meeting Standard I414.6.3 but meeting all other standards	C
Accessory activities		
(A3)	Accessory activities	P
(A4)	Any accessory activity not meeting Standard I414.6.3 but meeting all other standards	C
Compatible activities		
(A5)	Organised sport and recreation	P
(A6)	Informal recreation	P
(A7)	Markets, fairs and trade fairs	P
(A8)	Filming activities	P
(A9)	Displays and exhibitions	P
(A10)	Sports, recreation and community activities	P
(A11)	Professional fireworks displays meeting Standard I414.6.8	P
(A12)	Professional fireworks pyrotechnics displays not meeting Standard I414.6.8	RD
(A13)	Helicopter flights meeting Standard I414.6.9	P
(A14)	Helicopter flights not meeting Standard I414.6.9	RD
(A15)	Any compatible activity not meeting Standard I414.6.3 but meeting all other standards	C
Development		
(A16)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 10m in height	P

I414 Franklin Trotting Club Precinct

(A17)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 10m and up to 15m in height	RD
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m in height	D
(A19)	Light towers and associated fittings up to and greater than 15m in height	P
(A20)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I414.6.6	RD
(A21)	Demolition of buildings	P
(A22)	Temporary buildings	P
(A23)	Workers' accommodation	P

I414.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I414.4.1 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 section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I414.4.1 Activity table and which is not listed in I414.5(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\(4\)](#).

I414.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I414.4.1 must comply with the following activity standards unless otherwise stated.

I414.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I414.6.1.1.

Table I414.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Any day including Christmas Day, Good Friday and Anzac Day between 8:00am and 10:00pm	55dB L _{Aeq}
At all other times	40dB L _{Aeq} and 70dB L _{Amax}

- (2) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (4) Professional fireworks displays and helicopter flights are excluded from this standard.

I414.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I414.6.2, the curfew and pre-curfew times are as stated in Table I414.6.2.1.

Table I414.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 10pm
Curfew	10pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) The limits in Table I414.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance

limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I414.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

(b) The vertical illuminance limits in Table I414.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I414.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

(6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2cd/m²) on any public road, calculated within each traffic lane in the direction of travel.

(7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I414.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I414.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd

(8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I414.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

Table I414.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²

(9) Professional fireworks displays are excluded from this standard.

I414.6.3. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I414.6.4. Parking

- (1) [Deleted]

I414.6.5. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas

I414.6.6. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I414.6.7. Height in relation to boundary

- (1) Along the boundaries where the Franklin Trotting Club Precinct directly adjoins a zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.
- (2) Where the Franklin Trotting Club Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard.

I414.6.8. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.

- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I414.6.9. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I414.6.10. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I414.7. Assessment – controlled activities

I414.7.1. Matters of control

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 overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I414.7.2. Assessment criteria

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

- (1) Effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I414.8. Assessment – restricted discretionary activities

I414.8.1. Matters of discretion

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

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards:
 - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standards:
 - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 10m and up to 15m in height and/or which does not comply with height in relation to boundary standards:
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I414.6.6:
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) Any activity that does not comply with screening standards:
 - (a) The visual effects of rubbish and storage areas on residential and open space sites.

I414.8.2. 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 activities in the overlay and Auckland-wide provisions:

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:

- (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance;
- (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
- (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
- (d) The extent to which any artificial lighting will create a traffic safety issue;
- (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
- (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
- (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
- (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones;

- (a) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (b) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (c) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) The extent to which screening is practicable; and
 - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

I414.9. Special information requirements

There are no special information requirements for this precinct.

I414.10. Precinct plans

I414.10.1. Franklin Trotting Club: Precinct plan 1



I417. Karaka North Precinct

I417.1. Precinct Description

The purpose of the Karaka North precinct is to provide for the integrated development of a rural village settlement centred at the intersection of Dyke, Blackbridge and Linwood Roads. The village precinct is made up of three sub-precincts.

At the heart of the village settlement the local centre will enable the development of local retail, service and community activities to support the village and the wider rural community. Development in the local centre area is expected to achieve a high quality amenity, slow traffic and pedestrian orientated environment.

The precinct will provide for both medium density and more traditional residential development that will be dispersed throughout the precinct to deliver a rural village.

Amenity tree planting is envisaged along Linwood, Dyke and Blackbridge Roads to contribute to a visually interesting and cohesive rural village environment.

The integrated development of the village will be achieved by requiring management plans and design guidelines to be prepared at the first stage of developing the village. Subsequent stages of the village will then be required to be consistent with these, or any variation approved.

The zoning of land within this precinct is Business - Local Centre Zone, Residential - Mixed Housing Suburban Zone, Residential - Single House Zone, Rural - Mixed Rural Zone and Rural - Rural Coastal Zone.

I417.2. Objectives

- (1) A range of residential living opportunities are created to achieve a well-connected rural village settlement that is based around a local commercial and community centre and areas of open space.
- (2) A rural village settlement is achieved through a redistribution of density that is reminiscent of historic rural New Zealand village settlement patterns, whereby the overriding pattern is non-uniformity, and retention of rural amenity and rural character.
- (3) Rural village amenity is achieved by providing a hierarchy of open space, retention of rural buildings where possible, pedestrian and cycle trails and tree lined streets and lanes that draw on the rural character of the surrounding area.
- (4) Efficient infrastructure is provided to service the needs of Karaka North Village.
- (5) Development maintains and, where possible, enhances the public realm.

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

I417.3. Policies

- (1) Enable a range of residential living opportunities to achieve a rural village character, with more intensive housing located either immediately adjacent to the

local centre or in locations that positively contribute to a rural village character and make best use of landscape attributes.

- (2) Avoid more intensive housing in the Rural Amenity Area and the Rural Character Area.
- (3) Enable a compact, contained village form with a high level of amenity that is developed in accordance with its precinct plan.
- (4) Encourage the enhancement of tributary streams and associated riparian areas.
- (5) Require a movement pattern of streets and lanes, shared footpaths and trails that are responsive to site features.
- (6) Create nodes of interest and activity through the relationship between the movement pattern, open spaces and built form.
- (7) Require a slow speed, pedestrian orientated rural village environment with pedestrian and roads access to the village from Linwood, Dyke and Blackridge Roads.
- (8) Enable retail, service and community activities to establish within the Business - Local Centre Zone and promote active building frontages oriented to Linwood, Blackbridge and/or Dyke Roads.
- (9) Achieve a heart or focus to the settlement that comprises a mix of activities and uses with areas of open space that can be used for events and market related activities.
- (10) Require development to establish a distinctive rural village and encourage a distribution of density that is reminiscent of historical New Zealand rural villages.
- (11) Avoid on-site wastewater disposal within the precinct where possible.
- (12) Integrate and co-ordinate the provision of a reticulated wastewater treatment and disposal facility, water supply, stormwater and roads networks, unless connections to Council infrastructure are available.
- (13) Avoid multiple small scale wastewater treatment and disposal systems within each sub-precinct.
- (14) Encourage integrated stormwater management using water sensitive design techniques.
- (15) Require an interconnected movement network that has a rural village form and character and which has regard to the Karaka North Precinct Roding Typologies in Figures I417.7.2.1 and I417.7.2.2 Roding Typologies.

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

I417.4. Activity table

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

Table I417.4.1 specifies the activity status of land use, development and subdivision activities in the Karaka North Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in Table I417.4.1 Activity table below means that the zone, overlay or Auckland-wide provisions apply.

Table I417.4.1 Activity table

Activity		Activity status		
		Sub-precinct A	Sub-precinct B	Sub-precinct C
Use				
Residential				
(A1)	Dwellings in the Residential – Single House and Residential – Mixed Housing Suburban Zones	C	C	C
(A2)	Dwellings in Sub-Precinct B and C not meeting Standard I417.6.1	NA	D	D
(A3)	Within the Rural - Mixed Rural or Rural - Rural Coastal Zones, dwellings outside the Rural Amenity Area or the Rural Character Area identified in Karaka North: Precinct Plan 1	C	NA	NA
(A4)	Dwellings in the Rural Amenity Area or the Rural Character Area identified in Karaka North: Precinct Plan 1	D	NA	NA
Commerce				
(A5)	Restaurants in the Residential - Mixed Housing Suburban Zone	RD		
Community				
(A6)	Community facilities	P	P	P
Rural				
(A7)	Equestrian Centre in the Rural – Mixed Rural or Rural – Rural Coastal Zone	RD		
Development				
(A8)	New buildings in the Business – Local Centre Zone	C	C	C
(A9)	Development that does not comply with Standard I417.6.5 or Standard I417.6.4	D	D	D

Subdivision				
(A10)	Subdivision complying with Standards I417.6.6 to I417.6.9 and in general accordance with the Karaka North: Precinct plan	C	C	C
(A11)	Subdivision not proposing a connection to a reticulated wastewater system within each sub-precinct	NC	NC	NC
(A12)	Any other subdivision not listed in this table	NC	NC	NC

I417.5. Notification

- (1) Except as specified in I417.5.(3) below, an application for resource consent for a controlled activity listed in Table I417.4.1 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 section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for any of the following activities 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(9) of the Resource Management Act 1991:
 - (a) restaurants in the Residential - Mixed Housing Suburban Zone; and
 - (b) equestrian centre in the Rural – Mixed Rural or Rural – Rural Coastal Zones.
- (3) Any application for resource consent for an activity listed in Table I417.4.1 Activity table and which is not listed in I417.5.(1) or I417.5.(2) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991. This includes:
 - (a) new buildings in the Business – Local Centre Zone.
 - (b) subdivision complying with the subdivision controls of this precinct and in general accordance with the Karaka North: Precinct plan 1.
- (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\(4\)](#).

I417.6. Standards

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

All activities listed as permitted, controlled or restricted discretionary in Table I417.4.1 must comply with the following permitted activity standards.

I417.6.1. Maximum density

- (1) The maximum density for sites is as set out in Table I417.6.1.1 Density Limits below.

Table I417.6.1.1 Density limits

Zone	Sub-precinct A	Sub-precinct B	Sub-precinct C
Residential - Mixed Housing Suburban zone	No limit	300m ²	300m ²
Residential – Single House zone	No limit	600m ²	600m ²
An unserviced site	No limit	2500m ²	2500m ²

I417.6.2. Maximum Yield

- (1) No more than 460 residential dwellings may be established in Sub-precinct A.

I417.6.3. Terraced Housing Typologies

- (1) Within Sub-precinct A:
- (a) Up to 33% of dwellings within the Residential - Single House Zone may be comprised of terraced housing and duplex typologies; and
 - (b) The standards of the Residential - Mixed Housing Suburban Zone must apply to these dwellings.

I417.6.4. Height

- (1) Buildings must not exceed 8 metres in height.

I417.6.5. New community, commercial and residential buildings

- (1) Community facilities, buildings for commercial services and dwellings must be connected to the one centralised waste water system consented and constructed for each sub-precinct within the Karaka North precinct unless a connection is available and approved to a public reticulation system.

I417.6.6. Minimum site size

- (1) The minimum site sizes for the Karaka North sub-precincts are set out in Table I417.6.6.1 Minimum site sizes below.

Table I417.6.6.1 Minimum site sizes

Zone	Sub-precinct A	Sub-precinct B	Sub-precinct C
Residential - Mixed Housing Suburban zone	No minimum	300m ²	300m ²
Residential – Single House zone	No minimum	600m ²	600m ²
An unserviced site	No minimum	2500m ²	2500m ²

I417.6.7. Wastewater servicing

- (1) Unless a connection is available and approved to a public reticulation system, all sites must be connected to a village or neighbourhood wastewater treatment and disposal system which at a minimum services a sub-precinct. For private systems, legal mechanisms must be put in place to ensure the on-going operation, maintenance, and monitoring of the system.
- (2) Where a reticulated wastewater treatment and disposal system is located on a site outside the Karaka North Precinct an appropriate easement or other legal mechanism shall be secured to achieve the matters detailed in clause I417.6.7.(1) above.

I417.6.8. Street tree planting

- (1) Where subdivision is proposed on a site with frontage to Dyke Road, Linwood Road or Blackbridge Road, street tree planting must be provided along the length of the road berm adjacent to the site prior to Council issuing a section 224(c) certificate.

I417.6.9. Access

- (1) Where subdivision proposes sites with a boundary to Linwood or Dyke Roads, the site's vehicle access must be to that road only. Legal mechanisms may be placed on the certificates of title to achieve this outcome where sites have dual frontages.

I417.7. Assessment – controlled activities

I417.7.1. Matters of control

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

- (1) subdivision in general accordance with the precinct plan:
 - (a) the matters of discretion in [E38 Subdivision – Urban E38.12.1.\(7\)](#);
 - (b) the effect on any approved master plan or management plan;
 - (c) the effects on rural village character and amenity values;
 - (d) the effect on infrastructure capacity and servicing; and
 - (e) the effect on the roading network.
- (2) dwellings in the Residential – Single House and Residential – Mixed Housing Suburban Zones; and dwellings in the Rural – Mixed Rural, and Rural – Rural Coastal Zones:
 - (a) the consistency with the Karaka North Precinct Plan; and
 - (b) the effect on any approved master plan or management plan;

(3) buildings in the Business - Local Centre Zone:

- (a) the effect of the design and location of the building on public spaces;
- (b) the effect of landscaping and screening for the proposed building on the amenity of public spaces; and
- (c) the effect of on-site parking.

I417.7.2. 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, Auckland wide or overlay provisions:

(1) subdivision in general accordance with the precinct plan:

- (a) The matters of discretion in [E38 Subdivision – Urban E38.12.1.\(7\)](#);
 - (i) The assessment criteria of [E38 Subdivision – Urban E38.12.2.\(7\)](#).
- (b) the effect on any approved master plan or management plan;
 - (i) whether the subdivision is consistent with any approved master plan required by I417.9.1;
 - (ii) whether the subdivision is consistent with any approved landscape management plan required by I417.9.2; and
 - (iii) whether the subdivision is consistent with any approved infrastructure management plan required by I417.9.3.
- (c) the effects on rural village character and amenity values;
 - (i) refer Policies I417.3.(3), I417.3.(5) and I417.3.(10); and
- (d) the effect on infrastructure capacity and servicing;
 - (i) whether adequate infrastructure capacity is provided for within the subdivision;
 - (ii) whether information has been provided on the location, design, connections and any staging and integration of the stormwater, wastewater, or water supply such that adverse effects on the environment and human health are avoided;
 - (iii) whether any upgrading of the stormwater, wastewater, or water supply is necessary; and
 - (iv) refer Policies I417.3.(11) to I417.3.(14); and
- (e) the effect on the roading network;
 - (i) whether the proposed subdivision makes provision for the indicative roads, indicative pedestrian/cycling crossings and indicative intersections; and

(ii) refer to Policies I417.3.(4), (6), and (14)

Figure I417.7.2.1 Road typologies 1

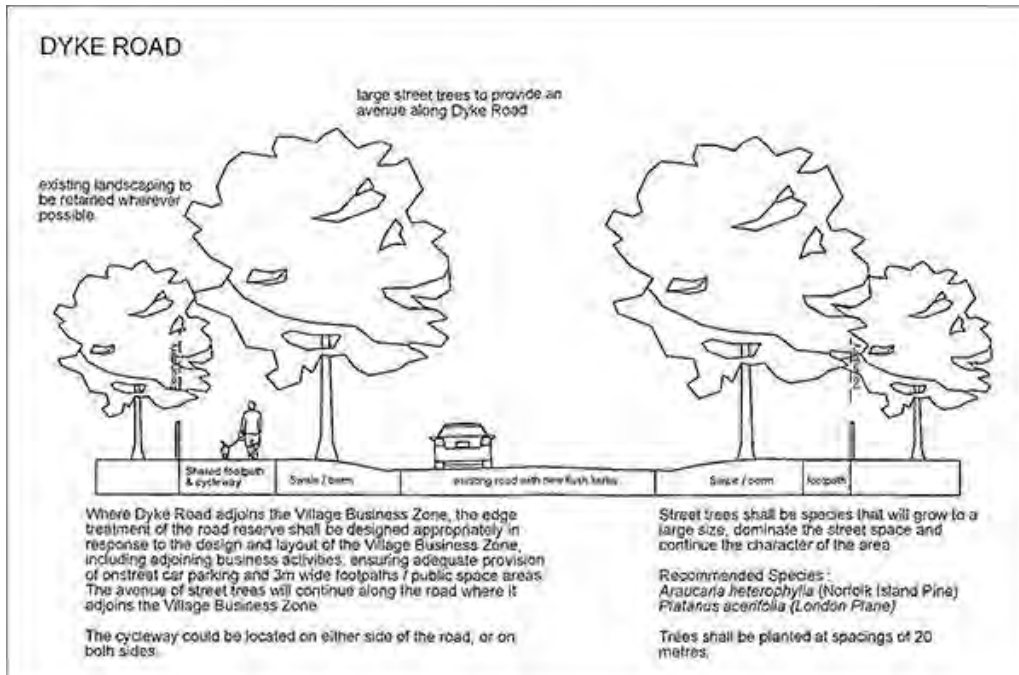
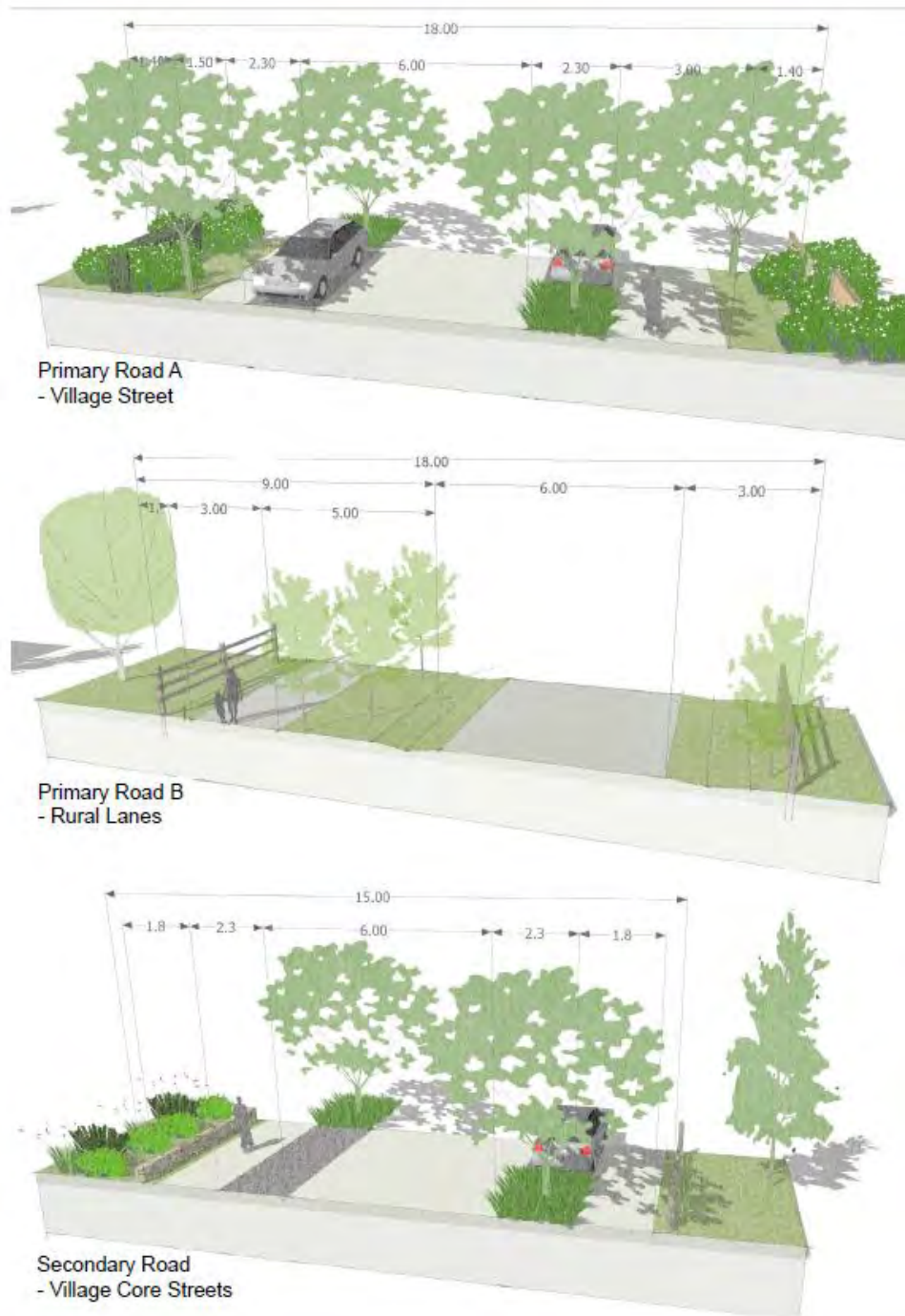


Figure I417.7.2.2 Village road typologies



(2) dwellings in the Residential – Single House, Residential – Mixed Housing Suburban Zones; and dwellings in the Rural – Mixed Rural, and Rural – Rural Coastal Zones:

(a) the consistency with the Karaka North Precinct Plan;

- (i) refer Policies I417.3.(1), I417.3.(2) I417.3.(3) and I417.3.(10).
- (b) the effect on any approved master plan or management plan;
 - (i) refer to I417.7.2.(1).(a) above.
- (3) new buildings in the Business - Local Centre Zone:
 - (a) the effect of the design and location of the building on public spaces;
 - (i) whether buildings on sites adjoining Dyke Road, Linwood Road and the Village Square provide a continuous building frontage;
 - (ii) if buildings cannot be built with frontage to all road boundaries as described above, whether attractive landscaped areas been provided between the building and the road frontage, and whether the use of such areas for parking has been avoided due to adverse effects on streetscape and pedestrian amenity. Where car parking is required it should have a maximum depth of a single aisle;
 - (iii) whether frontages are provided with verandahs that provide shelter and shade to pedestrians using the footpath;
 - (iv) the extent to which principal pedestrian entries of all buildings face the road and/or Village Square and are be easily accessible and clearly identifiable from the footpath;
 - (v) whether outdoor service areas for rubbish storage etc is concealed from views from public roads by being contained within buildings or through the appropriate configuration of the building or by a combination of the building, landscape planting and screen fencing;
 - (vi) whether buildings on sites fronting roads and the Village Square accommodate retail, commercial or community activities at ground floor level with compatible uses (including residential) encouraged to locate above ground floor;
 - (vii) whether buildings create visual interest through articulation, openings, and design variation when viewed from the road or any public space;
 - (viii) whether buildings exhibit proportions and forms that complement nearby residential development;
 - (ix) whether buildings have been designed such that that they provide for passive surveillance over roads and open spaces (including the Village Square);
 - (x) whether solid blank walls facing a road or open space have been avoided;
 - (xi) whether verandahs reflect the design and style of the building and accentuate entrances and window treatment;
 - (xii) whether buildings on corners utilise design features to integrate the corner and promote linkages with the surrounding land, including

existing or potential development on opposing corners. In these locations there may be opportunities to provide additional building height to create a landmark;

- (xiii) whether the principal pedestrian entry points of all buildings are clear and obvious within the building frontage;
 - (xiv) whether buildings front directly onto, or face, roads and provide pedestrian entries and windows along the road frontage, and whether buildings adjacent to the Village Square also front onto the Village Square;
 - (xv) whether large doors (e.g. for loading or servicing) are concealed from view from roads and public open spaces. If they are visible from these spaces, the extent to which their dominance in the frontage is reduced, and set back from the front face of the building; and
 - (xvi) whether signage has been integrated within the design of the building, rather than free-standing structures extending above the eaves or parapets of buildings;
- (b) the effect of landscaping and screening on the amenity of public spaces:
- (i) whether open spaces have been well designed, functional, highly visible and accessible; and
 - (ii) whether the location of buildings that front the Square have been designed and orientated to ensure good solar access and to avoid the adverse effects of prevailing winds; and
- (c) the effect of vehicular and pedestrian movement and on-site parking:
- (i) whether car parking has been provided in appropriate places, generally within the street or behind buildings, and that is easily accessible and appropriately landscaped;
 - (ii) whether parking and movement layouts are designed for safe and effective movement of vehicles through an easily understood layout with appropriate surface markings and signs;
 - (iii) whether, where car parking is provided on sites that adjoin residential areas, it is screened by buildings, fencing and/or landscaping;
 - (iv) whether off-street car parking and servicing areas has been located to the rear of the buildings. Off-street car parking adjoining the Village Square should be avoided; and
 - (v) whether accessways to rear parking/service areas have reduced the width and number of vehicle crossings over footpaths. This may involve shared accessways.

I417.8. Assessment – restricted discretionary activities

I417.8.1. 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) restaurants in the Residential - Mixed Housing Suburban Zone
 - (a) the matters of discretion for [H6 Restaurants in the Residential – Terraced Housing and Apartment Buildings Zone H6.8.1.\(1\)](#).
- (2) equestrian centre in the Rural - Mixed Rural or Rural – Rural Coastal Zones:
 - (a) the matters of discretion set out in [H19 Rural Zones H19.12.1.\(1\)](#)
- (3) infringement of the Standards I417.6.1, I417.6.2 and I417.6.3:
 - (a) the consistency with the Karaka North: Precinct Plan; and
 - (b) the effect on any approved master plan or management plan.

I417.8.2. 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 Auckland wide or zone provisions:

- (1) restaurants in the Residential - Mixed Housing Suburban Zone;
 - (a) The matters of discretion for [H6 Restaurants in the Residential – Terraced Housing and Apartment Buildings Zone H6.8.1.\(1\)](#):
 - (i) The assessment criteria for [H6 Restaurants in the Residential - Terraced Housing and Apartment Buildings Zone H6.8.2.\(1\)](#).
- (2) equestrian centre in the Rural - Mixed Rural or Rural – Rural Coastal Zones:
 - (a) the matters of discretion set out in [H19 Rural Zones H19.12.1.\(1\)](#):
 - (i) the assessment criteria listed at [H19 Rural Zones H19.12.2.\(1\)](#).
- (3) infringement of the Standards I417.6.1, I417.6.2 and I417.6.3:
 - (a) the consistency with the Karaka North: Precinct Plan;
 - (i) refer Policies I417.3.(1), I417.3.(2), I417.3.(3) and I417.3.(10); and
 - (b) the effect on any approved master plan or management plan;
 - (i) refer to I417.7.2.(1).(a) above.

I417.9. Special information requirements

The following applies to land use consent applications or subdivision resource consent applications for land within the Karaka North Precinct:

I417.9.1. Master Plan

- (1) As part of the of the first land use consent application (excluding new farm buildings or additions to existing buildings that are less than 10 per cent of the existing gross floor area of the building), or the first subdivision resource consent application (excluding any boundary adjustments) the applicant is required to produce a masterplan for the sub-precinct to which it relates.

The master plan is required to address the following matters:

- (a) village layout;
 - (b) movement network;
 - (c) access from Linwood, Dyke and Blackbridge Roads;
 - (d) location, hierarchy and character of open space;
 - (e) building footprints;
 - (f) land use;
 - (g) relationship with other sub-precincts;
 - (h) landscape planting;
 - (i) landscape enhancement;
 - (j) retained farm buildings; and
 - (k) staging
- (2) The masterplan that includes the location of the indicative Village Square identified in Karaka North: Precinct Plan 1 must address the following:
- (a) the design, function, visibility and accessibility of the Village Square;
 - (b) the seating, lighting landscaping of the Village Square that supports its function as a community focal point for the village; and
 - (c) the proposed surface materials, that will ensure its versatility and all year round use (including for community activities and events).
- (3) The first and subsequent land use and/or subdivision consent applications must be consistent with the master plan and design guidelines approved for the relevant sub-precinct as part of the first land use or subdivision resource consent, or any approved variation.

- (4) Where a land use and/or subdivision consent application is accompanied by a variation to the approved master plan and/or design guidelines, it must address the matters in I417.9.1.1 above, as applicable to the variation.

I417.9.2. Landscape Management Plan

- (1) As part of the of the first land use consent application (excluding new farm buildings or additions to existing buildings that are less than 10 per cent of the existing gross floor area of the building), or the first subdivision resource consent application (excluding any boundary adjustments) the applicant is required to produce a landscape management plan for the sub-precinct to which it relates.

The purpose of the landscape management plan is to ensure the ongoing management of open space areas set out in the Village masterplan. The landscape management plan will ensure:

- (a) the integration of buildings and rural open space areas within the precinct;
and
 - (b) the maintenance and enhancement of the natural character values of the Whangamarire Stream corridor.
- (2) The landscape management plan is required to address the following matters:
- (a) the management of open space for the purposes of rural amenity for the Village and the maintenance and enhancement of rural character;
 - (b) the location and design detail of passive recreation facilities including bridle trails and pathways;
 - (c) the management of existing and proposed vegetation;
 - (d) the management of pasture including any grazing and fencing;
 - (e) the management of any proposed common areas including orchards and allotments;
 - (f) environmental enhancement including weed and pest management of gully areas, steep slope areas and the margins of the Whangamaire Stream corridor; and
 - (g) the implementation and ongoing maintenance of existing and proposed planting across the site.
- (3) The first and subsequent land use and/or subdivision consent applications shall be consistent with the landscape management plan approved for the relevant sub-precinct as part of the first land use or subdivision resource consent, or any approved variation.

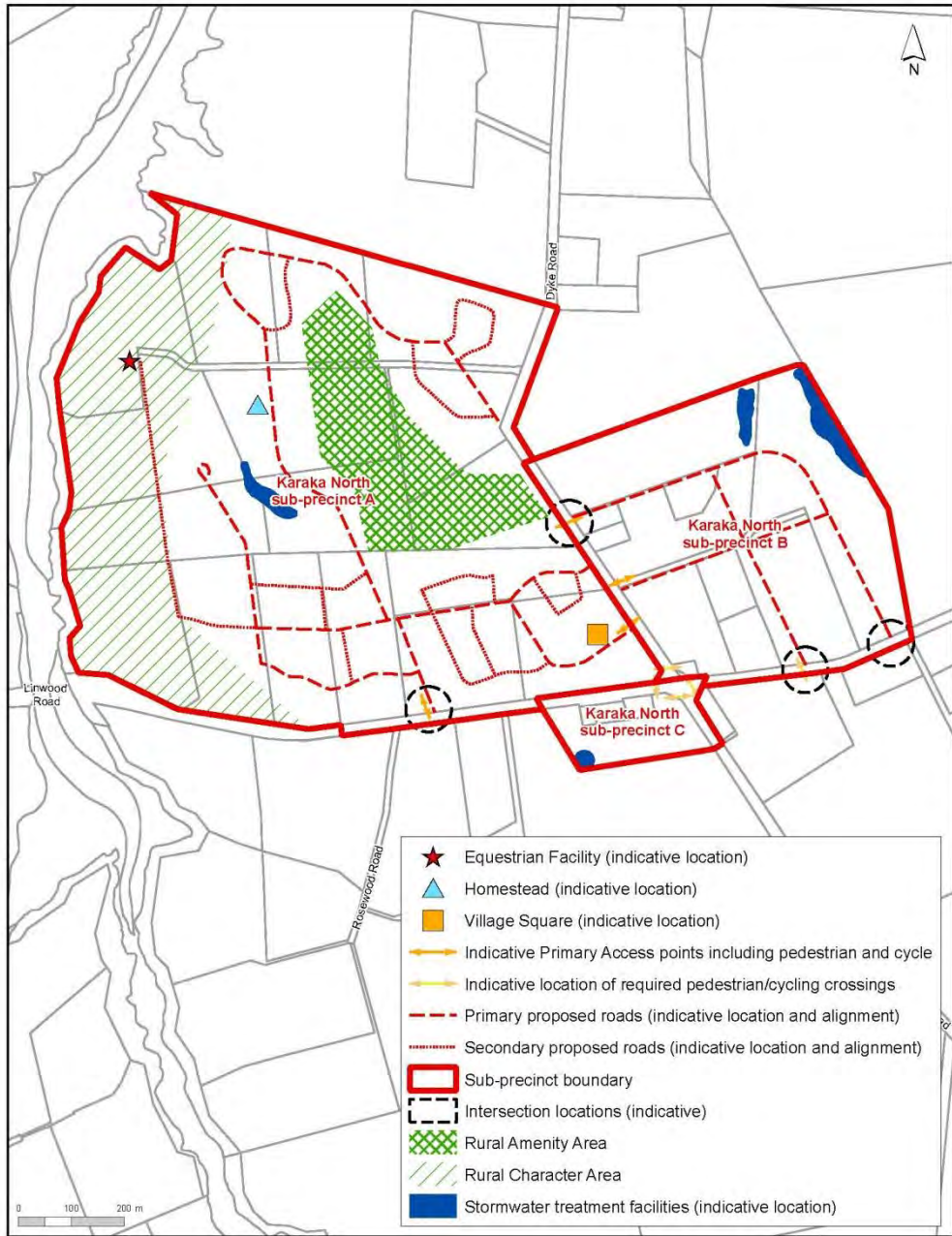
- (4) Where a land use and/or subdivision consent application is accompanied by a variation to the approved landscape management plan it must address the matters in I417.9.2.1(b) above, as applicable to the variation.

I417.9.3. Infrastructure Plan

- (1) As part of the of the first land use consent application (excluding new farm buildings or additions to existing buildings that are less than 10 per cent of the existing gross floor area of the building), or the first subdivision resource consent application (excluding any boundary adjustments) the applicant is required to produce an infrastructure management plan for the sub-precinct to which it relates. The management plan is required to address the following matters:
- (a) method of wastewater treatment;
 - (b) stormwater management;
 - (c) water supply;
 - (d) integrated stormwater management approach; and
 - (e) ownership and method of ongoing maintenance
- (2) The first and subsequent land use and/or subdivision consent applications shall be consistent with the infrastructure management plan approved for the relevant sub-precinct as part of the first land use or subdivision resource consent, or any approved variation.
- (3) Where a land use and/or subdivision consent application is accompanied by a variation to the approved infrastructure management plan it shall address the matters in I417.9.3.1(a) above, as applicable to the variation.

I417.10. Precinct plans

I417.10.1. Karaka North: Precinct plan 1



I427. Pacific Events Centre Precinct

I427.1. Precinct description

The Pacific Events Centre Precinct provides specific planning controls for the use and development of the Pacific Events Centre. This precinct also includes the Wero Whitewater Centre and is located between the Southern Motorway and Great South Road in Manukau.

The zoning of the land within the Pacific Events Centre Precinct is the Special Purpose - Major Recreation Facility Zone.

I427.2. Objectives

- (1) The Pacific Events Centre is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) concerts, events and festivals;
 - (b) markets, fairs and trade fairs;
 - (c) functions, conferences, gatherings and meetings;
 - (d) displays and exhibitions; and
 - (e) watersports at the Wero Whitewater Park.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the Pacific Events Centre are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I427.3. Policies

- (1) Enable the safe and efficient operation of the Pacific Events Centre for its primary activities.
- (2) Protect the primary activities of the Pacific Events Centre from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.

- (4) Manage the adverse effects of the operation of the Pacific Events Centre, having regard to the amenity of surrounding properties.
- (5) Recognise that the Pacific Events Centre's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

I427.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport](#) – district rule [E27.6.1](#); and
- (5) [E27 Transport](#) – district rule [E27.6.2](#).

Table I427.4.1 specifies the activity status of land use and development activities in the Pacific Events Centre Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I427.4.1: Activity table

Activity		Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Displays and exhibitions	P
(A3)	Functions, gatherings, conferences and meetings	P
(A4)	Markets, fairs and trade fairs	P
(A5)	Watersports at the Wero Whitewater Park	P
(A6)	Any primary activity not meeting Standard I427.6.5 but meeting all other standards	C

I427 Pacific Events Centre Precinct

Accessory activities		
(A7)	Accessory activities	P
(A8)	Any accessory activity not meeting Standard I427.6.5 Traffic management but meeting all other standards	C
Compatible activities		
(A9)	Sports, recreation and community activities	P
(A10)	Professional fireworks displays meeting Standard I427.6.10.	P
(A11)	Professional fireworks displays not meeting Standard I427.6.10.	RD
(A12)	Helicopter flights meeting Standard I427.6.11	P
(A13)	Helicopter flights not meeting Standard I427.6.11	RD
(A14)	Education facilities	P
(A15)	Healthcare facilities	P
(A16)	Student accommodation limited to a gross floor area of 1,000m ² within the precinct	P
(A17)	Student accommodation greater than a gross floor area of 1,000m ² within the precinct	D
(A18)	One hotel or motel within the precinct limited to a building footprint no greater than 2,000m ²	RD
(A19)	More than one hotel or motel within the precinct and/or a hotel or motel with a building footprint greater than 2,000m ²	D
(A20)	Offices limited to a gross floor area of 1,000m ² within the precinct	RD
(A21)	Offices greater than a gross floor area of 1,000m ² within the precinct	D
(A22)	Retail (including food and beverage) limited to a gross floor area of 400m ² within the precinct	P
(A23)	Retail (including food and beverage) greater than a gross floor area of 400m ² within the precinct	D
(A24)	Any compatible activity not meeting Standard I427.6.5 Traffic management but meeting all other standards	C
Development		
(A25)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A26)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m but up to 35m in height	RD

(A27)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 35m in height	D
(A28)	Light towers and associated fittings up to and greater than 35m in height	P
(A29)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I427.6.8 Interface control areas	RD
(A30)	Demolition of buildings	P
(A31)	Temporary buildings	P
(A32)	Workers' accommodation	P

I427.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I427.4.1 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 section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I427.4.1 Activity table and which is not listed in I427.5(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\(4\)](#).

I427.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I427.4.1 must comply with the following activity standards unless otherwise stated.

I427.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I427.6.1.1.

Table I427.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 6 special noise events between 9:00am and 11:00pm in any 12 month period	75dB $L_{Aeq(5min)}$
Up to 18 special noise events between 9:00am and 11:00pm in any 12 month period	65dB $L_{Aeq(5min)}$
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:00pm	55dB L_{Aeq}
General noise standards for all other times	40dB L_{Aeq} and 70dB L_{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I427.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.

- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I427.6.2, the curfew and pre-curfew times are as stated in Table I427.6.2.1.

Table I427.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11.30pm
Curfew	11.30pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) The limits in Table I427.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I427.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I427.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I427.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption

luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.

- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I427.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I427.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I427.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

- (9) Professional fireworks displays are excluded from this standard.

Table I427.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

I427.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 24 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I427.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
- (a) There must be no more than 2 special noise events on any one day.

(b) There must be no more than 4 special noise events within any 2 week period.

- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I427.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 29 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I427.6.2.4 and I427.6.2.5.

I427.6.5. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I427.6.6. [Deleted]

- (1) [Deleted]

I427.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone, must be screened from those areas

I427.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I427.6.9. Height in relation to boundary

- (1) Where the Pacific Events Centre Precinct directly adjoins another zone, the height in relation to boundary standard that applies in the adjoining zone applies to the adjoining Pacific Events Centre Precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I427.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I427.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I427.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I427.7. Assessment – controlled activities

I427.7.1. Matters of control

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 overlay or Auckland-wide provisions:

- (1) the effects of the proposed activity on the safety and efficiency of the transport network.

I427.7.2. Assessment criteria

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

- (1) the effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I427.8. Assessment – restricted discretionary activities

I427.8.1. Matters of discretion

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

- (1) any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standard:
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standard:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 35m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I427.6.8.
 - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space zoned sites.
- (7) any activity identified as a restricted discretionary activity:

in addition to the matters listed for non-compliance with any general and/or specific standard, discretion is restricted over all of the following matters:

 - (a) the effects of the proposed activity on the efficient operation of the primary activity of the site;
 - (b) the effects of traffic and parking on the safety and efficiency of the transport network; and

- (c) the effects of the activity on metropolitan, town or local centres.

I427.8.2. 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 activities in the overlay and Auckland-wide provisions:

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and,
 - (iii) the degree of non-compliance.
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
 - (d) the extent to which any artificial lighting will create a traffic safety issue;
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
 - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance;
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment; and
 - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.

- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
 - (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;

- (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) the effects of the proposed activity on the efficient operation of the primary activity of the site:
- (a) whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) the effects of traffic and parking on the safety and efficiency of the transport network:
- (a) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) whether a reduction in car parking will compromise the successful implementation of a Traffic and Transport Management Plan, where relevant or required; and
 - (c) whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.
- (7) the effects of the activity on metropolitan, town or local centres:
- (a) whether the proposed activity will adversely affect the function, role, or amenity of any metropolitan, town or local centre beyond those effects ordinarily associated with trade effects on trade competitors.
- (8) the visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) the extent to which screening is practicable; and
 - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

PC 71 ([see Modifications](#))

I427.9. Special information requirements

There are no special information requirements for this precinct.

I427.10. Precinct plans

I427.10.1. Pacific Events Centre: Precinct plan 1



I434. Pukekohe Park Precinct

I434.1. Precinct description

The Pukekohe Park Precinct provides specific planning controls for the use and development of Pukekohe Park. Pukekohe Park is located adjacent to Manukau Road in Pukekohe and was established in the 1920's. The site comprises approximately 73 hectares and provides facilities for motor sports and horse racing.

The zoning of the land within the Pukekohe Park Precinct is Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

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

I434.2. Objectives

- (1) Pukekohe Park is protected as a regionally and nationally important venue for motorsports activities and horse racing.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of Pukekohe Park are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I434.3. Policies

- (4) Enable the safe and efficient operation of Pukekohe Park for its primary activities.
- (5) Protect the primary activities of Pukekohe Park from the reverse sensitivity effects of adjacent development.
- (6) Enable a range of accessory and compatible activities which:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (7) Manage the adverse effects of the operation of Pukekohe Park, having regard to the amenity of surrounding properties.
- (8) Recognise that Pukekohe Park's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I434.4. Activity table

The provisions in any relevant overlays and Auckland-wide apply in this precinct except those specified below.

- (1) [E24 Lighting](#);

- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E27 Transport – Rule E27.6.1](#);
- (4) [E27 Transport – Rule E27.6.2](#); and
- (5) [E40 Temporary activities](#).

Table I434.4.1 specifies the activity status of land use and development activities in the Pukekohe Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I434.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Horse racing	P
(A2)	Motorsport activities	P
(A3)	Any primary activity not meeting Standard I434.6.5 but meeting all other standards	C
Accessory activities		
(A4)	Accessory activities	P
(A5)	Any accessory activity not meeting Standard I434.6.5 but meeting all other standards	C
Compatible activities		
(A6)	Organised sports and recreation	P
(A7)	Informal recreation	P
(A8)	Concerts, events and festivals	P
(A9)	Displays and exhibitions	P
(A10)	Functions, gatherings, conferences and meetings	P
(A11)	Markets, fairs and trade fairs	P
(A12)	Sports, recreation and community activities	P
(A13)	Professional fireworks displays meeting Standard I434.6.10	P
(A14)	Professional fireworks displays not meeting Standard I434.6.10	RD
(A15)	Helicopter flights meeting Standard I434.6.11	P
(A16)	Helicopter flights not meeting Standard I434.6.11	RD
(A17)	Filming activities	P
(A18)	Any compatible activity not meeting Standard I434.6.5 but meeting all other standards	C

Development		
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 16.5m in height	P
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 16.5m and up to 20m in height	RD
(A21)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	D
(A22)	Light towers and associated fittings up to and greater than 20m in height	P
(A23)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I434.6.8	RD
(A24)	Demolition of buildings	P
(A25)	Temporary buildings	P
(A26)	Workers' accommodation	P

I434.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I434.4.1 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 section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I434.4.1 Activity table and which is not listed in I434.5(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\(4\)](#).

I434.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I434.4.1 must comply with the following activity standards unless otherwise stated.

I434.6.1. Motorsport activities noise

- (1) There must not be any use of the track by motor vehicles, except for vehicles undertaking track or facility maintenance or repairs, in all of the following circumstances:
 - (a) from 24 December to January 2 inclusive;

- (b) on Good Friday, Easter Sunday and Anzac Day, except that the track can be used for multi-day international motor sport events from 1.00pm on Anzac Day;
 - (c) on Mondays, Tuesdays or more than two Wednesdays of any month except for category E events;
 - (d) Five days before and after a Category A event except that the track can be used for one Category E event within each five day period; and
 - (e) Three days before and after a Category B event except that the track can be used for one Category E event within each three day period.
- (2) The use of the track for any motorsport activity, except for vehicles undertaking track or facility maintenance or repairs, may only take place between:
- (a) Category A & B days between 7am to 7pm;
 - (b) *[deleted]*
 - (c) Category C, D and E days between 10am to 5pm.
- (3) The use of the track for any motorsport activity, except for vehicles undertaking track or facility maintenance or repairs, must not exceed all of the following:
- (a) 4 consecutive Category A days;
 - (b) 3 consecutive Category B days; and
 - (c) 3 consecutive days of Category C or D days.
- (4) The noise (rating) level from any motorsport activity or from motor vehicles using the track must not exceed the noise limits in Table I434.6.1.1.
- (5) Vehicles associated with the repair and maintenance of the track and/or facilities are excluded from Standard I434.6.1.

Table I434.6.1.1: Motorsport noise standards

Motorsport category	Number of days in any 12 month period	Noise limit (LAeq)	Timeframe
Category A	Not more than 6	90dB	12 hours
Category B	Not more than 24	85dB	12 hours
Category C	Not more than 50	80dB	7 hours
Category D	Not more than 40	70dB	7 hours
Category E	Any other day	60dB	7 hours

- (6) The measurement point for the noise limits in Table I434.6.1.1 is 2m above ground level at the existing 'Bravo' location, 22.5m from the edge of track at coordinates 37°12'54.95"S and 174°54'55.29"E.
- (7) Any motor vehicle using the track must not exceed a noise limit of 95dB_{LA_Fmax} when measured 30 meters at a right angle from the track at points where the vehicle is under maximum power.
- (8) Vehicles using the track on Category E days must have an exhaust system meeting the requirements of Rule 2.7(8) of the Land Transport Rule – Vehicle Equipment Amendment 2007 (Rule 32017/2).
- (9) In the last week of February, May, August and November, the operator of Pukekohe Park Raceway must do both of the following:
 - (a) Publish a calendar identifying all Category A, B, C and D days booked or available at the track for the following 3 months. This must be published in a locally available paper (which is published at least weekly) and must be available on the operator's website; and
 - (b) Provide written notice to the Council of the use of the motor racing track identifying all Category A, B, C and D events held at the track for the previous 3 months.

I434.6.2. Public address system noise

- (1) The noise (rating) level from any public address system or any outdoor amplified sound system used for broadcasting voice or music within the site must comply with a noise limit of 50dB L_{Aeq} when measured at any notional boundary. This excludes Category A, B and C event days when the noise limit must be 65dB $L_{Aeq(5min)}$ at any notional boundary;
- (2) Any public address system or outdoor amplified sound system must not be used at any of the following times:
 - (a) before 7am or more than one hour before a motorsport activity is programmed to start, whichever is later; and
 - (b) after 7pm or more than one hour after programmed motorsport activity has finished, whichever is the earlier.
- (3) There must be no adjustment for special audible characteristics in relation to noise from the public address system.
- (4) Where $L_{Aeq(5min)}$ is specified, no 5 minute measurement sample can exceed the stated limit.

I434.6.3. General noise

- (1) The noise (rating) level from any activity (other than activities provided for in rules I434.6.1 and I434.6.2) as measured at any notional boundary must not exceed the noise limits in Table I434.6.3.1.

Table I434.6.3.1 General noise standards

Timeframes	Noise limit
Monday to Saturday 7am to 10pm	55dB L _{Aeq}
Sunday 9am to 6pm	
At all other times	45dB L _{Aeq} 75dB L _{AFmax}

- (2) On up to 2 days in any 12 month period, any activity can take place provided that the following standards are met. Standard I434.6.3(2) does not apply to motorsport and horse racing activities:
- (a) the noise (rating) level does not exceed a limit of 65dB L_{Aeq} when measured at any notional boundary; and
 - (b) the activity does not exceed 6 hours in duration and does not start before 9am and finishes no later than 10pm.
- (3) Professional fireworks displays and helicopter flights are excluded from this standard.

I434.6.4. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I434.6.4, the curfew and pre-curfew times are as stated in Table I434.6.4.1.

Table I434.6.4.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 10pm
Curfew	10pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:

- (a) The limits in Table I434.6.4.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I434.6.4.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I434.6.4.3 when measured at the windows of habitable rooms of a lawfully established dwelling within a residential zone.

Table I434.6.4.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed 10,000 cd for pre-curfew times and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling.
- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed 10 cd/m². The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

I434.6.5. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or

- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I434.6.6. [Deleted]

- (1) [Deleted]

I434.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas.

I434.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I434.6.9. Height in relation to boundary

- (1) Where the Pukekohe Park Precinct directly adjoins another zone, the height in relation to boundary standard that applies in the adjoining zone also applies to the adjoining Pukekohe Park Precinct boundary.
- (2) Where the Pukekohe Park Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard.

I434.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I434.6.11. Helicopter flights

- (1) Landing and departures must take place at least 150m from any neighbouring site.
- (2) The helicopter movements must not exceed the numbers in Table I434.6.11.1 where an arriving flight and a departing flight are counted as two movements.

Table I434.6.11.1 Helicopter Movements

Motorsport category	Number of movements
Category A day	Limited to 30 movements per Category A day
Category B day	Limited to 30 movements (in any 12 month period)
Category C day	
Category D day	
Category E day	

I434.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I434.7. Assessment – controlled activities**I434.7.1. Matters of control**

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 overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I434.7.2. Assessment criteria

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

- (1) Effects on the safety and efficiency of the transport network:
- (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I434.8. Assessment – restricted discretionary activities

I434.8.1. Matters of discretion

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

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards:
 - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standards:
 - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 16.5m and up to 20m in height and/or which does not comply with height in relation to boundary standards:
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I434.6.8:
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) Any activity that does not comply with screening standards:
 - (a) The visual effects of rubbish and storage areas on residential and open space sites.

I434.8.2. 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 activities in the overlay and Auckland-wide provisions:

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:

- (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance;
- (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
- (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
- (d) The extent to which any artificial lighting will create a traffic safety issue;
- (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
- (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
- (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones;

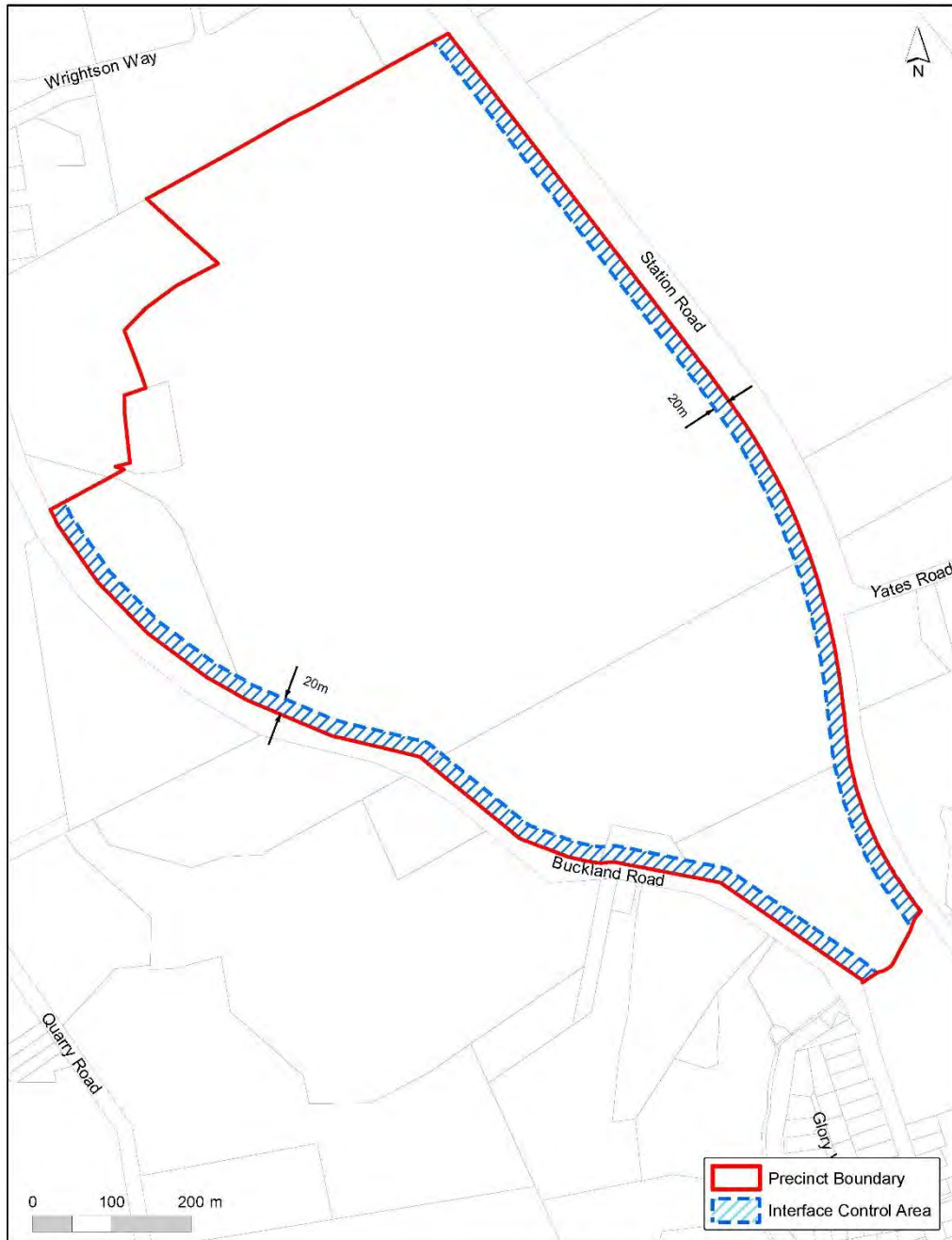
- (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces:
- (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) The extent to which screening is practicable; and
 - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

I434.9. Special information requirements

There are no special information requirements for this precinct.

I434.10. Precinct plans

I434.10.1. Pukekohe Park: Precinct plan 1



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 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

Sub-precinct D: Residential - Single House 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 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 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.

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 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 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 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.

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					
(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	RD	NA	RD	RD

	with Takanini Precinct: Precinct plan 1, and (in Sub-precinct A) Takanini Precinct: Precinct plan 2				
(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 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.

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) 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:

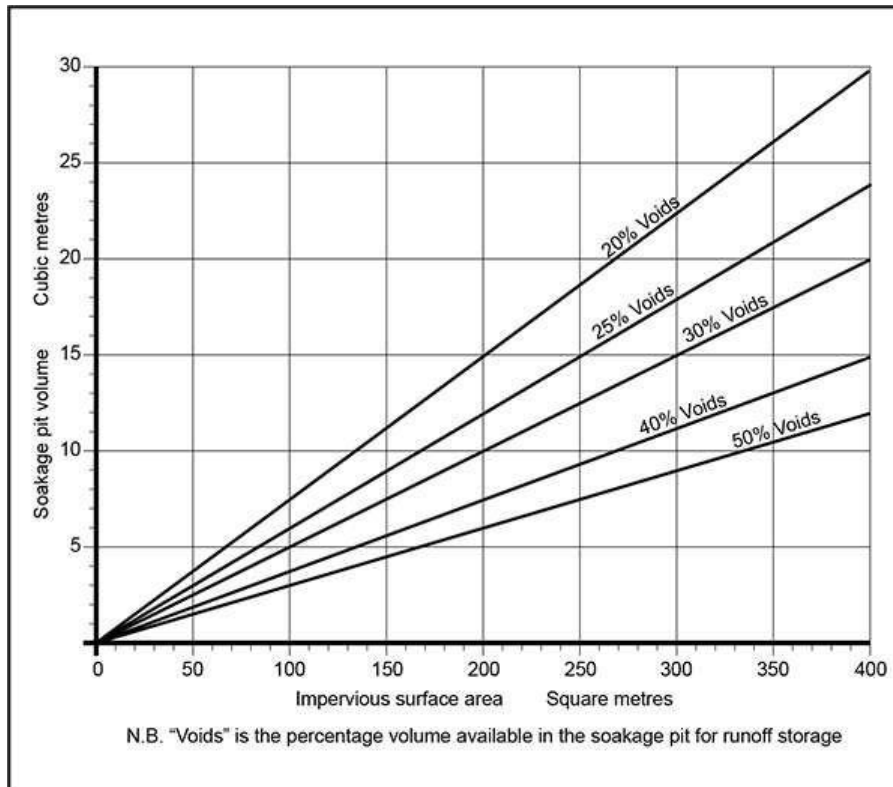
- (a) Development of all sites must provide for groundwater recharge by providing for soakage disposal of stormwater runoff from buildings and other impervious surfaces.
- (b) A groundwater recharge pit providing temporary storage for stormwater runoff is required for all development sites underlain 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.

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:

- (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.

(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) 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) 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) 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 of 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.

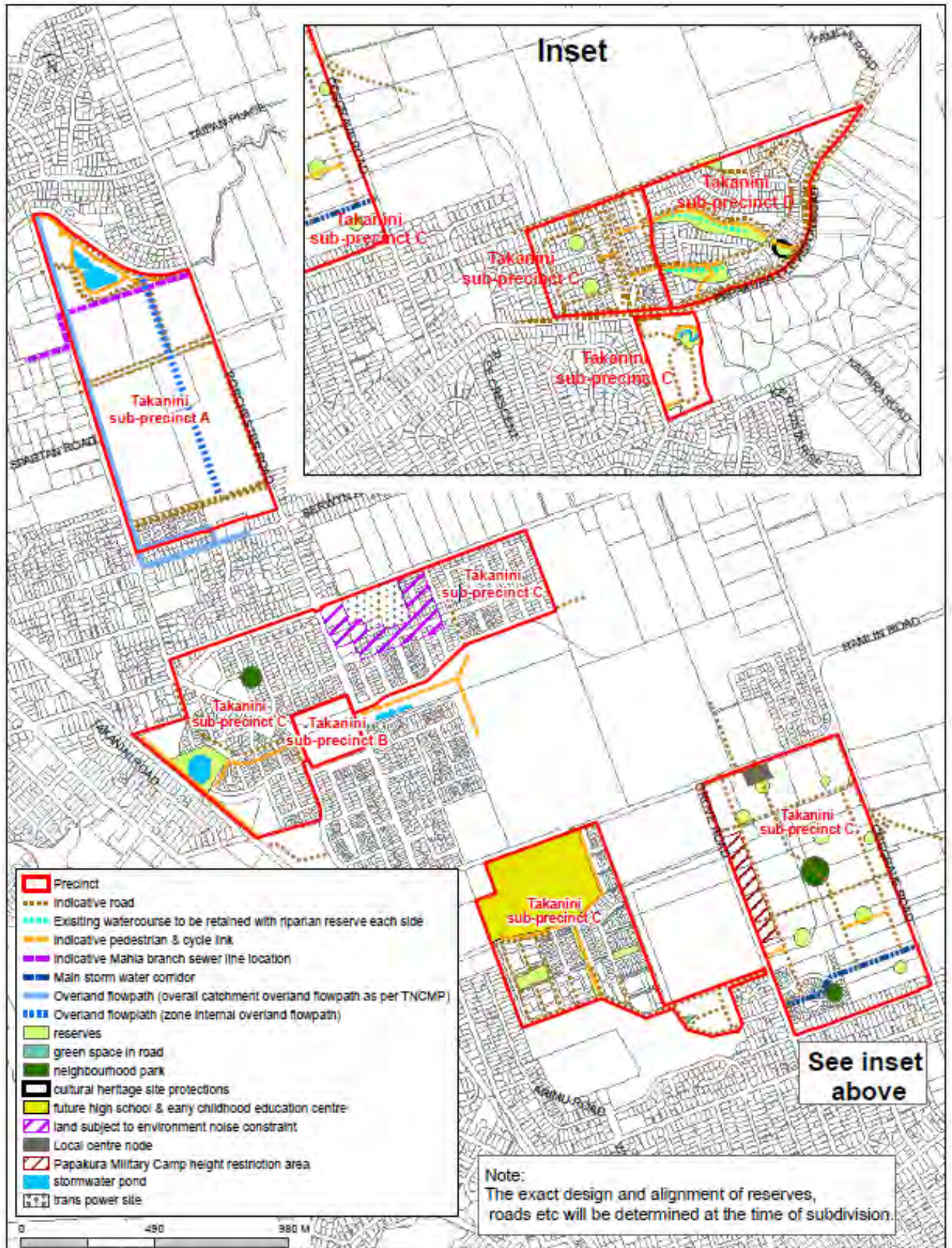
Within Sub-precinct D, and that part of Sub-precinct C bounded by Old Wairoa Road and Papakura-Clevedon Road, an application for subdivision must be accompanied by:

- (14) A landscape plan that:

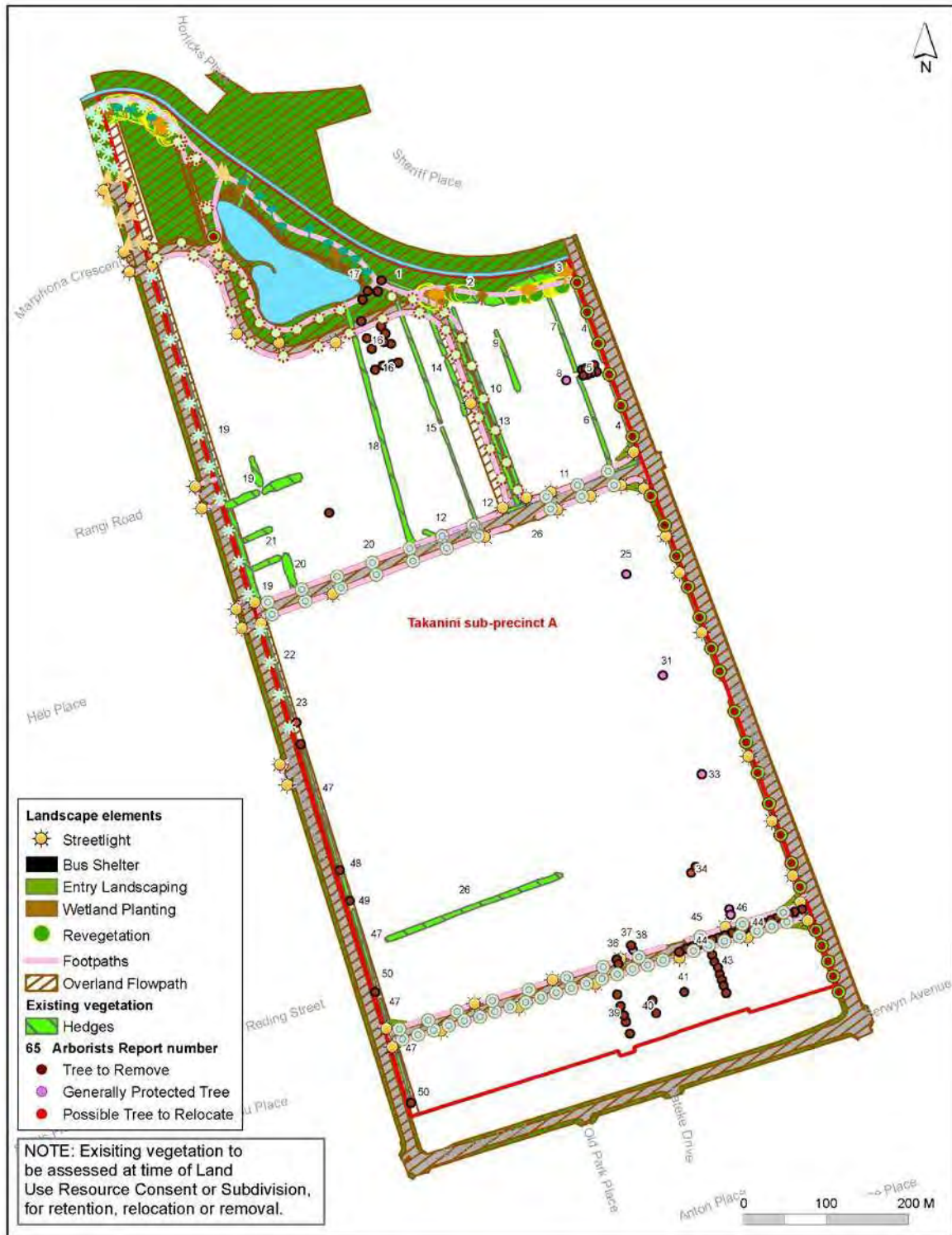
- (a) Identifies the location of new vegetation and any existing vegetation to be retained, provides details about the species, height, width and density at maturity, growth rates, compatibility with site conditions and maturity on planting.
- (b) Identifies the location of new fences and any existing 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. Precinct plans

I438.10.1. Takanini Precinct: Precinct plan 1



I438.10.2. Takanini Precinct: Precinct plan 2



I439. Waiuku Precinct

I439.1. Precinct Description

The Waiuku Precinct comprises approximately 107 hectares of land to the east of Waiuku township and is strategically situated adjacent to two main roads:

- Glenbrook-Waiuku Road, the main road that leads to the steel mill at Glenbrook and to State Highway 1; and
- Waiuku Road, the main road that leads to Pukekohe.

The location of the precinct at this strategic intersection means that its future development for predominantly light industrial activities will not result in heavy vehicles needing to pass through Waiuku township to reach State Highway 1 or Pukekohe.

The Waiuku Precinct is currently being used for rural activities. Vegetation in the precinct consists of shelter-belts, native bush, pasture and crops.

The precinct falls outside any approved urban stormwater catchment area for Waiuku. The precinct recognises that stormwater is a constraint to development and a stormwater network discharge consent for the catchment is required prior to subdivision and development occurring.

The precinct is subject to the Quality Sensitive Aquifer Management Areas Overlay and the High Use Aquifer Management Areas Overlay.

The precinct comprises four sub-precincts:

- Sub-precincts A, B and C are zoned Business – Light Industry Zone; and
- Sub-precinct D is zoned Rural – Rural Production Zone.

Future subdivision and development within the precinct is subject to Waiuku Precinct: Precinct plan 1.

Sub-precinct A

Sub-precinct A comprises two areas. One area is located in the middle of the precinct and the other area is located on the southern boundary of the precinct and adjoins Kitchener Road.

The area located in the middle of the precinct contains 2.2 hectares of covenanted bush. These areas of bush are also scheduled as significant ecological areas.

Sub-precinct B

Sub-precinct B comprises the majority of the land within the precinct and is located on both sides of Cornwall Road and connects to the established Business – Light Industry Zone in the south, the Open Space – Informal Recreation Zone adjoining the Glenbrook Vintage Railway line, and to the Rural- Rural Production Zone land to the north and east.

A scheduled significant ecological area and scheduled notable trees are located within Sub-precinct B.

Sub-precinct C

Sub-precinct C is the northern most part of the precinct and is located between Glenbrook –Waiuku Road, Shakespeare Road and the Glenbrook Vintage Railway line. This sub-precinct is intended to be developed as an attractive gateway into Waiuku from Auckland.

Scheduled notable trees are located within Sub-precinct C.

Sub-precinct D

Sub-precinct D comprises two separate rural areas extending from Sub-precinct B. The activities provided for in Sub-precinct D support the rural economy and visitor sector.

I439.2. Objectives

- (1) The industrial centre at Waiuku provides for a mix of activities, including light industrial activities, supporting retail, and food and beverage outlets.
- (2) Adverse effects at the interface between the industrial areas in the precinct and the Glenbrook Vintage Railway, and on rural roads, are managed.
- (3) Development of the Waiuku precinct does not occur prior to a stormwater network discharge consent being approved.
- (4) Subdivision, use and development gives effect to, and is in general accordance with Waiuku Precinct: Precinct plan 1.

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

I439.3. Policies

- (1) Encourage commercial services, retail and food and beverage outlets that support light industrial activities to locate in Sub-precinct A.
- (2) Limit non-industrial activities from locating in Sub-precinct B.
- (3) Provide for a diverse range of activities including visitor attractions in Sub-precinct C.
- (4) Provide for a range of activities which support the rural economy and provide for visitor attractions in Sub-precinct D.
- (5) Manage the adverse effects of traffic on rural roads by limiting access for commercial and industrial traffic from Shakespeare Road and Hall Road.
- (6) Require adverse visual effects of industrial development adjoining the Glenbrook Vintage Railway line to be mitigated.
- (7) Require subdivision, use and development to be in general accordance with Waiuku Precinct: Precinct plan 1 and to occur after a stormwater network discharge consent has been approved.

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

I439.4. Activity table

The provisions in any relevant overlay, zone and Auckland-wide sections apply in Sub-precincts A, B and C unless otherwise specified below.

Table I439.4.1 and Table I439.4.2 Activity table specify the activity status of land use, development and subdivision activities in the Waiuku Precinct pursuant to section 9(3) and (11) of the Resource Management Act 1991.

Table I439.4.1 Sub-precincts A - C

Activity		Sub-precinct A	Sub-precinct B	Sub-precinct C
Development				
(A1)	Development which precedes (or is not applied for concurrently with) a stormwater network discharge consent	NC	NC	NC
(A2)	Any activity which is not a permitted activity and requires access via Shakespeare Road	NA	NA	C
(A3)	Any industrial activity which precedes the construction of a roundabout on Cornwall Road or Glenbrook-Waiuku Road to provide access to and from Sub-precinct C	NA	NA	D
(A4)	Any activity which generates greater than 200 vehicles or 50 truck trips per day	RD	RD	RD
(A5)	Arrival/departure railway platform	NA	NA	C
(A6)	Activities or works within 20m of a: - transmission gas pipeline; - slurry pipeline easement ; or - water pipeline easement where written approval has been obtained from the relevant service provider	P	P	P
(A7)	Activities or works within 20m of a: - transmission gas pipeline; - slurry pipeline easement ; or - water pipeline easement where written approval has not been obtained from the relevant service	RD	RD	RD

I439 Waiuku Precinct

	provider			
Commerce				
(A8)	Commercial services	P	D	D
(A9)	Public gardens	NC	NC	C
(A10)	Museums/Art Galleries	NC	NC	C
(A11)	Conference facility	NC	NC	C
(A12)	Funeral director premise	NC	NC	NC
(A13)	Dairies	P	D	D
(A14)	Drive-through facilities	P	D	D
(A15)	Food and beverage	P	D	D
(A16)	Garden centres	NC	NC	C
(A17)	Service retail	P	NA	NA
Subdivision				
(A18)	Any subdivision which precedes (or is not applied for concurrently with) a stormwater network discharge consent	NC	NC	NC
(A19)	Any adjustment or realignment of existing site boundaries that give effect to the intent of Waiuku Precinct: Precinct plan 1 where no additional sites are created, and where the resulting site sizes comply with the relevant subdivision standards	C	C	C
(A20)	Subdivision within 20m of a: - transmission gas pipeline; - slurry pipeline easement; or - water pipeline easement where written approval has not been obtained from the relevant service provider	RD	RD	RD
(A21)	Subdivision that results in the creation of a separate site for a museum/art gallery or food and beverage premises	NA	NA	C

Table I439.4.2 Sub-precinct D

Activity		Activity status
Use		
Rural		
(A22)	Equestrian centres	C
(A23)	Rural industries	C
(A24)	Rural commercial services	C
Accommodation		
(A25)	Visitor accommodation	C
Commerce		
(A26)	Conference facilities	C
(A27)	Rural tourist and visitor activities	C
(A28)	Veterinary clinics	C
Community facilities		
(A29)	Education facilities accessory to farming and horticulture activities	C
(A30)	Museum/Art Gallery	C
(A31)	Public garden (including an accessory café or restaurant)	C
Development		
(A32)	Any activity which is not a permitted activity and that requires access via Shakespeare Road or Hall Road	NC

I439.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I439.4.1 or Table I439.4.2 Activity tables 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 I439.4.1 or Table I439.4. Activity tables and which is not covered in I439.5 (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\(4\)](#).

I439.6. Standards

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

All activities listed as permitted, controlled or restricted discretionary in Table I439.4.1 or Table I439.4.2 must comply with the following standards.

I439.6.1. Sub-precincts A - C

I439.6.1.1. Service retail activities

(1) Service retail activities must be limited to the following activities: stationary shops, photocopy shops, sale of engineering supplies, sale of feed and medicines for livestock, pharmacies, companies that provide security and surveillance to business premises, fitness centres and the following activities provided that they do not occupy more than 400m² gross floor area:

- (a) equipment sales and repairs; and
- (b) machinery hire and leasing.

I439.6.1.2. Height

(1) Height is to be measured using the rolling height method and:

- (a) buildings within Sub-precinct A must not exceed 12m in height;
- (b) buildings within Sub-precinct B must not exceed 18m in height; and
- (c) buildings within Sub-precinct C must not exceed 9m in height.

I439.6.1.3. Height in relation to boundary

- (1) In Sub-precinct A any part of a-building or sign must not exceed a height of 3m plus the shortest horizontal distance between that part of the building or sign and the boundary with land that is not located in the Waiuku precinct.
- (2) In Sub-precincts B and C any part of building or sign must not exceed a height of 3m plus the shortest horizontal distance between that part of the building and the boundary with land that is not located in Sub-precincts B or C.

I439.6.1.4. Yards

(1) Sub-precincts A,B, and C:

- (a) in addition to the yards Standard [H17.6.4.1](#) for the Business – Light Industry Zone a 5m yard must be provided along any boundary with a site in the Rural – Rural Production Zone; and
- (b) a minimum 20m yard must be provided along any boundary with the Glenbrook Vintage Railway line, and must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard to provide a densely planted visual buffer for a depth of at least 3m and must be appropriately maintained thereafter.

(2) Sub-precinct C:

- (a) a minimum 20m yard must be provided;

- (i) at the intersection of Glenbrook-Waiuku Road and Shakespeare Road, except the gateway feature required by the Waiuku Precinct: Precinct plan 1 may infringe the 20m yard;
- (ii) at the boundaries of:
 - 16 Shakespeare Road, Lot 1 DP 328757;
 - 104 Cornwall Road, Pt Allot 53 PARISH of Waiuku East 72;
 - Glenbrook-Waiuku Road, Lot 1 DP 140821.
- (b) the yard must be planted in accordance with the Business - Light Industry Zone yard standards, to an average depth of 15m (and a minimum depth of 7m) except where:
 - (i) a stormwater pond is required closer than 7m to the boundary, in which case the area between the pond and the boundary must be planted with vegetation.

I439.6.2. Sub-precincts D

I439.6.2.1. Height

- (1) Height is to be measured using the rolling height method.
- (2) Buildings within Sub-precinct D must not exceed 9m in height.

I439.6.2.2. Yards

- (1) A minimum 20m yard must be provided along any boundary with site in a Rural – Rural Production Zone;
 - (a) the yard must be planted with vegetation to an average depth of 15m and a minimum depth of 3m, excluding areas used for vehicle and pedestrian access;
 - (b) any fencing must be of a transparent nature so that the landscaping can be viewed outside the site; and
 - (c) a landscape plan must be submitted with any resource consent application to show compliance with Sub-precinct D Yards Standard I439.6.6.

I439.6.2.3. Subdivision

The subdivision standards in the Auckland-wide provisions apply in the Waiuku precinct unless otherwise specified below.

- (1) The minimum lot size of any site created by a subdivision within Sub-precinct A must be 1,000m².

I439.7. Assessment – controlled activities

I439.7.1. Matters of control

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

(1) Sub-precinct C

- (a) Noise.
- (b) Hours of operation and vehicle movements.
- (c) Character and amenity of the surrounding rural environment.
- (d) Access to and from Shakespeare Road.

(2) Sub-precinct D

- (a) Hours of operation and number of persons on site.
- (b) Character and amenity of the surrounding rural environment and those residing within it.
- (c) The extent to which activities are consistent with the development controls for the Rural Production zone.
- (d) Scale and intensity of the activity.
- (e) Reverse sensitivity effects.

I439.7.2. 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 or overlay provisions:

(1) Sub-precinct C:

- (a) whether buildings incorporate noise reduction materials/mechanisms to minimise the potential for reverse sensitivity effects;
- (b) the extent to which the hours of operation of activities reflect the sensitivity, character and amenity of the surrounding rural environment;
- (c) whether the number of vehicle movements on and off the site have an adverse effect on the character and amenity of the surrounding rural environment;
- (d) the extent to which the gateway feature identified in the Waiuku Precinct: Precinct plan 1 is appropriately located and reflects the character and image of Waiuku; and

- (e) whether safe and efficient transport access to, and transport movement along, Shakespeare and Hall Roads, is provided, including pedestrian and vehicle safety on, or in the vicinity of the bridge.

(2) Sub-precinct D:

- (a) the extent to which the hours of operation of activities reflect the sensitivity, character and amenity of the surrounding rural environment and those residing within it;
- (b) the extent to which the number of persons likely to be accommodated on the site reflect the sensitivity, character and amenity of the surrounding rural environment and those residing within it;
- (c) whether activities should comply with the development and land use controls standards for the Rural - Rural Production Zone. The council will generally apply those controls as a minimum standard and for an activity and the council will use those controls as a guide as to the suitability of the size, scale and character of the proposed activity; and
- (d) the extent to which buildings incorporate noise reduction materials/mechanisms to minimising the potential for reverse sensitivity effects.

I439.8. Assessment – restricted discretionary activities

I439.8.1. 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) Activities that generate more than 200 vehicles per day or 50 trucks per day:
 - (a) access to public roads;
 - (b) road safety; and
 - (c) traffic operation.
- (2) Activities within 20m of a water pipeline easement, slurry pipeline easement or transmission gas pipeline where written approval has not been obtained from the relevant service provider:
 - (a) safety;
 - (b) the on-going efficient and practicable operation of the utility;
 - (c) reverse sensitivity; and
 - (d) design and layout of buildings and infrastructure.

- (3) Subdivision within 20m of a water pipeline easement, slurry pipeline easement or transmission gas pipeline where written approval has not been obtained from the relevant service provider:
 - (a) safety;
 - (b) the on-going efficient and practicable operation of the utility;
 - (c) reverse sensitivity; and
 - (d) design and layout of buildings and infrastructure.

I439.8.2. 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) Activities that generate more than 200 vehicles per day or 50 trucks per day:
 - (a) whether the activity provides suitable access to the site; and
 - (b) whether the activity ensures that adverse traffic effects on the safe and efficient operation of the surrounding road network are minimised.
- (2) Activities within 20m of a water pipeline easement, slurry pipeline easement or transmission gas pipeline where written approval has not been obtained from the relevant service provider:
 - (a) whether the activity will adversely affect the on-going safe, efficient and practicable operation of the pipeline;
 - (b) the extent to which the activity mitigates the effects on the pipeline through the location of roads and reserves, with reserves, roads, walkways and cycle ways being preferable land uses over the pipeline;
 - (c) whether the activity enables the continued maintenance and inspections of the pipeline;
 - (d) whether the applicant has consulted with the service provider and whether an explanation is provided on the reasons why written approval by the service provider was not provided; and
 - (e) whether the activity (including construction of any buildings) complies with the Health and Safety in Employment (Pipelines) Regulations 1999 and the operating code Standard NZ/AS2885 Pipelines– Gas and Liquid petroleum.
- (3) Subdivision within 20m of a water pipeline easement, slurry pipeline easement or transmission gas pipeline where written approval has not been obtained from the relevant service provider:

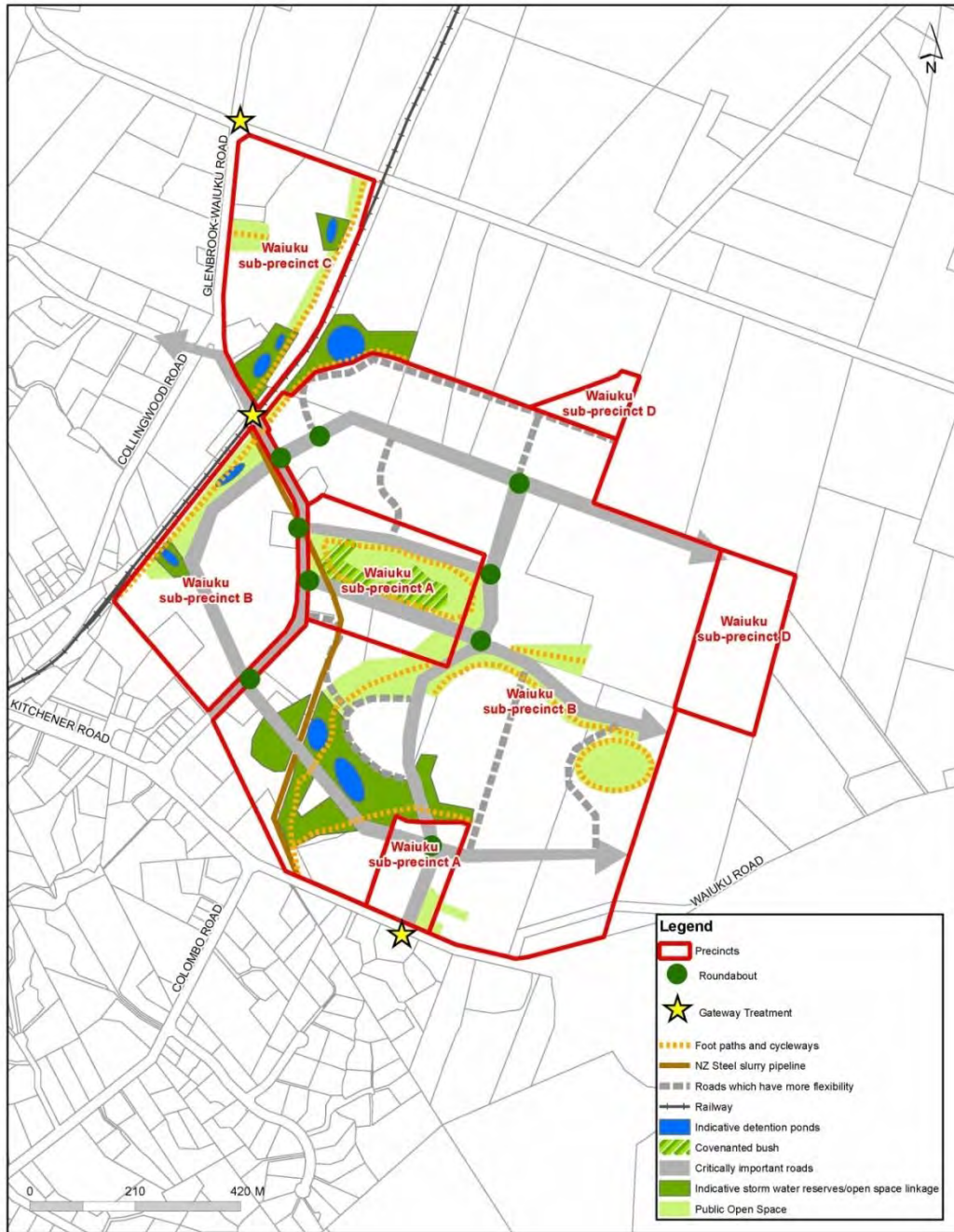
- (a) the extent to which the subdivision will adversely affect the on-going safe, efficient and practicable operation of the pipeline;
- (b) the extent to which the subdivision design mitigates the effects on the pipeline through the location of roads and reserves, with reserves, roads, walkways and cycle ways being preferable land-uses over a pipeline;
- (c) whether the ability for continued maintenance and inspections of the pipeline is affected;
- (d) whether the applicant has consulted with the service provider and whether an explanation is provided on the reasons why written approval by the service provider was not provided; and
- (e) the extent to which the subdivision will comply with the Health and Safety in Employment (Pipelines) Regulations 1999 and the operating code Standard NZ/AS2885 Pipelines – Gas and Liquid petroleum.

I439.9. Special information requirements

- (1) An application for an activity that will generate more than 200 vehicles or 50 truck trips per day must include a traffic impact assessment from a suitably qualified traffic engineer.

I439.10. Precinct plans

I439.10.1. Waiuku Precinct: Precinct plan 1



I503. AUT Millennium Institute of Sport Precinct

I503.1. Precinct description

The AUT Millennium Institute of Sport Precinct provides specific planning provisions for the use of the AUT Millennium Institute of Sport.

The zoning of the land within the AUT Millennium Institute of Sport Precinct is the Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

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

I503.2. Objectives

- (1) The AUT Millennium Institute of Sport is protected as a regionally and nationally important venue for sports, recreation and associated health, education and research.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the AUT Millennium Institute of Sport are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I503.3. Policies

- (1) Enable the safe and efficient operation of the AUT Millennium Institute of Sport for its primary activities.
- (2) Protect the primary activities of the AUT Millennium Institute of Sport from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the AUT Millennium Institute of Sport, having regard to the amenity of surrounding properties.
- (5) Recognise that the AUT Millennium Institute of Sport's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I503.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table I503.4.1 specifies the activity status of land use and development activities in the AUT Millennium Institute of Sport Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I503.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Organised sport and recreation	P
(A2)	Informal recreation	P
(A3)	Healthcare services, education activities and research activities associated with sports and recreation	P
(A4)	Any primary activity not meeting Standard I503.6.5 but meeting all other standards	C
Accessory activities		
(A5)	Accessory activities	P
(A6)	Any accessory activity not meeting Standard I503.6.5 but meeting all other standards	C
Compatible activities		
(A7)	Sports, recreation and community activities	P
(A8)	Concerts, events and festivals	P
(A9)	Markets, fairs and trade fairs	P
(A10)	Functions, conferences, gatherings and meetings	P
(A11)	Filming activities	P
(A12)	Displays and exhibitions	P
(A13)	Healthcare facilities up to a gross floor area of 1,000m ² within the precinct	P
(A14)	Healthcare facilities more than a gross floor area of 1,000m ² within the precinct	RD
(A15)	Athlete accommodation up to a gross floor area of 1,000m ² within the precinct.	P
(A16)	Athlete accommodation more than a gross floor	RD

	area of 1,000m ² within the precinct.	
(A17)	Professional fireworks displays meeting Standard I503.6.10	P
(A18)	Professional fireworks displays not meeting Standard I503.6.10	RD
(A19)	Helicopter flights meeting Standard I503.6.11	P
(A20)	Helicopter flights not meeting Standard I503.6.11	RD
(A21)	Any compatible activity not meeting Standard I503.6.5 but meeting all other standards	C
Development		
(A22)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A23)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m, but up to 25m in height	RD
(A24)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m	D
(A25)	Light towers and associated fittings up to and greater than 25m in height	P
(A26)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard 0	RD
(A27)	Demolition of buildings	P
(A28)	Temporary buildings	P
(A29)	Workers' accommodation	P

I503.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I503.4.1 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 section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I503.4.1 Activity table and which is not listed in I503.5(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\(4\)](#).

I503.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I503.4.1 Activity table must comply with the following activity standards unless otherwise specified. The following standards do not apply:

- (1) [E27 Transport](#) – Standards [E27.6.1](#) Trip generation; and
- (2) [E27 Transport](#) – Standards [E27.6.2](#) Number of parking and loading spaces.

I503.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I503.6.1.1.

Table I503.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 5 Special Noise Events between 8:00am and 10:30pm in any 12 month period	75dB L _{Aeq(5min)}
Up to 15 Special Noise Events between 8:00am and 10:30pm in any 12 month period	65dB L _{Aeq(5min)}
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L _{Aeq}
General noise standards for all other times	40dB L _{Aeq} and 70dB L _{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.

- (6) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I503.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I503.6.2, the curfew and pre-curfew times are as stated in Table I503.6.2.1.

Table I503.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 10.30pm
Curfew	10.30pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) the limits in Table I503.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I503.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I503.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I503.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I503.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I503.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I503.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

Table I503.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

I503.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.

- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I503.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
 - (a) There must be no more than 2 special noise events on any one day.
 - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I503.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I503.6.2.4 and I503.6.2.5.

I503.6.5. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I503.6.6. [Deleted]

- (1) [Deleted]

I503.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas

I503.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I503.6.9. Height in relation to boundary

- (1) Along the boundaries where the AUT Millennium Institute of Sport Precinct directly adjoins a zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.
- (2) Where the AUT Millennium Institute of Sport Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level along the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this standard

I503.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I503.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I503.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I503.7. Assessment – controlled activities

I503.7.1. Matters of control

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 overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I503.7.2. Assessment criteria

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

- (1) Effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I503.8. Assessment – restricted discretionary activities

I503.8.1. Matters of discretion

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

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards:
 - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:
 - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height and/or which does not comply with height in relation to boundary standards:
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.

(5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard 0:

(a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

(6) Any activity that does not comply with screening standards:

(a) The visual effects of rubbish and storage areas on residential and open space zoned sites.

(7) Any activity identified as a restricted discretionary activity:

In addition to the matters listed for non-compliance with any general and/or specific standard, discretion is restricted over all of the following matters:

(a) the effects of the proposed activity on the efficient operation of the primary activity of the site;

(b) the effects of traffic and parking on the safety and efficiency of the transport network; and

(c) The effects of the activity on metropolitan, town or local centres.

I503.8.2. 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 activities in the overlay and Auckland-wide provisions:

(1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:

(a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:

(i) the cumulative noise effects of other activities which are permitted on the site;

(ii) the cumulative effect of numerous infringements of noise standards; and

(iii) the degree of non-compliance.

(b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.

(c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.

(d) The extent to which any artificial lighting will create a traffic safety issue.

- (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
 - (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
 - (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
 - (h) The extent to which the additional special events adversely affect the amenity of the surrounding environment having regard to:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
 - (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied

or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
 - (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The effects of the proposed activity on the efficient operation of the primary activity of the site;
 - (a) Whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) The effects of traffic and parking on the safety and efficiency of the transport network:
 - (a) Whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
 - (b) Whether a reduction in carparking will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required.
 - (c) Whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.
- (7) The effects of the activity on metropolitan, town or local centres:

PC 71 ([see Modifications](#))

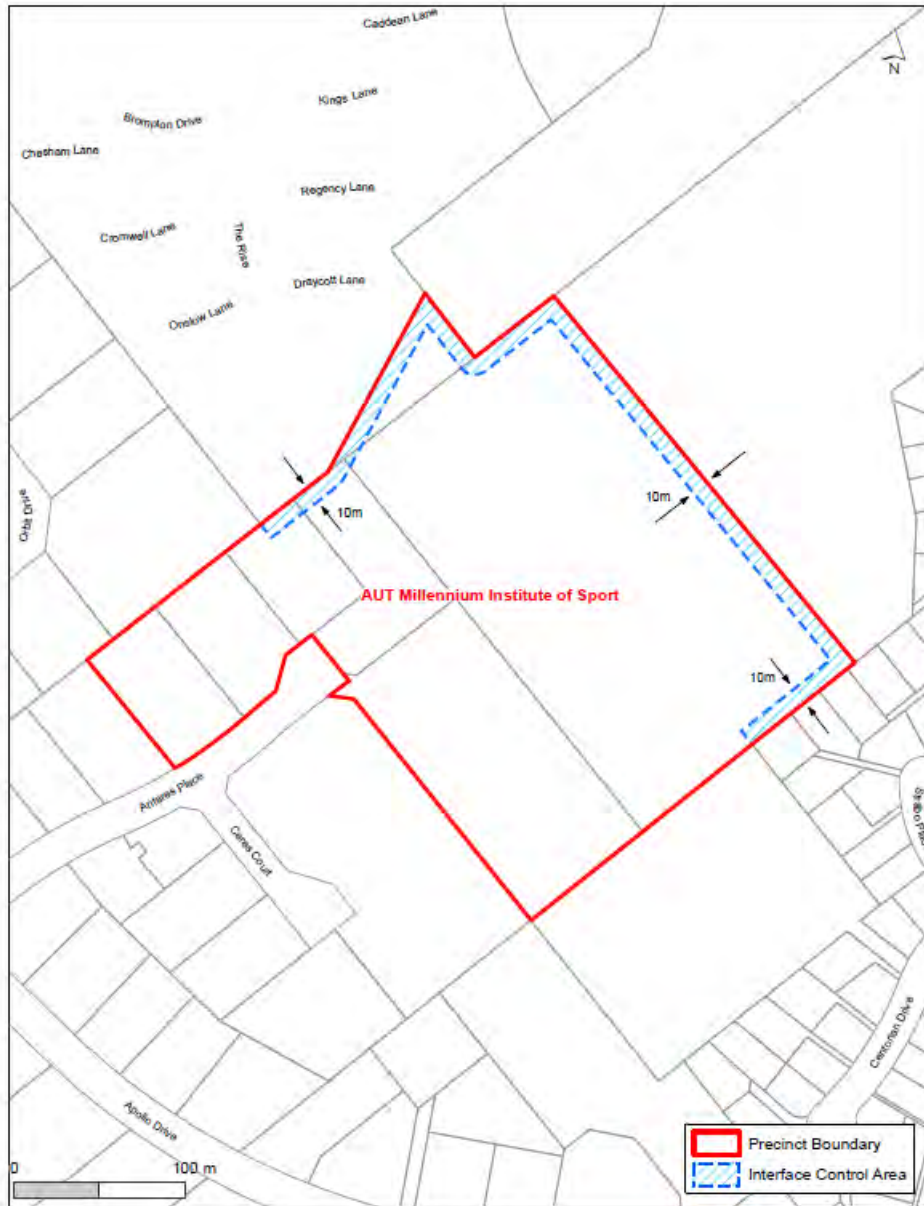
- (a) Whether the proposed activity will adversely affect the function, role, or amenity of any metropolitan, town or local centre beyond those effects ordinarily associated with trade effects on trade competitors.
- (8) The visual effects of rubbish and storage areas on residential and open space zoned sites:
 - (a) The extent to which screening is practicable.
 - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

I503.9. Special information requirements

There are no special information requirements for this precinct.

I503.10. Precinct plans

I503.10.1. AUT Millennium Institute of Sport: Precinct plan 1



I504. Bayswater Marina

I504.1. Precinct Description

The Bayswater Marina precinct is located at O'Neills Point at the end of Bayswater peninsula in the Waitemata Harbour. The zoning of land within this precinct is Coastal - Marina Zone and Open Space – Informal Recreation Zone.

The precinct includes the coastal marine area and 4.5 hectares of reclaimed land that supports marina users, marine-related activities and the Bayswater ferry service, including providing for parking associated with these activities. The land is also used by the public for recreation, marine sports activities and for access to the coast.

The primary purpose of the Bayswater Marina precinct is to provide for marina, ferry terminal and marine-related activities, including associated parking and facilities, and for public access, community uses and marine sports uses, open space and recreation. Provision is also made for residential activities and food and beverage, subject to these activities being assessed through a resource consent process to assess the effects of the proposal on the use and function of the precinct for the purposes discussed above. Minimum standards are specified to qualify for discretionary activity status, and proposals then need to be carefully assessed to ascertain whether the proposal appropriately ensures the primary focus of the precinct is achieved.

The precinct is comprised of six sub-precincts as shown on the planning maps:

- Sub-precinct A provides for public access and open space, and for marina berth holders parking and marine-structures, around the seaward edge of the precinct land;
- Sub-precinct B provides for the marine related uses, car parking, public pedestrian access and open space areas, food and beverage, and residential development;
- Sub-precinct C provides for the main road into the precinct and a bus stop;
- Sub-precinct D provides for the existing public boat ramp, passive open space activities, marine sports activities, the development of ferry terminal facilities, including on the old wharf, and associated access, manoeuvring and parking for all of these activities;
- Sub-precinct E provides for community uses and recreation; and
- Sub-precinct F provides for marina, ferry service, marine and port activities

I504.2. Objectives [rcp/dp]

The underlying zones and Auckland-wide objectives apply in this precinct except as specified below:

- (1) Bayswater Marina precinct is a community and marina-oriented place developed in a comprehensive and integrated way with a primary focus on recreation, public open space and access to and along the coastal marine area, public transport, boating, maritime activities and maritime facilities.
- (2) Residential activities and food and beverage are enabled, provided that the focus in Objective 1 is achieved.

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

I504.3. Policies [rcp/dp]

- (1) Ensure that quality open space is made available to and around the coastal edge, including a minimum 15m esplanade strip, to maintain and enhance public access and enjoyment and to enable views out over the coastal marine area.
- (2) Require new buildings to be located and designed so that they:
 - (a) are visually appropriate for a marine environment and are designed to reflect the maritime location;
 - (b) reflect an integrated design approach incorporating open space and pedestrian focused access;
 - (c) reflect a diversity of development intensity across the precinct;
 - (d) are constructed of suitable materials for a marine environment;
 - (e) do not dominate or detract from existing landscape or coastal features, such as the cliff line;
 - (f) do not detract from the character of the scheduled historic heritage Takapuna Boating Club building;
 - (g) address and contribute to the amenity of the coastal edge;
 - (h) are compatible with the use of the area by pedestrians including access to and around the coastal edge; and
 - (i) provide a safe environment for people using facilities within the precinct.
- (3) Require significant areas of public open space on the main reclamation area (in sub-precincts A, B and C), and on other land within the precinct to be provided, to enable opportunities for recreation associated with the coastal marine area.
- (4) Encourage development to be designed and located to retain the existing mature trees, in particular the pohutukawa trees on and next to the old reclamation, and to provide new trees for amenity and shelter.
- (5) Ensure space is available for publicly managed transport facilities for the ferry, and bus, including park and ride and cycle parking.
- (6) Require public vehicle, pedestrian and cycling routes within the precinct to allow easy access to the coastal margins and parking facilities.
- (7) Require the retention of appropriate facilities for boating, such as public boat ramps and parking space associated with the marina and boat ramp.
- (8) Provide for appropriate boating facilities to be located on land directly adjoining the coastal marine area.

- (9) Enable community uses, such as clubs directly related to the use of the adjoining coastal marine area, within the precinct provided that the scale and design of any structures are appropriate.
- (10) Promote and encourage comprehensive and integrated development and encourage consultation with any owners of land within the sub-precinct(s) and any neighbouring sub-precinct(s) when preparing resource consent applications.
- (11) Promote distinctive high quality design for all new development.
- (12) Require that, residential, or other non-marine related activities such as restaurants and cafes are provided for only where sufficient space remains available as required for marina, ferry service, and public access, recreation, public transport and boating activities, including associated parking.

PC 71 ([see Modifications](#))

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

I504.4. Activity table [rcp/dp]

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

Table I504.4.1 Activity table specifies the activity status of land use and development, use or occupation of the coastal marine area activities in the Bayswater Precinct pursuant to section 9(3), 12(1), 12(2), 12(3) of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I504.4.1 Activity table

Activity							
		A	B	C	D	E	F
Use							
Accommodation							
(A1)	Dwellings Dwellings in Sub-precinct B subject to the following minimum provision being available for primary activity focus within Sub-precincts A and B: (a) Gross floor area for Marine Retail and Marine Industry - 100m ² (b) [Deleted] (c) 20 boat trailer parking spaces (d) Open space accessible to the public (not including any parking spaces or vehicle access areas) – 7,200m ² Note for (c): Approval may be given as a discretionary activity for these spaces to	NC	D	NC	NC	NC	NC

I504 Bayswater Marina Precinct

	be shared with other non-residential activities.						
(A2)	Dwellings in Sub-precinct B not complying with (A1) above	NA	NC	NA	NA	NA	NA
Commerce							
(A3)	Food and beverage up to 100m ² gross floor area within a ferry terminal	NC	NC	NC	RD	NC	NC
(A4)	Food and beverage not otherwise provided for. Food and beverage in Sub-precinct B subject to the following minimum provision being available for primary activity focus within Sub-precincts A and B: <ul style="list-style-type: none"> (a) Gross floor area for Marine Retail and Marine Industry - 100m² (b) [Deleted] (c) 20 boat trailer parking spaces (d) Open space accessible to the public (not including any parking spaces or vehicle access areas) – 7,200m² Note for (c): Approval may be given as a discretionary activity for these spaces to be shared with other non-residential activities.	NC	D	NC	NC	NA	NA
(A5)	Food and beverage in Sub-precinct B not complying with (A4) above	NA	NC	NA	NA	NA	NA
(A6)	Offices associated with permitted activities	NC	P	NC	P	P	D
(A7)	Offices associated with discretionary activities	D	D	NC	D	D	D
(A8)	Offices existing at 30 September 2013	P	NA	NC	NA	NA	NA
Community							
(A9)	Artworks and markets	P	P	P	P	P	D
(A10)	Organised sport and recreation	P	P	P	P	P	P
Development							
(A11)	Minor cosmetic alterations to a structure or building that does not change its external design and appearance	P	P	P	P	P	P
(A12)	Buildings for dwellings	NC	D	NC	NC	NC	NC
(A13)	Buildings for food and beverage not provided for as a permitted activity	NC	D	NC	D	D	NC
(A14)	Maritime passenger facilities	RD	RD	C	C	RD	D
(A15)	Park and ride facilities	RD	P	P	P	P	NA
(A16)	Parks, playgrounds and walkways	P	P	P	P	P	P

(A17)	Public transport facilities	P	P	P	P	P	NA
(A18)	Development that exceeds Standards I504.6.1 – I504.6.4	D	D	D	D	D	D

I504.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I504.4.1 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 any of the following activities must be publicly notified:
 - (a) Dwellings; and/or
 - (b) Food and beverage
- (3) Any application for resource consent for an activity listed in Table I504.4.1 Activity table and which is not listed in I504.5(1) or I504.5(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\(4\)](#).

I504.6. Standards

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

All activities listed as permitted, controlled and restricted discretionary in Table I504.4.1 Activity table must comply with the following standards.

I504.6.1. Markets

- (1) Any markets must be open air markets.

I504.6.2. Height

- (1) Buildings up to 12m in height above ground level in Sub-precinct B.
- (2) Buildings up to 9.7m in height above NZD2016 across the rest of the precinct.

I504.6.3. Height in relation to boundary

- (1) Height in relation to boundary controls on the boundaries adjacent to any landward zoning must be the same as the height in relation to boundary controls applying to that landward zoning.

I504.6.4. Esplanade Strip

- (1) An esplanade strip of no less than 15m in width must be provided at the time of any subdivision involving sub-precincts A or B.

I504.7. Assessment – controlled activities

I504.7.1. Matters of control

The Council will restrict its discretion 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, Auckland wide or zone provisions:

- (1) Maritime passenger facilities – refer Matters in I504.8.1 below.

I504.7.2. 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 overlay, Auckland wide or zone provisions:

- (1) Maritime passenger facilities – refer Matters in I504.8.2 below.

I504.8. Assessment – restricted discretionary activities

I504.8.1. 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) All activities:
 - (a) location, extent, design and materials;
 - (a) traffic and parking;
 - (b) park and ride facilities;
 - (c) construction or works methods, timing and hours of operation; and
 - (d) consent duration.

I504.8.2. 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) Construction or works methods, timing and hours of operation:
 - (a) the extent to which construction or works methods avoid, remedy or mitigate adverse effects, on water quality and sedimentation, on marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and

- (b) the extent to which construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas.

(2) Location, extent, design and materials:

- (a) the extent to which the activity is complementary to, and not limiting of the primary focus of the precinct for marina purposes including the operation of marina activities, maritime passenger transport or other marine-related activities;
- (b) the extent to which adequate provision is made for activities with a functional requirement for a coastal location;
- (c) the extent to which measures are taken to enhance public access to the coastal marine area;
- (d) the extent to which any development is of a scale, design and materials and located so that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and open space zoned land, particularly the following:
 - (i) the natural character of the coastal environment;
 - (ii) the high visibility and coastal nature of the site;
 - (iii) effects on the recreational, visual, amenity and ecological values in the locality, including lighting effects;
 - (iv) public access to, along and within the coastal marine area;
 - (v) effects on the landscape elements and features in the locality;
 - (vi) effects on cultural and historic heritage values in the locality;
 - (vii) noise effects including ongoing operational noise, such as halyard slap, and hours of operation;
 - (viii) effects on coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents and water quality;
 - (ix) effects on existing activities in the coastal marine area and on adjacent land;
 - (x) effects on navigation and safety and the need for any aids to navigation; and
 - (xi) reverse sensitivity effects on the surrounding Coastal - Marina Zone activities.
- (e) the extent to which development is located to create clearly defined active frontages that positively contribute to open spaces and the coastal edge.

(3) Consent duration:

(a) the extent to which consent duration is limited to the minimum duration necessary for the functional or operational needs of the activity.

(4) Traffic and parking:

(a) the extent to which the proposal, including any additional vehicle movements, adversely affects the safe and efficient operation of the internal or adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic;

(b) the extent to which the provision of parking ensures the amount of parking is adequate for the site and the proposal, and considers effects on alternative parking available in the area and access to the public transport network; and

(c) the extent to which the generation of a need for parking or transport facilities is in conflict with the main marina use and is integrated with public transport.

(5) Park-and-ride facilities

(a) the extent to which the scale, design, management and operation of the parking facility and its access points adversely affects the safe and efficient operation of the transport network.

(b) the extent to which the location, design and external appearance of the parking facility is:

- accessible, safe and secure for users with safe and attractive pedestrian connections within the parking building and area, and to adjacent public footpaths;
- ensures that any buildings or structures are of similar or complementary scale to other buildings or structures existing or provided for in the surrounding area; and
- ensures that any buildings can be adapted for other uses if no longer required for parking purposes. In particular, the floor to ceiling height of a parking building at street level should be capable of conversion to other activities provided for in the zone.

(c) the extent to which the parking facility is compatible with surrounding activities. This includes the extent to which the design and operation of the facility is in accordance with the lighting and noise standards.

I504.9. Special information requirements

The special information requirements of the underlying zones do not apply in this precinct.

[PC 71 \(see Modifications\)](#)

- (1) An application for dwellings or food and beverage activities in Sub-precinct B must be accompanied by the following information:
- (a) the overall context of the application area relative to existing buildings, open space, boundaries between the sub-precinct and adjoining sub-precincts, and any approved buildings;
 - (b) the exact location and design of vehicle access and car parking (including any proposed shared parking) and:
 - (i) an assessment of traffic generation having regard to the safe and efficient operation of the internal and adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic;
 - (ii) an assessment of parking, confirming the amount of parking is adequate for the application area and the proposal, including consideration of effects on alternative parking available in the area and access to the public transport network.
 - (c) identification of the main pedestrian routes that provide circulation around each sub-precinct area and between sub-precincts, showing how they are integrated with the coastal margin, public transport nodes and bus stops;
 - (d) the exact location and design of proposed areas of:
 - (i) open space;
 - (ii) public pedestrian access to and along the coastal marine area;
 - (e) the location of building platforms;
 - (f) the landscape concept for the application area;
 - (g) the proposed location of residential and non-residential activities;
 - (h) a staging plan illustrating and explaining any intended staged implementation of all development proposed in Sub-precincts A and B and the means of managing any vacant land through the staging process;
 - (i) details of how the development will be consistent with the provisions, including reference to the Standards in Table I504.4.1 (A1)(A4) Activity table, the assessment criteria in I504.8.2(2) and the assessment criteria applying to Residential - Terrace Housing and Apartment Buildings Zone in [H6.8.2](#);
 - (j) how sub-precincts will integrate with each other and other surrounding land and the coast;
 - (k) how the development provides or facilitates adequate transport connections, including connections to the surrounding road network;

PC 71 ([see Modifications](#))

- (l) identification of potential reverse sensitivity issues and how they are proposed to be remedied or mitigated.

I504.10. Precinct plans

There are no Precinct plans in this section.

I505. Chelsea Precinct

I505.1. Precinct Description

This precinct covers land and water areas owned and/or formerly used by the Chelsea Sugar Refinery at Birkenhead. Chelsea Estate Heritage Park is owned by the Council. The purpose of the precinct is to provide for the existing operations of the refinery as well as a future use scenario for mixed use development should refinery operations cease, while safeguarding significant heritage values. It contains three sub-precincts as described below.

Sub-precinct A and B description

Sub-precincts A and B cover specified areas within Chelsea Estate Heritage Park, zoned Open Space – Conservation. Some of Sub-precinct A was once a sludge disposal area for the adjacent Chelsea sugar refinery site. Sub-precinct B covers the water areas, in the form of ponds that historically provided the freshwater water source for refinery operations. Water is still used for refining purposes. The ponds have important habitat and amenity values as well as a stormwater quality control function. The dams have significant historic heritage value.

The management of this part of the Chelsea Estate Heritage Park will recognise the particular historic heritage values of these land and water areas.

Sub-precinct C description

Sub-precinct C relates to the sugar refinery site which is recognised as a unique industrial heritage site of national and international significance in a distinctive inner harbour coastal location.

The Chelsea sugar refinery is the only sugar refinery ever to be built and operated in New Zealand, and since 1884 sugar refining and related activities have continued without interruption in purpose-built industrial buildings and structures that house machinery and equipment unique to the sugar refining operation. It is the continual sugar refining on the site that is a principal source of the heritage values attributed to the Chelsea sugar refinery today.

The purpose of the sub-precinct is to protect the significant heritage values and character of scheduled buildings while recognising that some ongoing adaptation of these buildings and structures will be necessary to accommodate ongoing sugar refinery operations. Some known future refinery buildings, identified by the refining company as being needed within the life of the Plan, have been specifically provided for within these provisions.

In addition, the sub-precinct provides for a future use scenario, should the sugar refinery operation cease in the future. Scheduled historic heritage buildings and structures may have to be adapted, and new buildings erected, to accommodate new activities. The 'future use' scenario is set out in the objectives and policies below which should be read in conjunction with Chelsea: Precinct Plan 2 - Sub-precinct C – future use.

The 'current use' provisions should be read in conjunction with Chelsea: Precinct Plan 1 – Sub-precinct C – current use which identifies the historic heritage and associated built

and natural environment values of the central core and oldest part of the sugar refinery. Building height controls recognise the nature and location of the existing sugar processing industry, and the existence of many tall buildings that have significant heritage value. The height limits give flexibility to meet ongoing operational needs and ensure that new buildings and structures will not significantly detract from scheduled historic heritage buildings or be obtrusive in the landscape.

- Area H comprises the part of the site in which taller, bulkier structures are considered less likely to have adverse effects. However, such structures in or adjacent to the area containing the Category A scheduled items are of greatest concern in terms of the adverse effects referred to above.
- Area D comprises the 'front' of the site adjacent to the coastline where development has the potential to create adverse effects on scheduled historic heritage buildings, and on the cultural heritage landscape. Accordingly a lower permitted base height is appropriate, in order to provide for adequate consideration of the potential adverse effects of the 'operational' or other buildings and structures that might be proposed for this area.

The zoning of land within this precinct is Open Space – Conservation Zone and Business - Light Industry Zone.

I505.2. Objectives

Sub-precincts A and B [rp/dp]

- (1) The historic heritage values of the area are identified and appropriately managed, including values associated with the dams and any other structure associated with the Chelsea ponds.

Sub-precinct C

Prior to the cessation of sugar refining activities

- (2) The unique cultural heritage values of the buildings and structures of the Chelsea sugar refinery industrial site are recognised.
- (3) The unique cultural heritage sites are protected and the ongoing operational requirements of the working refinery activities are enabled.

Following the cessation of sugar refining activities

- (4) The historic heritage values and character, including the scheduled refinery buildings, and ecological, landscape and amenity attributes of the sub-precinct are maintained and enhanced.
- (5) A comprehensive redevelopment and adaptive re-use of land and buildings, providing for a range of appropriate uses including residential, business, community, employment and recreation activities is enabled.
- (6) Public transport services are enabled to serve development on the land, including if appropriate in the circumstances, water-based transport.

- (7) Activities and re-development in the sub-precinct recognise the natural and physical resources and historic heritage values of the land and the open space areas of the site.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above with the following exceptions:

- Prior to the cessation of sugar refining activities the objectives of [D17 Historic Heritage Overlay](#) are relevant for Sub-precinct C in so far as they support the objectives above.
- Following the cessation of the sugar refining activities the [H17 Business - Light Industry Zone](#) objectives do not apply to Sub-precinct C, the [D17 Historic Heritage Overlay](#) objectives are applicable for Sub-precinct C in so far that the comprehensive redevelopment and adaptive re-use of the land and buildings is appropriate.

I505.3. Policies

Sub-precinct A and B [rp/dp]

- (1) Manage changes to any part of the land and water areas of the sub-precincts to ensure that recognised historic heritage values are safeguarded, and where appropriate enhanced to add to the significance of these values at Chelsea Estate Heritage Park.

Sub-precinct C

Prior to the cessation of sugar refining activities

- (2) Protect and maintain the cultural heritage values of the Chelsea sugar refinery industrial site while recognising the ongoing operations of the refinery.
- (3) Enable the adaptation of scheduled buildings and structures to accommodate refinery operations.
- (4) Recognise and conserve the collective significance of scheduled buildings and structures.
- (5) Avoid the demolition of scheduled buildings and structures unless all reasonable options for adaptation, alteration or reuse have been considered. Where demolition is to allow for new buildings or activities consideration of alternative methods and sites must be undertaken.
- (6) Maintain the landmark importance and visual integrity of the scheduled buildings and structures as viewed from public vantage points across the water.
- (7) Retain the original fabric, appearance and character of scheduled buildings and structures.

- (8) Require any additions to scheduled buildings to be identifiable as new but use materials and forms that are sympathetic to the heritage character of the collection of scheduled buildings.
- (9) Encourage new buildings and structures to be constructed in preference to making additions to scheduled buildings and structures.
- (10) Require new buildings and structures to be sympathetic to the robust industrial form, bulk, character and scale of scheduled buildings and structures, and to not dominate or obscure them, or seriously detract from their collective significance.
- (11) Require new buildings to maintain the distinctive profile of the scheduled buildings centred on the Cistern House turret (or cupola), and views of the vegetated backdrop.
- (12) Avoid occupying the foreground with inappropriate building forms or with tall or bulky structures that dominate or obscure scheduled buildings and structures principally as viewed from public vantage points across the water.
- (13) Require structures that are necessary to link scheduled buildings or connect these to new buildings to be simple in form, small in scale, and enclosed only to the extent necessary to provide weather protection.
- (14) Manage routine maintenance to minimise adverse effects on the heritage elements or values of scheduled buildings and structures.
- (15) Require replacement and repair of the original fabric of scheduled buildings and structures to be carried out using materials the same as or similar to the original, and sympathetic to the original design of the building or structure.
- (16) Encourage photographic records to be made, prior to work commencing, for any significant alteration to or demolition affecting a scheduled building or structure.

Following the cessation of sugar refining activities

- (17) Encourage the development of a concept plan for the sub-precinct in order to promote comprehensive and integrated planning of the area and to achieve a high level of amenity and built environment throughout the precinct while minimising the adverse environmental effects of subdivision and development on the heritage values of the site and its coastal location. The concept plans is to establish matters such as:
 - (a) the mix and location of residential, business, community, employment and recreation activities;
 - (b) provision of public open space, community or social infrastructure;

- (c) where required, new or upgraded storm and/or wastewater infrastructure;
 - (d) block and road layouts including providing connections to the surrounding neighbourhood and potential ferry transport;
 - (e) ensuring the protection and enhancement of cultural and heritage items and historic places of significance; and
 - (f) providing bush, and areas of open space across the precinct.
- (18) Enable a range of activities including residential, business, community and recreational opportunities.
- (19) Require that the bulk, massing and heights of buildings are appropriate to this prominent coastal location and its significant cultural heritage and landscape values.
- (20) Require land to be set aside for public access to the harbour and for recreation.
- (21) Require development in the sub-precinct to be of a design that achieves a high level of amenity and pedestrian-oriented character, where development is integrated with public spaces, including the surrounding open space.
- (22) Require habitat and ecological values to be fully appraised and that areas identified as having significant landscape and/or habitat value or as conservation areas, either be transferred to the Council as reserve upon the development of the land, or covenanted to provide protection and ongoing management of the landscape and habitat values.
- (23) Promote development which complements the role of the Highbury Shopping Centre.
- (24) Require the integration of linkages and connectivity through and beyond the area including public transport and policies promoting water-based transport.

Historic heritage and built form

- (25) Provide for the appropriate and protective adaptive re-use of heritage buildings.
- (26) Require development to conserve and protect the historic heritage values of the area, including the architecture and heritage characteristics of the scheduled buildings and landscape attributes of the site and nearby open space.
- (27) Identify and manage the use and redevelopment of scheduled buildings recognising their intrinsic heritage values in a building conservation plan.

- (28) Maintain views of the scheduled buildings from public areas within the site, from residential areas surrounding the site, including Birkenhead Point and Northcote Point, and from across the water.
- (29) Identify and protect archaeological sites, trees or vegetation of cultural heritage value and other heritage items.

Coastal landform, landscape values and ecology

- (30) Retain the existing shape of the landform where practicable, by avoiding significant earthworks and any modification of the coastal escarpment from its point of 'roll-over' seawards.
- (31) Maintain the continuity and natural character values of the coastal escarpment (including the native vegetation) west of the refinery area by avoiding the massing of contiguous bulky building form, excessive building height and continuous building facades.
- (32) Incorporate existing mature trees and significant native bush into the landscape design for the site as a physically cohesive whole that links with the coastal escarpment and planting around the adjoining ponds.
- (33) Retain the existing exotic tree and native plantings that have an important screening function between built development and the coastal margin. In particular, the vegetation located in the conservation areas immediately adjacent to the coast in the horse paddock and along the coastal boundary of the bulk sugar store area.
- (34) Retain vegetation framing/flanking the existing ponds allowing for limited development around the refinery car park.

Traffic and transportation

- (35) Encourage the comprehensive integration of future land uses and transport infrastructure and services.
- (36) Require any intensive development proposals to focus on public transport, cycling and walking modes rather than private vehicles.

Urban design, public realm and open space

- (37) Require redevelopment to achieve a high level of public amenity, a pedestrian-oriented character, integrated with public spaces and a distinctive and unique sense of place.
- (38) Require curtilages and open spaces around new buildings to be designed to respect the settings of significant heritage buildings and enhance the visual appreciation of scheduled heritage buildings, features and sites. The interface between heritage structures and new buildings must be addressed in the building conservation plan required to be prepared.

Refinery area

- (39) Limit the capacity of the land to accommodate mixed use development providing approximately 286 dwellings based on the ratio of one unit per 175m² usable floor area, including those located within the readapted refinery buildings, and 3,200m² business land within the areas identified in Chelsea: Precinct Plan 2 – Sub-precinct C - future use as the refinery area.
- (40) Limit the height of new buildings to avoid dominating heritage buildings and be within the locations identified and height limits on the number of levels set out in Chelsea: Precinct Plan 2 - Sub-precinct C - future use.
- (41) Require the area identified in Chelsea: Precinct Plan 2 - Sub-precinct C - future use as 'open space parking' to be available for land-based ancillary facilities and back-up parking in the event ferry services are provided to the land. In the event ferry services are not provided, it should be retained in its current use or as open space.

Horse paddock and bulk sugar store areas

- (42) Require development of the horse paddock and bulk sugar store areas to protect and integrate with the recognised historic heritage, ecological, and coastal landscape values of the precinct.
- (43) Limit the capacity of the land to accommodate 240 dwellings within the area identified on Chelsea: Precinct Plan 2 - Sub-precinct C - future use as the horse paddock and bulk sugar store areas.
- (44) Avoid works or development in conservation areas unless any environmental effects are minor and an equivalent area of land is set aside as a conservation area.
- (45) Limit building heights to nine metres in the horse paddock area, subject to achieving an overall urban design outcome that is sympathetic to the coastal landscape, local natural and historic values, and views of the site from significant public vantage points across the water.
- (46) Allow building heights to increase if vegetation cover in conservation areas between the future use areas and the coastal escarpment obscures views of the site from key public vantage points including across Waitemata Harbour.
- (47) Limit building heights to 25 metres in the bulk sugar store area provided that the building platforms are generally within the locations identified in Chelsea: Precinct Plan 2 - Sub-precinct C - future use.
- (48) Require buildings in the bulk sugar store area to be stepped back in height away from the coast with a maximum height at the coastal edge end being up to 15 metres for the first 20 metres of the length of the building. Up to 50 per cent of the total area of any one building may be 25 metres high with the balance of the building being up to 20 metres high.

(49) Discourage buildings from dominating the entrance to the refinery area, or detracting from the scheduled buildings within the refinery area.

(50) Require new buildings to be less visually prominent than the existing bulk sugar store building, and be sympathetic to the coastal landscape, local natural and historic values.

(51) Require new buildings in the bulk sugar store area to exhibit a varied form, bulk and design and avoid a continuous bulky mass, facade or height.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above with the following exceptions:

- Prior to the cessation of sugar refining activities, the policies of [D17 Historic Heritage Overlay](#) Places are relevant for Sub-precinct C in so far as they support the policies above.
- Following the cessation of the sugar refining activities, the [H17 Business - Light Industry Zone](#) policies do not apply to Sub-precinct C, the [D17 Historic Heritage Overlay](#) policies are applicable for Sub-precinct C in so far that the comprehensive redevelopment and adaptive re-use of the land and buildings is appropriate.

I505.4. Activity table

Sub-precincts A and B

The provisions in any relevant overlays, Auckland-wide provisions and the zone apply in sub-precincts A and B unless otherwise specified below.

Table I505.4.1 specifies the activity status of land use and development activities in Chelsea sub-precincts A and B pursuant to section 9(3) of the Resource Management Act 1991.

Table I505.4.1 Activity Table

Activity		Activity status
Sub-precinct A		
(A1)	Any activity disturbing the land and for which an authority to modify is required under the Heritage New Zealand Pouhere Taonga Act 2014	D
Sub-precinct B		
(A2)	Any activity affecting any structure except routine maintenance that is specified and authorised by an operative reserve management plan (approved by Auckland Council)	D

Sub-precinct C

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

Prior to the cessation of sugar refining activities

- The [D17 Historic Heritage Overlay D17.4.1 Activity Table](#) does not apply to Sub-precinct C.
- The [H17 Business – Light Industry Zone H17.4.1 Activity Table](#) does apply to Sub-precinct C.

Following the cessation of sugar refining activities

- The [D17 Historic Heritage Overlay D17.4.1 Activity Table](#) does apply to this Sub-precinct C.
- The [H17 Business – Light Industry Zone H17.4.1 Activity Table](#) does not apply to Sub-precinct C.

Table I505.4.2 specifies the activity status of land use, development and subdivision activities in the Chelsea Sub-precinct C pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

A blank in Table I505.4.2 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply

Note 1:

For the purposes of this precinct, the date of cessation of refining operations at the refinery site shall be the date that formal notice is provided to the Council which confirms that the Chelsea Sugar Refinery has ceased operating at the site.

Table I505.4.2 Activity Table

Activity		Activity status	
		Pre-cessation of refining operations	Post-cessation of refining operations
Use			
(A3)	Industrial activities associated with sugar refining	P	NA
Development			
(A4)	Minor additions and alterations to scheduled buildings and structures including: <ol style="list-style-type: none"> the passage of piped or wired services or ducting through existing openings or old openings reopened removal of redundant fixtures, brackets or attachments provided this does not damage the original fabric new openings in corrugated iron of no more than 2m² in area new openings in brick walls of no more than 0.1m² in area lean-to or minor adjoining structures that: 	P	

I505 Chelsea Precinct

	<ul style="list-style-type: none"> i. are no higher than 30 per cent of the adjoining wall's height ii. cover or obscure not more than 20 per cent of the total original wall surface area iii. extend out (at right angles) by less than half their own height f. the siting of plant and equipment immediately adjacent which is self-supporting, open in nature, and not higher than the adjacent wall g. minor structures running aerially between buildings which are open in nature, not higher than the adjacent wall, and do not involve openings greater than specified in iii and iv h. the attachment of security or safety equipment required for operational reasons, provided it could be removed at any future time without permanent damage to the building or structure 		
(A5)	Maintenance and routine repair of scheduled buildings and structures required for the continuous protective care of the fabric, detailing and structural integrity, including re-painting	P	
(A6)	Modifications to any Category B scheduled item not provided for above, including placing, fixing, painting or extending of a sign, attachment, flag, banner or lighting on or in association with any scheduled building or structure excluding small signs not visible from off the site displayed for on-site vehicle control or the health, safety, convenience or information of persons working within or visiting the site	RD	
(A7)	Total or substantial demolition of any Category A* scheduled item	NC	
(A8)	Total or substantial demolition of a Category B scheduled item	D	
(A9)	Demolition of buildings or structures not identified above provided that there is: <ul style="list-style-type: none"> a. no likelihood of there being any permanent loss or damage of any protected fabric, element or component of a scheduled building or structure b. no threat to the foundations or structural integrity of any scheduled building 	P	
(A10)	New buildings and structures specified as follows, sited in accordance with Chelsea: Precinct plan 1 - Sub-precinct C - current use, and within the defined footprint area (where	C	NA

I505 Chelsea Precinct

	<p>applicable):</p> <ul style="list-style-type: none"> a. cogeneration gas boiler, not exceeding 15m high or 200m² in footprint b. drive-through bulk loading facility, not exceeding 25m high or 240m² in footprint c. carbon plant (decolourisation) columns extension, not exceeding the height of the adjoining carbon plant or 50m² in footprint d. No. 2 (MAF) warehouse expansion, not exceeding 20m high or 2,025m² in footprint e. administration office building extension/s, not exceeding the height of the adjoining administration building or 200m² in footprint <p>no threat to the foundations or structural integrity of any scheduled building</p>		
(A11)	New freestanding buildings and structures within Areas H or D, defined in Chelsea: Precinct plan 1 - Sub-precinct C - current use, where any part is within 5 metres of a scheduled item or within 10 metres of mean high water spring	D	NA
(A12)	Modifications to any Category A* scheduled item where not provided for as permitted activities	D	
(A13)	Any new building or structure that does not comply with the siting, height or footprint conditions set out in Chelsea: Precinct plan 1 - Sub-precinct C - current use	D	NA
(A14)	New buildings and structures, specified as follows and sited in accordance with Chelsea: Precinct plan 1 - Sub-precinct C - current use: <ul style="list-style-type: none"> i. a continuous vacuum pan (VKT) structure visible outside the scheduled pan and powerhouse building ii. a new bulk sugar silo structure and enclosure where any part is above 25m high iii. coal boiler and associated buildings or structures 	D	NA
(A15)	Any land use, subdivision or development following cessation of sugar refining activities.	NA	D

I505.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I505.4.2 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 I505.4.2 Activity table and which is not listed in I505.5.(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\(4\)](#).

I505.6. Standards

Sub-precincts A and B

The overlay, Auckland-wide and zone standards apply in sub-precincts A and B.

There are no additional standards for sub-precincts A and B.

Sub-precinct C

Prior to the cessation of sugar refining activities

The overlay, zone and Auckland-wide standards apply in Sub-precinct C, in addition to the following standard.

All activities listed in Table I505.4.2 must comply with the following permitted activity standard.

I505.6.1. Building Height

- (1) Building heights are specified in Table I505.6.1.1 Building height table for the areas indicated on Chelsea: Precinct plan 1 - Sub-precinct C - current use:

Table I505.6.1.1 Building height table

Area	Permitted height	Height as a controlled activity	Height as a restricted discretionary activity	Height as a discretionary activity
Area D	Up to 12m	NA	Greater than 12m and up to 16m	Greater than 16m
Area H	Up to 16m	Greater than 16m and up to 20m	Greater than 20m and up to 25m	Greater than 25m

- (1) Heights must be measured using 'mean ground level' being RL 6.1 in terms of New Zealand Vertical Datum 2016.
- (2) *[deleted]*
- (3) Where specified height limits are provided in relation to an activity in Table I505.4.2 Activity Table this standard does not apply.

Following the cessation of sugar refining activities

The overlay and Auckland-wide standards apply in this precinct. The standards of the [H17 Business – Light Industry Zone](#) do not apply.

There are no additional standards for Sub-precinct C.

I505.7. Assessment – controlled activities

I505.7.1. Matters of control

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

- (1) new buildings and structures identified in Rule (A10) in Table I505.4.2 Activity Table:
 - (a) the effect of the location, scale and bulk of the new building or structure;
and
 - (b) the effects of the new building or structure on the scheduled buildings and structures;
- (2) infringement of Standard I505.6.1 Building height:
 - (a) the effect of the additional height of any new building or structure on the site and existing buildings.

I505.7.2. 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 overlay, zone or Auckland wide provisions:

- (1) new buildings and structures identified in Rule (A10) in Table I505.4.2 Activity Table:
 - (a) the effect of the location, scale and bulk of the new building or structure;
 - (i) the extent to which the location, scale and bulk of the new building or structure is compatible with the existing landform and buildings on the site;
 - (b) the effects of the new building or structure on the scheduled buildings and structures:

- (i) refer to Policy I505.3.(6); and
 - (ii) refer to Policies I505.3.(9) to I505.3.(13);
- (2) infringement of Standard I505.6.1 Building height:
- (a) the effect of the additional height of any new building or structure on the site and existing buildings:
 - (i) the extent to which the location, scale and bulk the height infringement respects the exterior forms and scale of scheduled buildings; and
 - (ii) refer to Policies I505.3.(6), (10), (11), (12) and (13).

I505.8. Assessment – restricted discretionary activities

I505.8.1. Matters of discretion

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

- (1) modifications to any Category B scheduled item not otherwise provided for in the sub-precinct C Table 1404.2 Activity table, including placing, fixing, painting or extending of a sign, attachment, flag, banner or lighting on or in association with any scheduled building or structure excluding small signs not visible from off the site displayed for on-site vehicle control or the health, safety, convenience or information of persons working within or visiting the site:
 - (a) the effect on the historic heritage place and its heritage values;
 - (b) the effect of the design and appearance of the modification; and
 - (c) the effect on operational requirements of the Chelsea Sugar Refinery;
- (2) infringement of Standard I505.6.1 Building height:
 - (a) the effect of the additional height of any new building or structure on the site and existing buildings.

I505.8.2. 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) modifications to any Category B scheduled item not otherwise provided for in the sub-precinct C activity table, including placing, fixing, painting or extending of a sign, attachment, flag, banner or lighting on or in association with any scheduled building or structure excluding small signs not visible from off the site displayed for on-site vehicle control or the health, safety, convenience or information of persons working within or visiting the site:

- (a) the effect on the historic heritage place and its heritage values:
- (i) the matters referred to in [D17.8.2 Historic Heritage Overlay](#) assessment criteria;
 - (ii) refer to Policies I505.3.(7), I505.3.(8) and I505.3.(12);
 - (i) whether the structural skeleton of a scheduled building that is integral to the heritage value of the building will be retained. New components should be fitted within, and around structural frames rather than necessitating their removal;
 - (ii) whether changes of built form result in significantly adverse visual effects from public vantage points. No views other than from public vantage points near water level will be considered in such an assessment. Views from the Auckland Harbour Bridge may be considered; and
 - (iii) the extent to which the alteration, adaptation or refurbishment and reuse, or any combination thereof, are not practicable or viable options where it is proposed to partly demolish a scheduled building or structure.
- (b) the effect of the design and appearance of the modification on the existing building:
- (i) the extent to which the style and character of the scheduled building or structure is preserved;
 - (ii) the extent to which matching materials are used and the extent to which original forms and profiles are respected;
 - (iii) whether changes are reversible and the loss of original material is minimised;
 - (iv) whether changes to any scheduled building or structure significantly alter its primary form or characteristic details;
 - (v) the extent to which changes to individual scheduled buildings respect and complement the style and scale of such buildings and adjacent scheduled buildings, and do not detract from the collective heritage significance of scheduled buildings and structures;
 - (vi) whether existing openings in exterior walls of scheduled buildings are used in preference to making new openings. If new openings cannot be avoided these should be as small as practicable and should be located in the lower part of any external wall;
 - (vii) whether additions are small in scale, structurally self-supporting and identifiable as new;
 - (viii) the extent to which additions complement the form of the existing building and acknowledge existing patterns, bay rhythms and

window openings. Additions should be set back from the main building lines of the scheduled building;

- (ix) the extent to which roof additions complement existing roof forms by repeating these, or by using secondary forms such as lean-tos or clerestories;
- (x) whether new work and demolition activity endangers, damages or destroys the fabric of scheduled buildings, or significantly detracts from the features or attributes for which they were scheduled;
- (xi) the extent to which structures extending or linking scheduled buildings, or connecting with new buildings, are simple in form, small in scale, and enclosed only to the extent necessary to provide weather protection; and
- (xii) refer to Policies I505.3.(7), I505.3.(8), (12) and (15).

- (c) the effect on the operational requirements of the Chelsea Sugar Refinery
 - (i) whether the modification is necessary to ensure the efficient operational requirements of the Chelsea Sugar Refinery is maintained or improved; and
 - (ii) refer to Policy I505.3.(2).

(2) infringement of Standard I505.6.1 Building height:

- (a) the effect of the additional height of any new building or structure on the site and existing buildings:
 - (i) the extent to which the location, scale and bulk the height infringement respects the exterior forms and scale of scheduled buildings; and
 - (ii) refer to Policies I505.3.(6), (10), (11), (12) and (13).

I505.9. Special information requirements

I505.9.1. Demolition of buildings and structures

- (1) The demolition of buildings and structures provided for in Rule (A9) of Table I505.4.2 Activity table must submit a report prepared by a suitably qualified person to the Council at the time of any building consent application prior to any demolition work starting.

I505.9.2. Photographic records

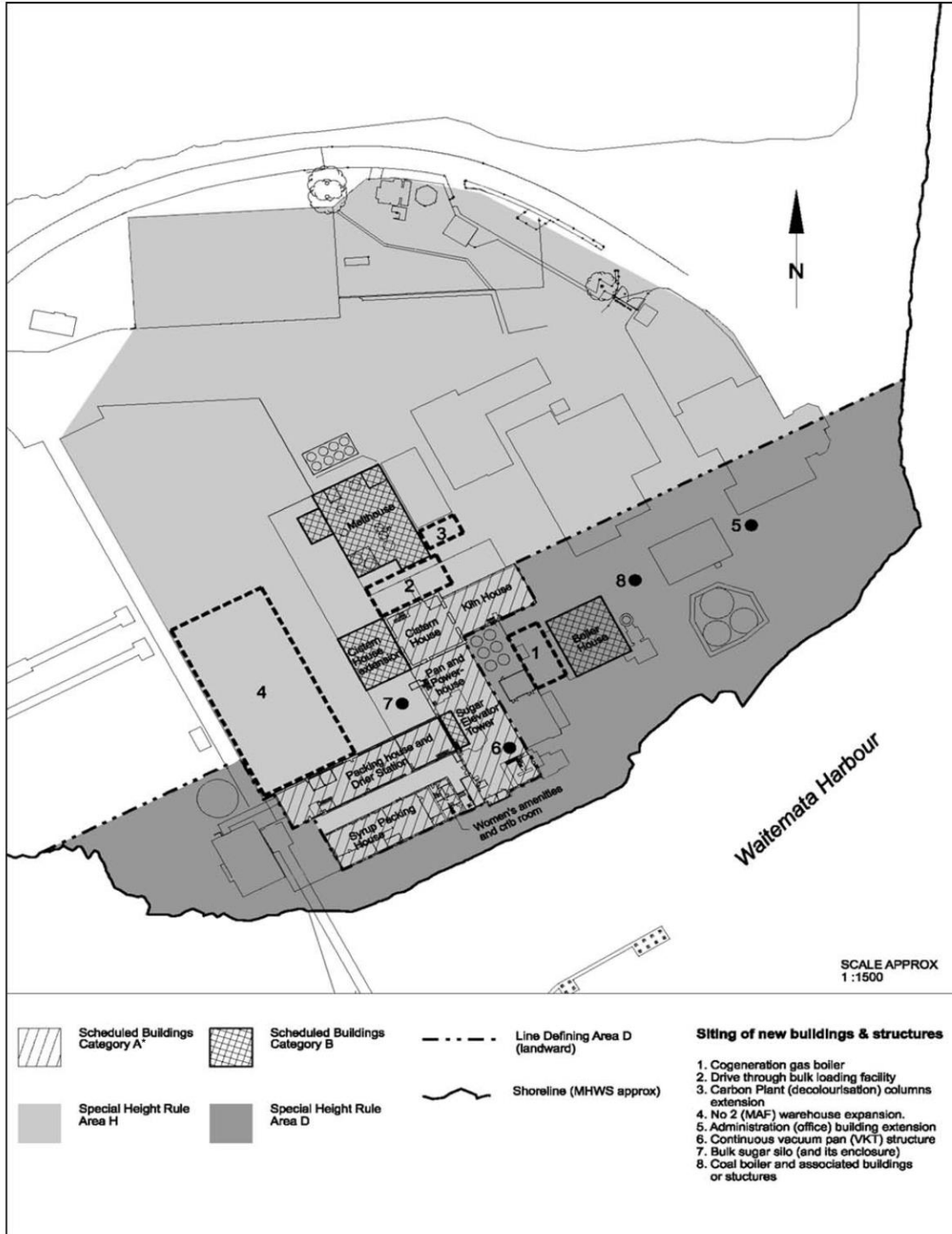
- (1) An application for modification to any scheduled building or demolition of any scheduled building must be accompanied by photographic and other recordings prior to work commencing and/or after work has been completed. This information must be deposited with the Birkenhead Library archives.

I505.10. Precinct plans

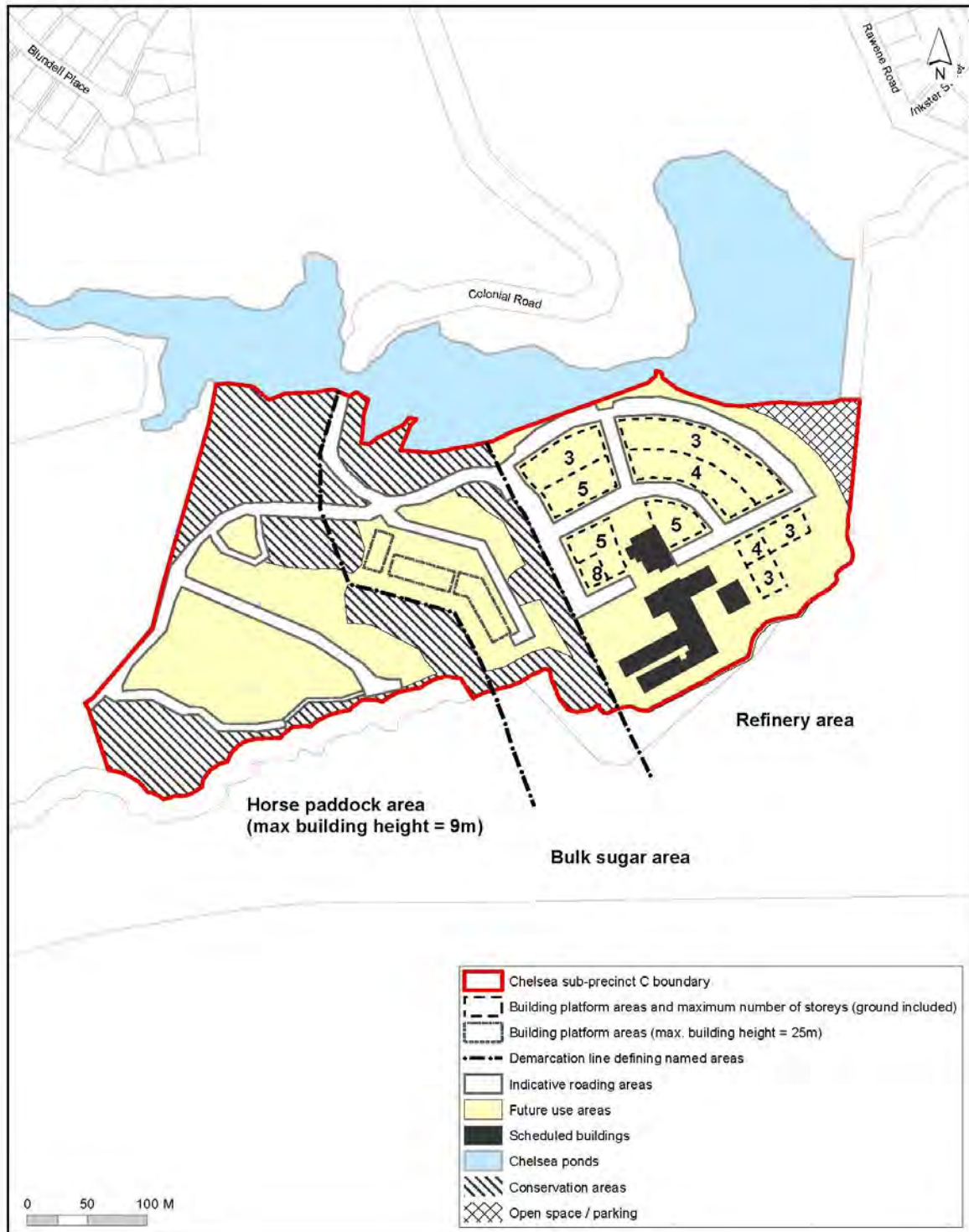
I505.10.1. Chelsea: Precinct Plan 1 – Sub-precinct C – current use

I505.10.2. Chelsea: Precinct Plan 2 – Sub-precinct C – future use

1505.10.1 Chelsea: Precinct Plan 1 – Sub-precinct C – current use



1505.10.2 Chelsea: Precinct Plan 2 – Sub-precinct C – future use



I506. Dairy Flat Precinct

I506.1. Precinct Description

The Dairy Flat precinct applies to 50ha of land immediately adjoining the North Shore Airport at Dairy Flat.

The precinct provides for a residential aero park, and allows for the creation of sites sized between 2,500m² and 8,000m² in area, which will each have sealed aircraft taxiway access to and from the North Shore Airport.

The purpose of the Dairy Flat precinct is to create an environment for aircraft enthusiasts to live in close proximity to the North Shore Airport, and to provide permanent access for aircraft from all individual properties to the Airport. In addition, this precinct provides a buffer of aviation friendly activities around the North Shore Airport, which will assist its long term survival. It is intended that the aviation park will be developed in stages to be completed in general accordance with Dairy Flat: Precinct plan 1 - subdivision plan.

A structural planting plan is also contained in Dairy Flat: Precinct plan 2 – structural planting areas, with the species for framework planting specified in Appendix 1 Dairy Flat Precinct Tree Species specifying the key areas that must be planted in order to mitigate the visual impact of development. In addition, there is a landscape development programme for the entire precinct, which must include a landscape master plan, a staging plan, a set of design standards and a landscape design plan.

The zoning of land within this precinct is Residential – Large Lot Zone.

I506.2. Objectives

- (1) The development of an aviation park for combined residential and aircraft operations is provided for, whilst retaining the rural character of this precinct.
- (2) The adverse effects of activities on the operation of the North Shore Airport are avoided, remedied or mitigated.
- (3) The adverse effects of aircraft operations on dwellings within the precinct are avoided, remedied or mitigated.

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

I506.3. Policies

- (1) Require the location and design of buildings to avoid, remedy or mitigate adverse effects, including reverse sensitivity effects on the operation of the North Shore Airport and aircraft operations within the precinct.
- (2) Require the location, design and operation of aviation activities to avoid, remedy or mitigate adverse effects on dwellings within the precinct.
- (3) Require the design of dwellings on the site to remedy or mitigate adverse effects from aircraft operations.

- (4) Require every site created by a subdivision to have an agreed legal and physical aircraft access to the North Shore Airport, where such access is agreed between the operators of North Shore Airport and any applicant for subdivision.

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

I506.4. Activity table

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

The following provisions do not apply:

- (1) Chapter D24 Aircraft Noise Overlay Activity Table D24.4.1; and
- (2) Chapter D24 Aircraft Noise Overlay Standard D24.6.1.

Table I506.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Dairy Flat Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I506.4.1 Activity table

Activity		Activity status
Use		
Residential		
(A1)	One dwelling per site where the site has been subdivided in general accordance with the Subdivision Plan shown in Dairy Flat: Precinct plan 1 – subdivision plan	C
(A2)	The conversion of a dwelling into two dwellings	NC
(A3)	The conversion of an accessory building into a dwelling	NC
Community		
(A4)	Activities sensitive to aircraft noise except for one dwelling per site where the site has been subdivided in general accordance with the subdivision plan shown in Dairy Flat: Precinct plan 1 – subdivision plan	NC
Development		
(A5)	Construction, operation and maintenance of aircraft taxiways	P
(A6)	Demolition of buildings	P
(A7)	Domestic housing, maintenance and restoration of aircraft	C
(A8)	Landing and take-off of helicopters	Pr
(A9)	Refuelling of aircraft	Pr
(A10)	Storage of aviation fuel	Pr
(A11)	Taxiing of jet aircraft	Pr

Subdivision		
(A12)	Subdivision of any residential lot with a legal aircraft access agreement with North Shore Airport and physical aircraft access to the North Shore Airport	RD
(A13)	Subdivision of any residential lot without a legal aircraft access agreement with North Shore Airport or physical aircraft access to the North Shore Airport	NC
(A14)	Subdivision that does not comply with Standards I506.6.7 to I506.6.11	NC
(A15)	Further subdivision of any site beyond that shown in Dairy Flat: Precinct plan 1 – subdivision plan	Pr

I506.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I506.4.1 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 I506.4.1 Activity table and which is not listed in I506.5.(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.\(4\)](#) and North Shore Airport.

I506.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, except that the following standards do not apply:

- [H1 Residential – Large Lot Zone Standard H1.6.4 Building height](#)
- [H1 Residential – Large Lot Zone Standard H1.6.7 Building coverage](#)

All activities listed as permitted, controlled or restricted discretionary in Table I506.4.1 Activity Table must comply with the following permitted activity standards.

I506.6.1. Hours of taxiway use

- (1) Taxiways must not be used by aircraft or vehicles between the hours of 10.00pm and 7.00am.

I506.6.2. Activities sensitive to aircraft noise

- (1) All new noise sensitive land uses must enter into a no-complaints covenant in favour of:

- (a) the North Shore Airport
- (b) all other land within the precinct

unless the site containing the new noise sensitive land use is already subject to a covenant that meets the requirements of Appendix 2 Dairy Flat Precinct Covenant.

- (2) The no complaints covenant must be registered against the Certificate of Title of the site containing the new noise sensitive land use.
- (3) The no-complaints covenant must be in a form consistent with Appendix 2 Dairy Flat Precinct Covenant.

I506.6.3. Height

- (1) Buildings and trees must not exceed the lesser of:
 - (a) 10 metres in height, unless they are trees which are specifically provided for in the landscape master plan approved in terms of a subdivision consent; or
 - (b) the height limits specified in the Airport Approach Path overlay rules.

I506.6.4. Building coverage

- (1) The maximum building coverage for each site must not exceed 20 per cent of the net site area.

I506.6.5. Accessory buildings

- (1) The maximum gross floor area of detached accessory buildings on each site must not exceed 200m².
- (2) Accessory buildings must be designed and constructed with external cladding, in a manner similar to the design and external appearance of any existing or proposed dwelling on the site.
- (3) Where no dwelling currently exists, accessory buildings must be designed and constructed of materials which are typically used for residential construction and can be readily utilised in the construction of a future dwelling on the site.

I506.6.6. Acoustic design of dwellings

- (1) Activities sensitive to aircraft noise must be designed and constructed in accordance with the acoustic design report required under I506.9.1 Special information requirements.

I506.6.7. Subdivision Plan

- (1) The subdivision layout including all sites, roads, taxiways, open space and reserves, must be developed in accordance with Dairy Flat: Precinct plan 1 - subdivision plan.
- (2) The development may proceed in stages as outlined below:
 - (a) Stage 1: Lots 1 – 8

- (b) Stage 2: Lots 9 – 30
- (c) Stage 3: Lots 31 – 42
- (d) Stage 4: Lots 43 – 62
- (e) Stage 5: Lots 63 – 77

I506.6.8. Subdivision site size

- (1) The minimum net site area must be 2,500m² and the maximum net site area must be 8000m².

I506.6.9. No complaints covenant

- (1) All sites within a subdivision must enter into a no-complaints covenant in favour of:
 - (a) the North Shore Airport; and
 - (b) all other land within the precinct.
- (2) The no complaints covenant must be registered against the certificate of title of the site containing the new noise sensitive land use.
- (3) The no-complaints covenant must be in a form consistent with Appendix 2 Dairy Flat Precinct Covenant.

I506.6.10. Agreement to use the airport

- (1) At each stage of subdivision described above under I506.6.7.(6), the applicant must provide Council with evidence of an enforceable legal agreement which must:
 - (a) be between the relevant applicant/landowner and the owner of the Airport;
 - (b) attach to the land.
- (2) The legal agreement must ensure that the lots on the plan of subdivision are guaranteed access via the planned taxiways to the North Shore Airport, for as long as the Airport remains in use.
- (3) Any such agreement must be secured through an appropriate legal mechanism that is recorded on a certificate of title for any new site created.
- (4) The section 224(c) certificate for the subdivision must not be issued until the Council is satisfied that this requirement will be met.

I506.6.11. Roads

- (1) All roads must be vested in Council.
- (2) All taxiways must be designed (including safety fencing if necessary), formed and concreted in accordance with the requirements of the Civil Aviation Authority.

I506.7. Assessment – controlled activities

I506.7.1. 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) one dwelling per site where the site has been subdivided in general accordance with the Dairy Flat: Precinct plan 1 – subdivision plan, and domestic housing, maintenance and restoration of aircraft:
 - (a) the effect of the building location and appearance;
 - (b) the effect of the building on the landscape development programme;
 - (c) the effect of landform modification on the rural character of the area; and
 - (d) the timing of construction.

I506.7.2. 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 overlay, zone or Auckland-wide provisions:

- (1) one dwelling per site where the site has been subdivided in general accordance with the Subdivision Plan shown in Dairy Flat: Precinct plan 1 – subdivision plan and domestic housing, maintenance and restoration of aircraft:
 - (a) the effect of the building's location and appearance;
 - (i) the extent to which the building is sited so as to be screened by the structural planting when viewed from existing and proposed roads in the vicinity;
 - (ii) the extent to which the building is sited so that it is not visually obtrusive when viewed from existing and proposed public roads in the vicinity;
 - (iii) whether the building is of a design and colour so as to be unobtrusive in the landscape, and in keeping with the semi-rural/countryside living style location;
 - (iv) the extent to which any reduction or removal of the structural planting is required; and
 - (v) whether planting intended to screen the development is adequate for this purpose, and of sufficient size to be an effective screen within three years.
 - (b) the effect of the building on the landscape development programme:

- (i) the extent to which the building layout, site layout and onsite landscaping is consistent with the Landscape development programme required by Special information requirement I506.9.1.
- (c) the effect of landform modification on the rural character of the area; and
 - (i) the extent to which any proposed land modification is in keeping with the rural character of the area.
- (d) the timing of construction;
 - (i) whether the structural planting for all key areas identified in the I506.10 Dairy Flat: Precinct plan 2 – structural planting areas has been completed in accordance with Appendix 0 Dairy Flat Precinct Tree Species and the specimens are of a sufficient size to screen the proposed development within three years of planting.

I506.8. Assessment – restricted discretionary activities

I506.8.1. Matters of discretion

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

- (1) subdivision of any residential lot with a legal aircraft access agreement with North Shore Airport and physical aircraft access to the North Shore Airport:
 - (a) the effect of the subdivision design on the precinct layout and topography;
 - (b) the effect of land modification;
 - (c) the effect on the planting in the precinct;
 - (d) the effect of taxiway location and construction;
 - (e) the effect of stormwater; and
 - (f) the effect on the operation of North Shore Airport.
- (2) infringement of Standards I506.6.1 to I506.6.6:
 - (a) the effect on the operation of North Shore Airport; and
 - (b) the effect on the precinct provisions.

I506.8.2. Assessment criteria

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

- (1) subdivision of any residential lot with a legal aircraft access agreement with North Shore Airport and physical aircraft access to the North Shore Airport;

- (a) the effect of the subdivision design on the precinct layout and topography:
 - (i) the extent to which the site size, shape, contour, frontage and access is suitable for the intended activities;
 - (ii) whether the proposed subdivision is consistent with Dairy Flat: Precinct Plan 1 – subdivision plan; and
 - (iii) the extent to which the arrangement of sites, including roads and taxiways, result in a comprehensively designed and integrated development and avoid, remedy or mitigate reverse sensitivity effects on the airport.
 - (b) the effect of land modification:
 - (i) the extent to which any proposed land modification is in keeping with the rural character of the area; and
 - (ii) the extent to which sites are located so that they do not require substantial earthworks or land modification to obtain access to a road, or aircraft taxiway.
 - (c) the effect on the required planting in the precinct:
 - (i) whether the layout of sites is consistent with the Dairy Flat: Precinct plan 2 - structural planting areas; and
 - (ii) the extent to which the proposal is consistent with the I506.9.1Landscape development programme required by Special Information Requirement I506.9.1.
 - (d) the effect of taxiway location and construction:
 - (i) whether the proposed taxiway location and construction, together with the arrangement of sites and roads, result in a comprehensively designed and integrated development and avoid, remedy or mitigate reverse sensitivity effects on the airport.
 - (e) the effect of stormwater:
 - (i) whether stormwater systems are designed to ensure they do not attract bird wildlife that could cause bird strikes to aircraft; and
 - (ii) the extent to which the subdivision is consistent with the integrated stormwater management approach required by Special information requirement **Error! Reference source not found.**
 - (f) the effect on the operation of North Shore Airport:
 - (i) whether the arrangement of landscaping, sites and taxiways enable aircraft operations to continue without hindrance, or safety being compromised.
- (2) infringement of Standards I506.6.1to I506.6.6:

- (a) the effect on the operation of North Shore Airport:
 - (i) whether the infringement will affect aircraft operations and safety; and
- (b) the effect on the precinct provisions:
 - (i) refer to Policies I506.3.(1) to I506.3.(3)

I506.9. Special information requirements

I506.9.1. Landscape development programme

Any application for subdivision consent must be accompanied by the following:

- (1) A landscape development programme.
 - (a) The landscape development programme must include:
 - (i) a landscape master plan (scale 1:1,000) showing the layout of property boundaries, roads, taxiways, footpaths and areas of structural planting;
 - (ii) a staging plan, programme of works and species list for all structural planting;
 - (iii) all structural planting (other than for the key structural planting areas described in Dairy Flat: Precinct plan 2 - structural planting areas),
 - (iv) confirmation that the structural planting will be established immediately upon completion of the formation of the roads shown on Dairy Flat: Precinct plan 1 - subdivision plan;
 - (v) a mechanism or process to ensure the maintenance of all structural planting, such as a consent notice or covenant;
 - (vi) a set of design standards for the whole development for both buildings, structures and outdoor elements and spaces, which address location, height, form and colour;
 - (vii) the design standards must be presented in an illustrated form, to show the relationship between built elements, vegetation, access and open spaces; and
 - (viii) the paving, signs, street furniture and lighting must be designed to be in keeping with their location in a semi rural/countryside living style area; and
- (2) For each stage of the development - a landscape design plan (scale 1:200), depicting the precise layout, design and specification of all outdoor elements – paving, signs, street furniture, lighting, planting and grassing.

I506.9.2. Integrated stormwater management

Any application for subdivision consent must be accompanied by:

- (1) an integrated stormwater management approach for the entire precinct and for each stage of development.

I506.9.3. Acoustic design report

An application for a dwelling must be accompanied by:

- (1) an acoustic design report that specifies the measures necessary to achieve an internal noise level of 40dBA (Ldn) in habitable rooms and sleeping areas in a noise sensitive land use taking into account:
 - (a) the likely aircraft noise generated by North Shore Airport;
 - (b) aircraft activities anticipated by this precinct; and
 - (c) other aircraft activities which are occurring in the surrounding area.

I506.9.4. Civil Aviation requirements

An application for resource consent in this precinct must be accompanied by:

- (1) information that demonstrates compliance with any relevant Civil Aviation rule.

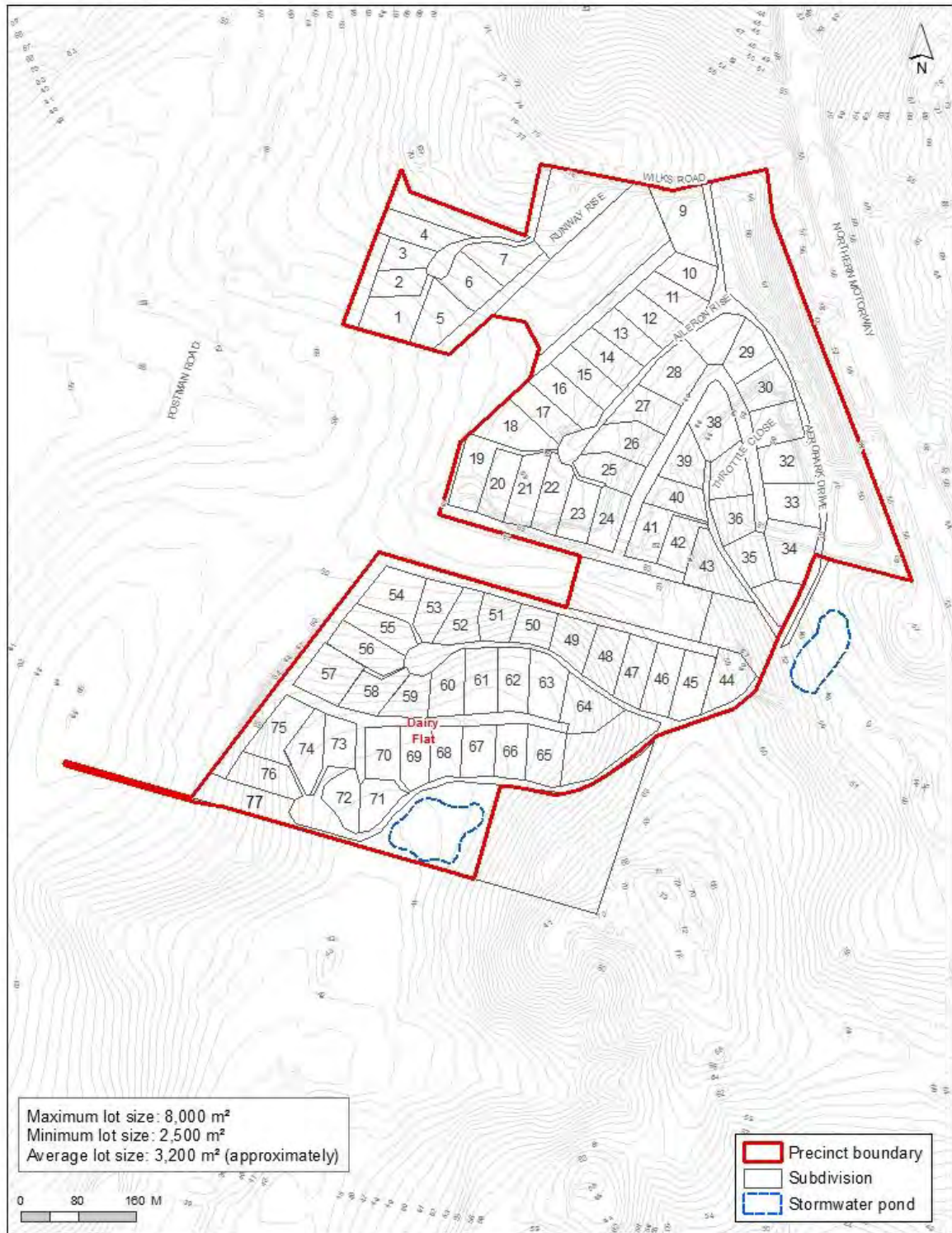
An application for land use or subdivision consent that includes a taxiway must be accompanied by:

- (2) confirmation that the taxiway will be designed (including safety fencing if necessary), formed and concreted in accordance with the requirements of the Civil Aviation Authority.

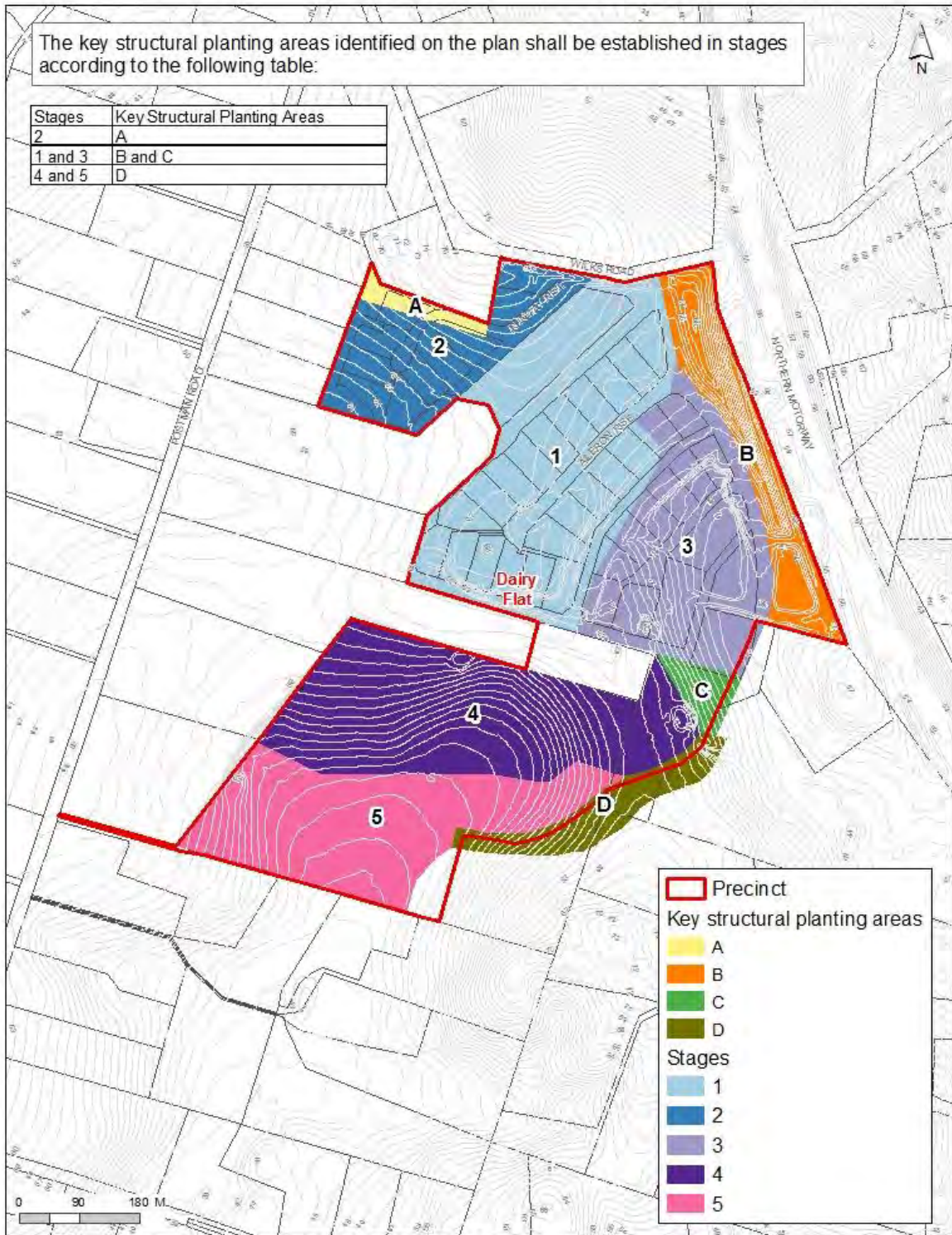
I506.10. Precinct plans

I506 Dairy Flat Precinct

I506.10.1 Dairy Flat: Precinct plan 1 – subdivision plan



I506.10.2 Dairy Flat: Precinct plan 2 – structural planting areas



I506.11. Appendices**Appendix I506.11.1 Dairy Flat Tree Species**

Fast growing species	
Alnus	Alder
Cordyline	Cabbage tree
Kunzea ericoides	Kanuka
Populus	Poplar
Salix	Willow
Pittosporum spp.	Pittosporum
Hoheria	Lacebark
Pinus spp	Pine
Shrub species	
Hebe	Hebe
Griselinia littoralis/lucida	Broadleaf
Ngaio	Ngaio
Phormium cookianum/tenax	Flax
Senecio	NZ daisy
Canopy Species	
Dacrycarpus	Rimu
Fraxinus	Ash
Metasequoia	Dawn redwood
Quercus	Oak
Taxodium	Swamp cypress
Liquidambar	Liquidambar
Beilschmiedia	Taraire
Podocarpus totara	Totara
Podocarpus Dacrydiodes	Kahikatea

Appendix I506.11.2 Dairy Flat Precinct Covenant

Refer to pdf attachment

I508. Devonport Peninsula Precinct

I508.1. Precinct description

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

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

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

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

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

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

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

- Area 1 – 16m (up to 5 storeys)
- Area 2 – 14.5m (up to 4 storeys)
- Area 3 – 11m (up to 3 storeys)
- Area 4 – 8m (up to 2 storeys).

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

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

The sub-precinct has three height areas – Area 1 to reflect the opportunity for higher buildings with outlook across Jutland Reserve and the coastal edge of Shoal Bay, Area 2

adjacent to Hauraki Primary School, and Area 4 alongside the east and west residential zone interfaces respectively.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I508.2. Objectives

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

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

I508.3. Policies

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

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

I508.4. Activity table

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

I508.5. Notification

- (1) Any application for resource consent for building that infringes standards [H4.6.4](#) Building height and [H5.6.4](#) Building height but does not exceed the height in I508.6.1, will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity that infringes the Area 1 maximum building height standard in Table I508.6.1.1 by a maximum of 2m, will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

- (3) Refer to [H4.5](#) and [H5.5](#) for the zone notification requirements for any application for resource consent for an activity which is not listed in I508.5(1) or I508.5(2) above.
- (4) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

I508.6. Standards

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

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

I508.6.1. Building height

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

Table I508.6.1.1 Building height

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

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

Figure I508.6.1.1. Building height in Area 3

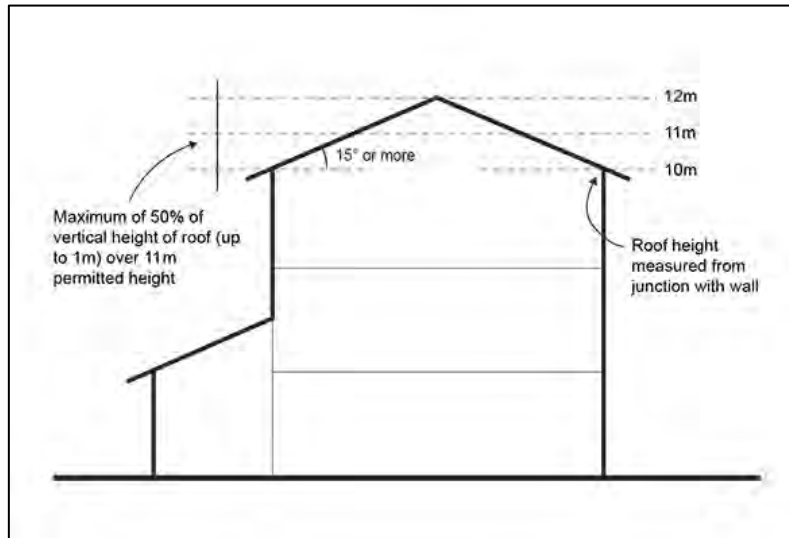
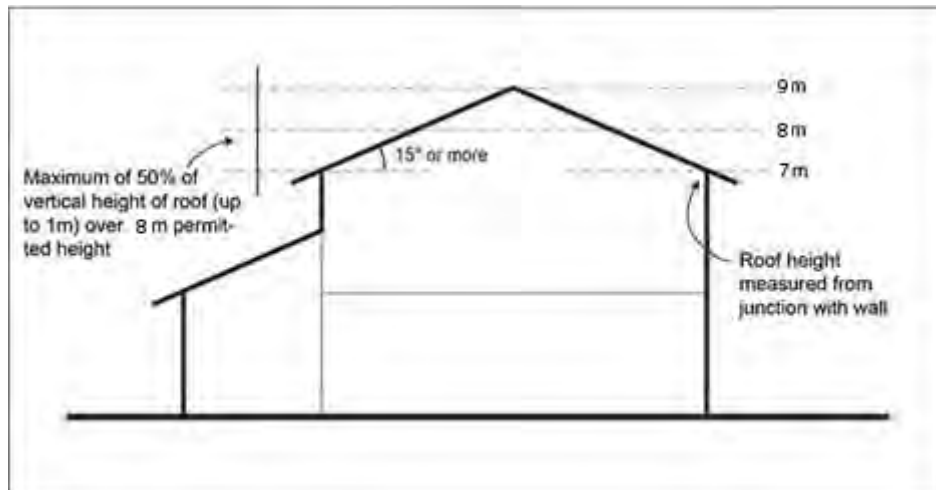


Figure I508.6.1.2. Building height in Area 4



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

I508.6.2. Building coverage

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

I508.6.3. Landscaping

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

I508.6.4. Building setbacks to open space zones

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

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

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

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

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

I508.6.7. Yards

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

Table I508.6.7.1 Yards

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

I508.6.8. Outdoor living space

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

I508.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I508.8. Assessment – restricted discretionary activities – standards

I508.8.1. Matters of discretion

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

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

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

I508.8.1.2. Building coverage

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

I508.8.1.3. Landscaping

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

I508.8.1.4. Building setbacks to open space zones

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

I508.8.1.5. Height in relation to boundary – sub-precinct boundaries

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

I508.8.1.6. Alternative height in relation to boundary for internal boundaries of Area 1

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

I508.8.1.7. Yards

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

I508.8.1.8. Outdoor living space

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

I508.8.2. Assessment criteria

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

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

- (1) Whether building height establishes an integrated built form that is in accordance with Policy I508.3(1)(a), (b) and (c) and also:
 - (a) is in keeping with the form and function of existing and proposed streets, lanes and open space; and
 - (b) ensuring a mix of building heights and a variation of built form when viewed from streets, public open space and residentially zoned areas, and in particular, views of higher buildings should be broken up by buildings of a lesser height to reduce dominance and bulk.

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

I508.8.2.2. Building coverage

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

I508.8.2.3. Landscaping

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

I508.8.2.4. Building setbacks to open space zones

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

I508.8.2.5. Height in relation to boundary – sub-precinct boundaries

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

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

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

I508.8.2.7. Yards

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

I508.8.2.8. Outdoor living space

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

I508.9. Special information requirements

There are no special information requirements in this precinct.

I508.10. Precinct plans

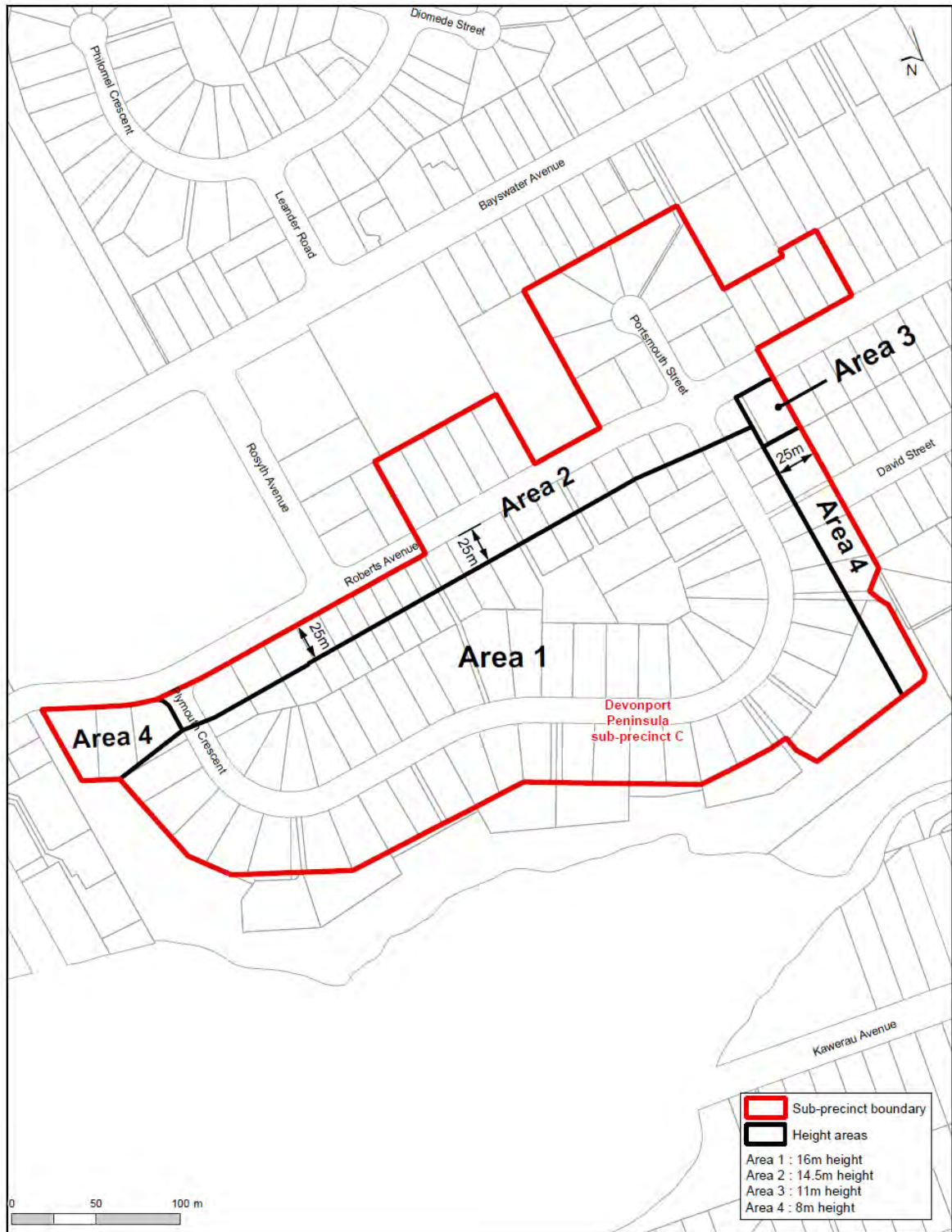
I508.10.1. Devonport Peninsula: Precinct plan 1 – Sub-precinct A



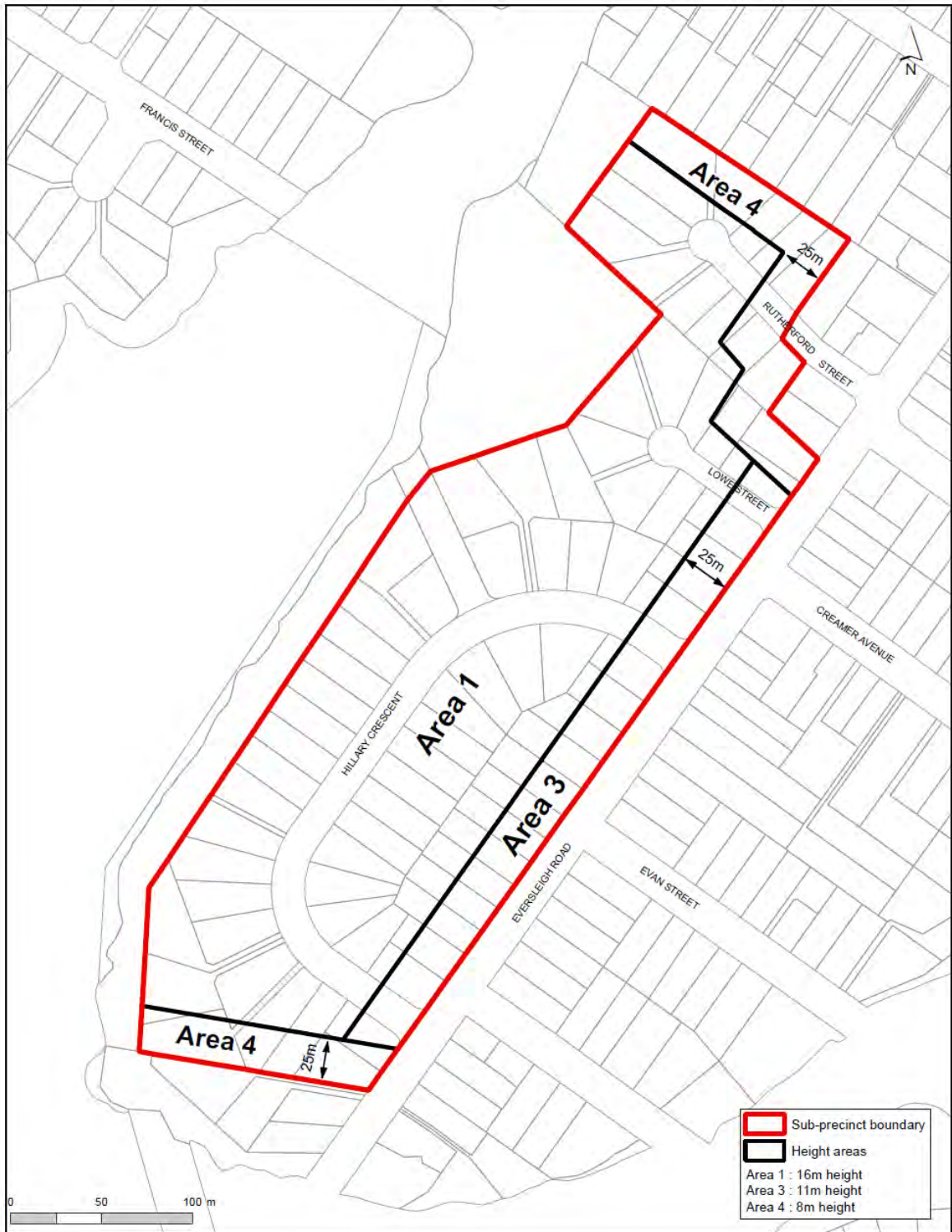
I508.10.2. Devonport Peninsula: Precinct plan 2 – Sub-precinct B



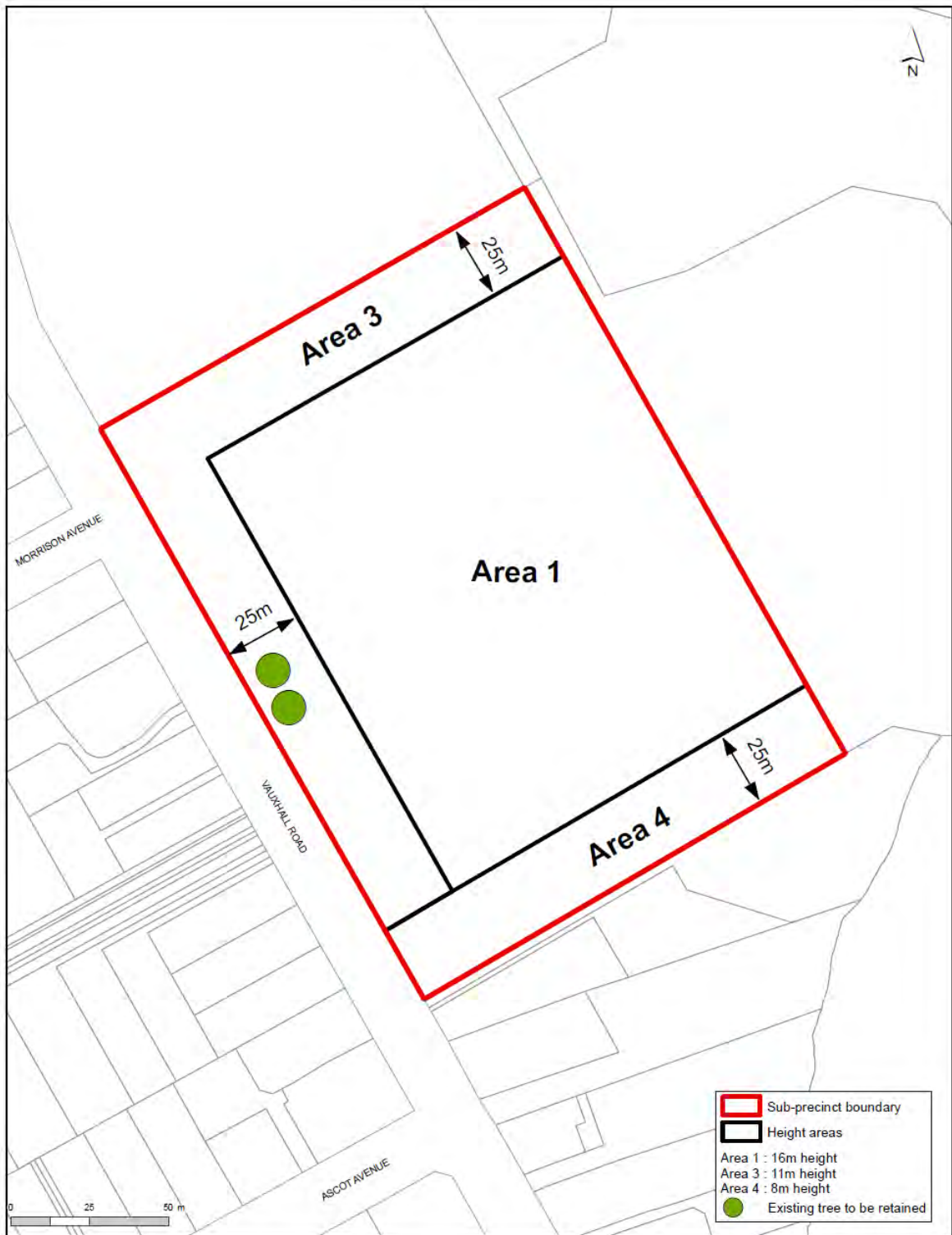
I508.10.3. Devonport Peninsula: Precinct plan 3 – Sub-precinct C



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



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



I508.10.6. Devonport Peninsula: Precinct plan 6 – Sub-precinct F



I510. Gulf Harbour Marina Precinct

I510.1. Precinct description

The Gulf Harbour Marina Precinct is located at Hobbs Bay on the southern edge of the Whangaparaoa peninsula. Gulf Harbour was developed as a boat harbour under the Rodney County Council (Gulf Harbour) Vesting and Empowering Act 1977. The precinct includes both the coastal marine area and an area of land to the east of the marina.

The purpose of the Gulf Harbour Marina Precinct is to provide for marina, ferry service and marine-related services and facilities, including haul-out facilities, boat storage, trailer parking, and a range of specialist marine trade services. The precinct also provides for a range of commercial and retail activities on part of the adjoining land. The precinct modifies the Coastal – Marina Zone to recognise and provide for the types of activities operating on the Gulf Harbour Marina land, and to protect the coastal open space nature and amenity of the “Hammerhead” area.

The precinct modifies the height standard of the Coastal – Marina Zone to specifically provide for marine industry, marine commercial and community/recreation activities within each sub-precinct.

The precinct is comprised of three sub-precincts as shown on the planning maps:

- Sub-precinct A provides for a broad range of marina, ferry service, marine and port activities; and
- Sub-precincts B and C provide for a range of both marine and complementary non-marine related activities such as offices, retail, healthcare services and care centres.

The zoning of land within this precinct is the Coastal – Marina Zone.

I510.2. Objective [rcp/dp]

- (1) The marina, ferry service and marine activities continue to efficiently operate while the commercial, retail and service activities support the use of the area both for marina users and the local community.

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

I510.3. Policies [rcp/dp]

- (1) Require new development to be designed and located in a manner that:
 - (a) integrates with and maintains the qualities of the coastal environment;
 - (b) does not adversely affect the operation of the marina or ferry terminal;
 - (c) avoids, to the extent practicable, adverse effects on the amenity values of land adjoining the precinct, including visual amenity; and
 - (d) maintains, and where possible enhances, public access to and along the coastal edge.

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

I510.4. Activity table

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

Table I510.4.1 specifies the activity status of land use and activities on land and associated occupation of the common marine and coastal area in the Gulf Harbour Marina Precinct pursuant to sections 9(3), 12(2), and 12(3) of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I510.4.2 specifies the activity status for the structures on land in the Gulf Harbour Marina Precinct pursuant to sections 9(3) of the Resource Management Act 1991.

Table I510.4.1 Activity table – use on land and associated occupation of the common marine and coastal area

Activity		Activity status			
		Sub-precinct A		Sub-precinct B	Sub-precinct C
		Land [dp]	CMA [rcp]	Land [dp]	Land [dp]
Use					
Commerce					
(A1)	Maritime passenger operations	P	P	P	P
(A2)	Food and beverage	C	C	C	C
(A3)	Non-marine retail with a gross floor area less than 90m ²	NC	NC	RD	RD
(A4)	Offices accessory to a marine and port activity	P	P	P	RD
(A5)	Offices not accessory to a marine and port activity	NC	NC	RD	NC
Community					
(A6)	Care centres	NC	NC	RD	RD
(A7)	Clubrooms for marine-related clubs and education facilities that are associated with marine and port activities	P	P	D	D
(A8)	Clubrooms and education facilities not otherwise provided for	NC	NC	NC	NC
(A9)	Healthcare facilities	P	P	RD	RD

I510 Gulf Harbour Marina Precinct

(A10)	Public transport facilities	D	NA	NA	NA
(A11)	Park and ride	D	NA	NA	NA
Industry					
(A12)	Manufacture of vessels and boating/marine equipment	P	C	NC	NC
(A13)	Boat launching facilities	P	P	P	P

Table I510.4.2 Activity table – development

Activity		Activity status (land) [dp]		
		Sub-precinct A	Sub-precinct B	Sub-precinct C
Development				
(A14)	Construction of new buildings and structures	C	C	C

I510.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I510.4.1 and Table I510.4.2 Activity tables 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 I510.4.1 and Table I510.4.2 Activity tables and which is not listed in I510.5(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\(4\)](#).

I510.6. Standards

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

All activities listed as permitted, controlled and restricted discretionary in Table I510.4.1 and Table I510.4.2 Activity tables must comply with the following standards.

I510.6.1. Yards

- (1) Where the precinct boundary adjoins the Residential – Terrace Housing and Apartment Buildings Zone, the yard requirements as set out in Table I510.6.1.1 apply.

Table I510.6.1.1 Yards

(2)

Yard	Requirement
Front	3m Yards are not required for internal roads or service lanes
Rear	5m where a rear boundary adjoins a residential or open space zone; or a reserve vested in the council
Side	5m where the side boundary adjoins a residential or open space zone
Water	3m from the edge of a river where a boundary adjoins a river whose bed has an average width of 3m or more

I510.6.2. Maximum impervious area

- (1) The maximum impervious area is 100 per cent of the site area.

I510.6.3. Maximum building height

- (1) Maximum height for all buildings within sub-precincts are as follows:
- (a) Sub-precinct A – no greater than 15m in height;
 - (b) Sub-precinct B – no greater than 12m in height; and
 - (c) Sub-precinct C – no greater than 9m in height.

I510.6.4. Building coverage

- (1) The maximum permitted building coverage or cumulative total area of buildings in each precinct must not exceed 50 per cent of the land area in sub-precinct A and 35 per cent of the land area in sub-precincts B and C.

I510.7. Assessment – controlled activities

I510.7.1. Matters of control

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

- (1) Construction of new buildings and structures:
- (a) construction or works methods, timing and hours of operation; and
 - (b) location, extent, design and materials.
- (2) Manufacture of vessels and boating / marine equipment:
- (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials; and

(c) traffic and parking.

(3) Food and beverage:

(a) location, extent, design and materials; and

(b) traffic and parking.

I510.7.2. 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, Auckland wide or overlay provisions.

(1) Construction or works methods, timing and hours of operation:

(a) the extent to which construction or works methods avoids, remedies or mitigates adverse effects, on water quality and sedimentation, on marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and

(b) whether the construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas.

(2) Location, extent, design and materials:

(a) whether the development is of a scale, design and materials and located so that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and open space zoned land, and in particular on:

(i) the natural character of the coastal environment;

(ii) the recreational, visual, amenity and ecological values in the locality, including lighting effects;

(iii) public access to, along and within the coastal marine area;

(iv) the landscape elements and features;

(v) historic heritage values in the locality;

(vi) noise effects including ongoing operational noise, such as halyard slap;

(vii) coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents and water quality;

(viii) existing activities in the coastal marine area and on adjacent land;

(ix) navigation and safety and the need for any aids to navigation;

(x) the provision of shore-based facilities including car and trailer parking, boat storage and maintenance areas, administration buildings, public

toilets, boat racks, lockers, public access and esplanade reserves and urban design treatment.

(3) Traffic and parking:

- (a) the extent to which the proposal, including any additional vehicle movements, adversely affects the safe and efficient operation of the internal or adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic; and
- (b) whether the amount of parking are sufficient to contain workers, customers and service vehicles within the site. Sufficient access to the public transport network should also be considered.

PC 71 ([see Modifications](#))

I510.8. Assessment – restricted discretionary activities

I510.8.1. Matters of discretion

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

- (1) all restricted discretionary activities:
 - (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials; and
 - (c) traffic and parking.

I510.8.2. 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) construction or works methods, timing and hours of operation:
 - (a) the extent to which construction or works methods avoids, remedies or mitigates adverse effects, on water quality and sedimentation, on marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and
 - (b) whether the construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas.
- (2) location, extent, design and materials:
 - (a) whether the development is of a scale, design and materials and located so that it remedies or mitigates adverse effects on the coastal

environment and adjacent residential and open space zoned land, and in particular on:

- (i) the natural character of the coastal environment;
- (ii) the recreational, visual, amenity and ecological values in the locality, including lighting effects;
- (iii) public access to, along and within the coastal marine area;
- (iv) the landscape elements and features;
- (v) historic heritage values in the locality;
- (vi) noise effects including ongoing operational noise, such as halyard slap;
- (vii) coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents and water quality;
- (viii) existing activities in the coastal marine area and on adjacent land;
- (ix) navigation and safety and the need for any aids to navigation; and
- (x) the provision of shore-based facilities including car and trailer parking, boat storage and maintenance areas, administration buildings, public toilets, boat racks, lockers, public access and esplanade reserves and urban design treatment.

(3) traffic and parking:

- (a) the extent to which the proposal, including any additional vehicle movements, adversely affects the safe and efficient operation of the internal or adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic; and
- (b) whether the amount of parking are sufficient to contain workers, customers and service vehicles within the site. Sufficient access to the public transport network should also be considered.

[PC 71 \(see Modifications\)](#)

I510.9. Special information requirements

There are no special information requirements for this precinct.

I510.10. Precinct plans

There are no precinct plans in this precinct.

I519. Long Bay Precinct

I519.1. Precinct description

The Long Bay Precinct is located at the northern end of the East Coast Bays on the North Shore. The precinct covers approximately 360 ha of land and is held in multiple ownership. It incorporates the following significant natural and physical resources:

- The outstanding landscapes and natural character of the coastline north of Vaughan Stream;
- The high ecological and amenity values of the Vaughan Stream catchment and coastal receiving waters of the Long Bay-Okura Marine Reserve;
- The Long Bay Regional Park, a regionally important area of high recreational and landscape value;
- An area of national heritage value on the Awaruku headland; and
- A number of native vegetation areas of ecological value.

The purpose of the precinct is to develop a new community on greenfield land in accordance with a land use strategy shown on Precinct Plan 1. The strategy uses an integrated, sustainable low impact approach that protects and enhances the high ecological and amenity value of its receiving environment. Long Bay is divided into two main development areas:

- The upper valley consisting of moderate to steep topography closely oriented to the Vaughan Stream corridor, important tributary waterways and areas of native vegetation where low-density development can occur in association with revegetation.
- The lower valley which covers the more open landscapes associated with the wider valley area where more intensive urban development is enabled.

Resource consents for sub-precincts have been used to provide for co-ordinated development and infrastructure in the lower valley.

The Vaughan Stream catchment is divided into Stream Protection Areas A & B (shown on Precinct Plans 1, 3 and 4 based on the ecological values of stream tributaries, their sensitivity to the adverse effects of development and their contribution to the sustainability of the Vaughan Stream.

The features shown on Precinct Plans 3 and 4 are protected and managed through specific provisions relating to:

- Piripiri Point Protection Area;
- Park Interface Protection Area;
- Vegetation – Conservation Areas;
- Vegetation– Restoration Areas;
- Ecology / Stormwater Management Areas;

I519 Long Bay Precinct

- Landscape Enhancement Areas; and
- Stream Interface Management Areas.

In addition to these areas, ridgeline protection and riparian margins are shown on Precinct Plan 4 which include the following features:

- Ridgeline height control and spot heights
- Park interface viewpoints and visibility line “z-z”
- Streams.

Specific standards relate to these matters. The zoning of land within this precinct is set out in Table I519.1.1 Long Bay Sub-precinct descriptions and zoning.

Table I519.1.1 Long Bay Sub-precinct descriptions and zoning

Long Bay Sub-precinct	Description	Zone
A	Large lot residential	H1 Residential - Large Lot Zone
B	Rural residential	H1 Residential - Large Lot Zone
C	Piripiri Point protection area	H1 Residential - Large Lot Zone
D	Suburban neighbourhood – east of Ashley Avenue (Stream Protection A Area)	H3 Residential - Single House Zone
E	Suburban neighbourhood – north of Vaughans Stream (Stream Protection A and B Area)	H3 Residential - Single House Zone
F	Suburban neighbourhood – south of Vaughans Stream	H3 Residential - Single House Zone
G	Mixed neighbourhood – north of Vaughans Stream	H4 Residential - Mixed Housing Suburban Zone
H	Urban neighbourhood	H5 Residential - Mixed Housing Urban Zone
I	Urban village	H6 Residential -Terrace Housing and Apartment Buildings Zone
J	Village centre	H11 Business - Local Centre Zone
K	Village centre – Vaughans Stream interface	H11 Business - Local Centre Zone
L	Two house site	H7 Open Space – Conservation Zone

Parts of Sub-precinct B mainly around the stream systems are identified as within D9 Significant Ecological Areas Overlay

Parts of Sub-precincts C and E are identified as within [D10 Outstanding Natural Landscapes Overlay](#) and within [D11 High Natural Character Overlay](#)

Parts of Sub-precinct L are within [D17 Historic Heritage Overlay](#)

I519.2. Objectives [rp/dp]

General

- (1) A new community is created in an integrated and sustainable way that protects and enhances the natural environment.
- (2) The nationally significant heritage values and associated landscape character of the Awaruku headland and seaward end of the Awaruku Ridge are protected and enhanced.
- (3) The outstanding landscapes and natural character of the coastal environment bounded by Homestead Spur, Grannys Ridge and Piripiri Point Ridge areas within the North Vaughans area, as seen from within the Long Bay Regional Park and Piripiri Reserve are protected from land use development and subdivision.
- (4) The recreational amenities, landscape values and ecological systems of Long Bay Regional Park are protected and enhanced.
- (5) The water quality, level and flows, habitat values and fauna of the Vaughan Stream and its tributaries and waterways are protected and enhanced, and the adverse effects of sediment discharges to the stream, Long Bay Beach and the Long Bay Ōkura Marine Reserve and wider Hauraki Gulf are minimised to limit effects on their ecological, amenity and recreational values.
- (6) The water quality, habitat values and fauna of the Awaruku Stream are improved and the adverse effects of sediment discharges on Long Bay Beach and the Long Bay Ōkura Marine Reserve are reduced.
- (7) Native vegetation remnants and habitats are protected from subdivision, use and development and native bush areas are enhanced and connected over time to form linked ecological areas.

Sub-precincts A and B

- (8) Large lot development is undertaken in the upper valley and is rural residential in character with bush areas enhanced and connected over time.
- (9) Large lot residential development in Sub-precinct A is provided for in the limited areas where slope and landform do not preclude buildings while protecting and enhancing natural vegetation.
- (10) Rural residential development in Sub-precinct B is provided for while protecting and enhancing the special landscape and environmental values of the steeper areas of the catchment.

Sub-precinct C

- (11) The outstanding natural landscape values of Piripiri Point and the amenity values of the Long Bay Regional Park and Piripiri Reserve are protected.

Sub-precincts D, E and F

(12) Single houses are provided in the North Vaughans, Awaruku and Glenvar areas with some higher intensity integrated housing fronting main roads and reserves in the Awaruku area.

Sub-precinct G

(13) A mixture of stand-alone houses on smaller lots and attached housing types are provided in the North Vaughans area, generally to the south and west of the northern Beach Road extension.

Sub-precinct H

(14) A mixture of two and three storey stand alone and terrace type housing is provided on the northern slopes of the Awaruku ridge and the lower North Vaughans slopes.

Sub-precinct I

(15) Terraced housing and apartment buildings are provided in close proximity to the village centre and open space areas located in the Vaughan's Stream corridor.

Sub-precincts J and K

(16) A quality, compact village centre is developed in Sub-precinct J as a focal point for the local community.

(17) The village centre is integrated with the natural character and amenity of the Vaughan Stream corridor in Sub-precinct K.

Sub-precinct L

(18) The landscape and amenity values of the adjacent Regional Park and coastal environment are protected.

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

I519.3. Policies [rp/dp]

Stormwater Management

- (1) Apply a low impact, treatment train approach including:
- (a) limitations on landform modification and impervious cover;
 - (b) on-site stormwater mitigation measures for development, roads and accessways and retention of streams and waterways; and
 - (c) provision of catchment-wide facilities like wetlands.

- (2) Require stormwater treatment devices, utilising the best practicable option, within the road reserve and accessways to mitigate the effects of the majority of stormwater generated by the road or accessway including:
 - (a) reducing carriageway widths and limiting impervious areas;
 - (b) incorporation of bio-retention where grades are less than 5%;
 - (c) check dams and flow control methods for grades of 5 to 8%; and
 - (d) off-line treatment for grades greater than 8%.
- (3) Require the riparian margins of the Vaughan and Awaruku Streams (identified on Precinct Plan 4) to be kept free of development and earthworks and to be made stock proof and replanted with suitable native vegetation at the time of subdivision.
- (4) Limit development in the 100 year flood plain to infrastructure that cannot be located elsewhere.
- (5) Require stormwater retention and treatment facilities to be designed to retain the ecological values in and along the Vaughan and Awaruku Streams. These areas should be landscaped to add additional habitat (e.g. wetlands).
- (6) Within the Stream Protection A area:
 - (a) require all streams, waterways and their riparian margins to be retained in their natural state;
 - (b) require existing stormwater overland flow paths to be identified and protected from site works, subdivision and/or development;
 - (c) require imperviousness to be limited to no more than 15 per cent in Sub-precincts A and B and 50 per cent in Sub-precinct D and that part of Sub-precinct E in the Stream Protection A area, with sites sizes to be at least 600m² in Sub-precinct D area;
 - (d) require development to incorporate on-site stormwater mitigation measures to mitigate adverse water quality and quantity effects from the run off from the following areas of impervious surfaces:
 - (i) Sub-precinct A and B, 100 per cent of impervious surfaces;
 - (ii) Sub-precinct E (Stream 1C catchment), 100 per cent of impervious surfaces; and
 - (iii) Sub-precinct D and all other stream catchments, 80 per cent of impervious surfaces;
 - (e) manage the quality of discharged stormwater by removing, on-site, a minimum of 75 per cent of total suspended solids on a long term average

basis from the percentage of impervious areas listed in Standards I519.3(6)(d)(i) and I519.3(6)(d)(ii) above; and

- (f) require no off-site wetlands or ponds to be created in the Stream Protection A Area except for the treatment of road run off from the steeper sections of Glenvar Ridge Road, where grades are greater than 8 per cent.

(7) Within the Stream Protection B Area:

- (a) require the main channels of the Vaughan and Awaruku Streams to be retained in their current state. Allow secondary waterways to be modified (Stream 1B) or removed (except Stream 2);
- (b) require overland flow paths to be identified and protected, post development;
- (c) provide a range of housing types relative to site sizes and impervious cover; and
- (d) require development to be designed so that stormwater run-off is mitigated before it enters the Vaughan and Awaruku Streams.

Protection and management areas

- (8) Require areas of existing native vegetation to be set aside at the time of subdivision, made stock proof, weeds and pests eradicated and afforded long term protection by appropriate legal mechanisms. Vegetation removal should be limited to the eradication of plant pests and weeds.
- (9) Require subdivision and development to contribute to extending the areas of native bush, helping to develop ecological corridors linking the lower valley with the existing bush areas in the upper valley and to restore and enhance degraded landscapes.
- (10) Require subdivision and development to protect the landscapes and natural character of the Regional Park, north of Vaughan Stream, through application of the Piripiri Point Protection Area and the Park Interface Protection Area.

Sediment and earthworks

- (11) Require the control of sedimentation on the receiving environment by limiting the area of land exposed at any one time (30 hectares total of bulk and small scale earthworks) across the whole of the precinct, and enhanced sediment control measures.
- (12) Require allocation of the 30 hectare limit to be on the basis that the proportion of likely total earthworks within each sub-precinct will be as follows:
 - (a) small scale earthworks are expected to amount to no more than two hectares in total across the whole precinct area to be exposed at any one time;

- (b) no more than seven hectares of land may be exposed at any one time in Sub-precincts A and B with no ability to exceed this limit; and
 - (c) up to 21 hectares may be exposed at any one time in Sub-precincts D to K with this extended to 28 hectares where the seven hectare allocation for Sub-precinct A and B has not been taken up in an earthworks season.
- (13) Limit the volume and footprint of earthworks within the Stream Protection A area to avoid changes to landforms, waterways and changes in hydraulic response resulting from compaction of soils during earthworks.
 - (14) Require small scale site works to avoid adverse effects on waterways and their margins and areas of ecological value by the preparation of individual site management plans.
 - (15) Require all earthwork/geotechnical devices generally to be kept clear of the Vegetation – Conservation areas and riparian margins.
 - (16) Require a Lizard Conservation Management Plan for the relocation of lizards prior to any larger scale earthworks in the Stream Protection A area.

Upper Valley (Sub-precincts A and B, and that part of Sub-precinct E in the Stream Protection A area)

- (17) Prohibit earthworks and structures (except those associated with revegetation and fencing) in the Landscape Protection Area between the catchments of Streams 1C and 1D up to the steeper land above the headwaters of Stream 1D and set this land aside for revegetation at the time of subdivision.
- (18) Require re-vegetation on subdivision and development of the land to the north of the escarpment covered by the Landscape Enhancement Area on the northern side of Vaughan Stream.
- (19) Enable development of sites in the Ecology/Stormwater Management Area provided sites are located outside of riparian margins, do not result in clustering of development and are subject to replanting requirements.
- (20) Require the extension of existing areas of native bush in the Ecology/Stormwater Management Area on subdivision and development to create over time ecological corridors.
- (21) Require on site wastewater disposal systems as an interim solution, for development that proceeds ahead of the trunk wastewater network and require any such development to connect to the trunk wastewater network once it becomes available.
- (22) Prevent minor dwellings in Sub-precincts A, B and D.

Lower Valley (Sub-precincts D to K)

- (23) Require proposed roads to be in accordance with the roads shown on Precinct Plans 1, 3 and 4, and allow for variations in alignment (up to 20m of the centre line of the alignment shown on the precinct plans), based on final earth working and site layout.
- (24) Enable minor dwellings in the following locations:
 - (a) sites greater than 1000m² in the Sub-precincts E and F; and
 - (b) within the Sub-precincts G, H and I, minor residential units should be incorporated into garages that overlook rear access lanes.
- (25) Require a 10m building setback to be provided on the 370m section of Vaughans Road shown on Precinct Plan 3.
- (26) Require a riparian margin and Ecology/Stormwater Management Area to be maintained on Stream 1B or any re-alignment of it.
- (27) Require a Stream Interface Management Area to apply to both sides of the lower reaches of the Vaughan Stream outside of the floodplain, with development to provide for public access and informal surveillance of the stream.
- (28) Retain a largely open character in the land on the southern side of the Vaughan Stream corridor, within the Stream Interface Management Area covering Sub-precincts H and K. Require buildings and development to occupy no more than 40 per cent of the Glenvar Ridge Road frontage of the Stream Interface Management Area within Sub-precinct H and manage the design and layout of development in Sub-precinct K.
- (29) Provide a high quality built edge to the northern side of the Vaughan Stream corridor that supports a safe and attractive open space area within the Stream Interface Management Area, by requiring;
 - (a) a shared pedestrian and vehicle lane to front the majority of the stream corridor, at least to the extent of the Sub-precinct I frontage, west of Vaughans Road extension;
 - (b) development to be designed to address and overlook the lane and in turn the stream corridor; and
 - (c) the shared lane to have a carriageway design that slows traffic speeds and mixes pedestrian and cycle use.
- (30) Require the riparian margins shown on Precinct Plan 4 to be planted in native vegetation according to an approved planting plan, apart from proposed walkways, trails and recreational areas.
- (31) Ensure when site works, subdivision or development occur within the Vaughan Stream Corridor, the landowner is responsible for planting the land from the edge

of the Vaughan Stream to the top of the bank and at least 5m beyond on either side and that particular care is taken with the ecological and landscape design of the interface with the Long Bay Regional Park.

- (32) Require the whole of the riparian margin as shown on Precinct Plan 4, on land zoned Open Space – Informal Recreation to be vested in Council at no cost.
- (33) Recognise that vesting of the riparian margin required by Policy I519.3(32) is for stormwater management purposes, including wetlands and perimeter planting and is to be managed for ecological and where practicable, recreational purposes.
- (34) Avoid where practicable service station development in all sub-precincts due to adverse effects on amenity.

Sub-precincts A and B

- (35) Require a minimum subdivision size of two hectares and enable smaller site sizes where existing areas of native vegetation are protected from development and minimal land modification will occur.
- (36) Require development to contribute to revegetation and the extension and linking of existing bush areas for stormwater mitigation, ecological and landscape enhancement purposes.
- (37) Require full (100 per cent) on-site mitigation of stormwater.
- (38) Require esplanade reserves and strips for the section of Vaughan Stream where provided for by the Resource Management Act 1991 and the Unitary Plan.

Sub-precinct A

- (39) Enable the subdivision and development of land of gentle to moderate slope and adjacent to existing roads and accessways to form larger suburban lots.
- (40) Require development to consist of single dwellings that avoid a continuous band of housing along Vaughans Road and which are separated from other development, rather than clustered.
- (41) Enable site sizes down to a minimum of 2,500m², provided that:
 - (a) development sets aside and protects areas of native bush from further development keeping it free from stock, weeds and pests; and
 - (b) earthworks to create building sites and accessways will not disturb more than an average of 2,000m² per site in any subdivision.

Sub-precinct B

- (42) Confine development (including accessways) to existing cleared areas, and where building sites and driveways can be constructed in a way that does not require substantial earthworks or modification of the landform.

- (43) Permit a minimum site size of 5,000m²; provided that native vegetation areas are protected and the presence of accessways and stable building platforms mean that only limited earthworks are required (generally less than an average of 2,000m² per site).
- (44) Recognise in some cases, larger minimum site sizes will be needed to ensure a stable building platform can be provided.

Sub-precincts D, E and F

- (45) Provide for two storey, standalone housing to ensure that a suburban character is retained, except for small areas of more intensive housing and for sites of 1,000m² or more where a minor dwelling may be provided in Sub-precincts E and F.
- (46) Enable a limited range of more intensive housing in these sub-precincts provided that:
 - (a) such housing is located along proposed (main) roads or fronts reserves (public or private) of at least 2000m² in area; and
 - (b) the number of dwellings to be provided does not exceed 20 per cent of the total number of dwellings within the relevant sub-precinct.
- (47) Require building heights and land contouring in the northern and eastern sections of Sub-precincts E and G to be set so that no buildings or structures will be visible:
 - (a) to the east of the northern Beach Road extension (as shown on Precinct Plan 1), from the Long Bay Regional Park, when viewed from the Grannys Bay catchment, and from Piripiri Reserve; and
 - (b) to the north of northern Beach Road extension (as shown on Precinct Plan 1) when viewed from the northern part of the Grannys Bay catchment, and from Piripiri Reserve.
- (48) Require the finished ground level of earthworks across the gully located between the Beach Road extension and Homestead Spur, below the 39.7m contour line (as shown on the Precinct Plans), to be below the crest of the Spur to ensure the Long Bay Regional Park is buffered from the visual and landscape effects of housing.
- (49) Avoid modification of the existing contours of the crest of Homestead Spur below the 39.7m contour line.
- (50) Require the Park Interface Protection Area shown on the Precinct Plans 1 and 4 to be provided at the time of subdivision or earthworks.
- (51) Require within the Park Interface Protection Area:

- (a) the existing ridgeline, augmented where necessary and contoured in a natural form, to be in accordance with the Ridgeline Height Control shown on Precinct Plan 4 unless it can be demonstrated that a different ridgeline design meets the requirements of Policies 3 and 4 above;
 - (b) avoid buildings, structures, earthworks or development on the crest, and the eastern and northern side of the Ridgeline Height Control shown on Precinct Plan 4, except for rural type, post and wire fences and re-vegetation, pastoral farming and earthworks to maintain the integrity of the ridgeline;
 - (c) avoid where practicable buildings other than accessory buildings on the southern and western side of the Ridgeline Height Control shown on Precinct Plan 4;
 - (d) any accessory buildings, structures and development on the southern and western side of the Ridgeline Height Control shown on Precinct Plan 4 are not to be visible when viewed from the Long Bay Regional Park within the Grannys Bay catchment and from Piripiri Reserve;
 - (e) all associated earthworks are to retain the structural integrity of the ridgeline; and
 - (f) a consistent and sustainable approach to the design, planting and on-going management of this Park Interface Protection Area must be put in place at the time of subdivision.
- (52) Enable a limited amount of single house development in the North Vaughans area in the catchment of Stream 1C.
- (53) Require single house development in Sub-precinct E in the catchment of Stream 1C be confined to within 120m (as measured along Vaughans Road frontage) of the boundary between the Stream Protection A and B Areas and to the north of the Stream 1C Ecology/Stormwater Management Area as shown in Precinct Plan 1.

Sub-precinct D

- (54) Require single house development on larger sections in the Glenvar area and avoid more intensive housing to reflect the location of this area in Stream Protection A area.
- (55) Require esplanade reserves and strips along Stream 3, where provided for by the Resource Management Act 1991 and the Unitary Plan.

Sub-precinct G

- (56) Enable a mix of single and two storey detached and attached dwellings on smaller sections.

- (57) Apply the Mixed Housing Suburban Zone standards, except for those associated with building height, yards, coverage and impervious areas and fencing which are to be compatible with the adjacent Sub-precinct E.

Sub-precinct H

- (58) Provide for terraced housing and low rise apartments up to three storeys in height and some single houses on small sites with an average density of housing across the sub-precinct of approximately one unit per 250m².
- (59) Provide a landmark building at the south eastern edge of Sub-precinct H on the north western corner of southern Beach Road extension and the proposed road connecting Beach Road extension to Ashley Avenue, in proximity to Long Bay College.
- (60) Enable the landmark building referred to in Policy I519.3(60) above to be up to four storeys in height and have a local retail function addressing the street.
- (61) Require the landmark building referred to in Policy I519.3(60) above to be designed to provide a high quality and distinctive entrance statement to this more intensive section of the urban area.
- (62) Provide for a mix of housing on the boundary of the [H7 Open Space – Conservation Zone](#). Gaps are to be created between groups of attached housing to provide for views into and across the [H7 Open Space - Conservation Zone](#) and building heights controlled to maintain the amenity and landscape values of the public open space.
- (63) Fencing and retaining walls along the edge of Sub-precincts F or H and the [H7 Open Space - Conservation Zone](#) should be designed to provide a consistent treatment that is sympathetic to the values of the land zoned open space.

Sub-precinct I

- (64) Allow for terraced housing and apartment buildings development up to four storeys in height recognising that the average density of development across the sub-precinct is expected to be more than one unit per 100m².

Sub-precincts J and K

- (65) Enable development up to four storeys in height that forms a continuous frontage to all streets and plazas within Sub-precinct J.
- (66) Limit large floorplate retail activities to one store in excess of 500m² gross floor area within Sub-precinct J, to ensure that the centre develops as a mixed use centre.
- (67) Allow apartments and small scale workplaces to locate in Sub-precinct J so that a mixed use focal point for the community is created. Residential development is to be above ground on the main street frontages.

- (68) Require development in Sub-precinct K to consist of one to two storey development set within an open landscape that integrates with the natural character and open space values of the adjoining Vaughan Stream corridor.

Sub-precinct C (Piripiri Point Protection Area)

- (69) Require the Piripiri Point land to remain in one title, unless subdivision is required for public road access or reserve purposes.
- (70) Require buildings to be located in the nominated building site (that is outside the sub-precinct, as shown on Precinct Plan 1) with development in this site subject to the provisions of the relevant zone.
- (71) Limit activities to grazing, pastoral farming and indigenous re-vegetation.
- (72) Prevent intensive rural activities that involve structures (such as shade houses, glass houses, piggeries, poultry sheds, packing sheds, kennels and the like), forestry and any commercial activities (such as camping grounds and outdoor recreation).
- (73) Prevent buildings or structures of any sort (including tennis courts, helipads, swimming pools, and the like) from being located within the sub-precinct and require accessory buildings for pastoral activities and structures associated with domestic activities to be located outside of this sub-precinct.
- (74) Limit fencing and accessways to normal farm type post and wire fences and unpaved tracks.

Sub-precinct L (two house site)

- (75) Limit further development to the maintenance and repair of the existing buildings. No further building may occur.
- (76) Enable continued use of the buildings as residential units, in addition to community or recreational activities.
- (77) Avoid any subdivision, except for the provision of access.

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

I519.4. Activity table

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

For the purposes of this precinct rainwater tanks are not exempt from the definition of 'building' in Chapter J.4.1; and the rainwater tank standards of the underlying Single House zone (H3.6.13); Large Lot zone (H1.6.8); Mixed Housing Suburban zone (H4.6.16) and Mixed Housing Urban zone (H5.6.17) do not apply.

Table I519.4.1 specifies the activity status of land use and development activities in Sub-precincts A, B and D to I (other than in specified locations and in relation to subdivision and earthworks) pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991.

Table I519.4.1: Activity table for Sub-precincts A, B, D, E, F, G, H and I

Activity		Sub-precincts A and B	Sub-precincts D, E, F	Sub-precinct G	Sub-precinct H	Sub-precinct I
Use						
General						
(A1)	Activities in the Ecology/Stormwater Management and Landscape Enhancement Areas	D	D	NA	NA	NA
Development						
(A2)	Impervious surfaces in the Stream Protection A area	C	C	NA	NA	NA
(A3)	Alterations to buildings	P	P	P	P	P
(A4)	Demolition or removal of an existing building	P	P	P	P	P
(A5)	Dwellings not exceeding one per site, on sites greater than 600m ² in the Stream Protection A area	C	C	NA	NA	NA
(A6)	Dwellings not exceeding one per site, on sites greater than 450m ² in the Stream Protection B area	NA	P	P	C	NA
(A7)	Dwellings in Sub-precinct F at a density of more than 1 unit per 450m ² of site area (integrated housing developments) within the Stream Protection B area	NA	RD	NA	NA	NA
(A8)	Dwellings in Sub-	NA	NA	P	C	C

I519 Long Bay Precinct

	precincts G to I not exceeding a density of 1 unit per 300m ² of site area					
(A9)	Dwellings in Sub-precincts G to I exceeding a density of 1 unit per 300m ² of site area	NA	NA	RD	RD	RD
(A10)	Minor dwellings in Sub-precincts E and F on sites greater than 1000m ² , in the Stream Protection B Area, and in Sub-precincts G, H and I where they are located above a garage accessed from a rear lane	NA	P	P	P	P
(A11)	Accessory buildings in the Stream Protection A area not exceeding a total of 50m ² gross floor area per site	RD	C	NA	NA	NA
(A12)	Accessory buildings in the Stream Protection B area not exceeding a total of 50m ² GFA per site in Sub-precincts E and F, except for for Integrated housing developments	NA	P	NA	NA	NA
(A13)	Accessory buildings in Sub-precinct F on sites approved for Integrated housing development, and in Sub-precincts G to I in the Stream Protection B area and not exceeding a total of 25m ² gross floor area per site	NA	C	C	C	C
(A14)	Additions or alterations to an existing building in	C	C	NA	NA	NA

I519 Long Bay Precinct

	the Stream Protection A area which increase the impervious area coverage or roof area					
(A15)	Additions to an existing building in the Stream Protection B area which increase the impervious area coverage except for integrated housing developments in Sub-precinct F	NA	P	RD	RD	RD
(A16)	Additions to an existing building in the Stream Protection B area which increases the impervious area coverage for integrated housing developments in the Sub-precinct F	NA	RD	NA	NA	NA
(A17)	New buildings and additions to existing buildings accommodating activities that are not defined as dwellings.	The activity status of the development is the same as the intended land use activity to be housed within the building				
(A18)	All other development activities	NC	NC	NC	NC	NC

Table I519.4.2 specifies the activity status of land use and development activities in Sub-precincts A and B, F and H (within 30m of Open Space – Conservation Zone land), and Sub-precinct I pursuant to section 9(3) of the Resource Management Act 1991.

Table I519.4.2: Activity table for Sub-precincts A and B, F and H (within 30m of the Open Space – Conservation Zone), and Sub-precinct I

Activity		Sub-precincts A and B	Sub-precincts F and H within 30m of the Open Space Conservation Zone	Sub-precinct I
Accommodation				
(A19)	Retirement villages	NC	NC	RD
(A20)	Supported residential care and boarding houses accommodating up to 10 people per site inclusive of staff and residents	C	P	P
(A21)	Supported residential care and Boarding Houses not provided for above	NC	NC	RD
(A22)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	C	D	P
(A23)	Visitor accommodation not provided for	NC	NC	D
Commercial				
(A24)	Dairies and cafes up to 100m ² gross floor area	NC	NC	RD
(A25)	Offices not exceeding 100m ² gross floor area at ground floor level in Sub-precinct I	NA	NA	P
(A26)	Service stations	NC	NC	NC
(A27)	Commercial breeding/boarding of animals	D	NC	NC
(A28)	Home occupations	P	P	P
Community				

I519 Long Bay Precinct

Activity		Sub-precincts A and B	Sub-precincts F and H within 30m of the Open Space Conservation Zone	Sub-precinct I
(A29)	Care centres accommodating up to 10 people per site excluding staff	D	D	P Note 1
(A30)	Care centres not provided for	NC	NC	RD Note 1
(A31)	Community facilities	NC	NC	RD Note 1
(A32)	Education facilities	NC	NC	D
(A33)	Healthcare facilities up to 200m ² gross floor area	NC	NC	RD Note 1
(A34)	Healthcare facilities greater than 200m ² gross floor area	NC	NC	RD Note 1

Note 1: Ground floor only

Table I519.4.3 specifies the activity status of additional land use and development activities in Sub-precincts A and B pursuant to section 9(3) of the Resource Management Act 1991.

Table I519.4.3: Activity table for Sub-precincts A and B

	Activity	Sub-precincts A and B
(A35)	Pastoral farming	P
(A36)	Horticulture	P
(A37)	Glasshouses up to 50m ² per site	P
(A38)	Glasshouses greater than 50m ² per site	D
(A39)	Sale of produce grown on the property	P
(A40)	Riding trails and horse jumping courses for non commercial purposes	P

Table I519.4.4 specifies the activity status of land use and development activities in Sub-precincts J and K pursuant to section 9(3) of the Resource Management Act 1991.

Table I519.4.4 Activity table for Sub-precincts J and K

	Sub-precinct	Activities	Activity status
(A41)	J	Residential development on the ground floor of any development that fronts the proposed roads shown on Precinct Plan 1	NC
(A42)	J	Service stations	NC
(A43)	K	Walkways and playgrounds	P
(A44)	K	All new buildings and all alterations and additions that change the gross floor area of a building	D
(A45)	K	Alterations and additions that change the external appearance, but not the gross floor area of a building	D
(A46)	K	Cafes, restaurants, community meeting spaces, galleries, event and display areas (except for religious organisations), provided that the maximum gross floor space for any one activity must not exceed 100m ²	P
(A47)	K	All other activities	NC

Table I519.4.5 specifies the activity status of land use and development activities in the areas identified pursuant to section 9(3) of the Resource Management Act 1991.

Table I519.4.5 Activity table for activities in identified areas

	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation	Sub-precincts A and B within land identified as Vegetation – Restoration	All sub-precincts: Riparian Margins	Sub-precinct L	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
(A48)	Farm type fencing (post and wire)	P	P	P	P	P	P

I519 Long Bay Precinct

	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation	Sub-precincts A and B within land identified as Vegetation – Restoration	All sub-precincts: Riparian Margins	Sub-precinct L	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
(A49)	Non-paved farm type accessways	NC	NC	D	D	P	Pr
(A50)	Roads and bridges	NC	NA	D	NC	P Note 2	Pr
(A51)	Footpaths, tracks and trails, provided they are 5m from the top of the bank of a stream	D	P	P	D	P	D Note 3
(A52)	Pastoral farming	NC	NC	NC	P Note 4	P	NC
(A53)	Buildings, shelters, sheds and other ancillary structures	NC	NC	NC	NC	Pr Note 5	Pr
(A54)	The external maintenance and repair (but not extensions or additions) to existing buildings	NA	NA	NA	P	NA	NA
(A55)	Education and interpretive activities for the public within existing buildings (including alterations)	NA	NA	NC	D	NA	NA

	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation	Sub-precincts A and B within land identified as Vegetation – Restoration	All sub-precincts: Riparian Margins	Sub-precinct L	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
	and additions to these buildings)						
(A56)	All other activities	NC	NC	NC	Pr	Pr	Pr

Note 2: Provided they are for public roads

Note 3: Provided for purposes of public access

Note 4: Excluding cattle, horses and pigs

Note 5: All buildings should be located outside of the sub-precinct, within the building site identified on Precinct Plan 1 and 3.

Subdivision

Table I519.4.6 specifies the activity status of subdivision activities pursuant to section 11 of the Resource Management Act 1991.

A blank in Table I519.4.6 means that the provisions of the overlays, zone or Auckland-wide apply.

Table I519.4.6 Activity table for subdivision

	Activity	Sub-precincts A and B	Sub-precincts D to K	Sub-precinct C: Piripiri Point Protection Area	Sub-precinct L
(A57)	Subdivision to effect a boundary adjustment	P	P		NC
(A58)	Subdivision to provide for a network utility	P	P		NC
(A59)	Subdivision in the Stream Protection B Area	NA	RD	NA	NC
(A60)	Single site subdivision including the amalgamation of	NA	NA	C	NA

I519 Long Bay Precinct

	Activity	Sub-precincts A and B	Sub-precincts D to K	Sub-precinct C: Piripiri Point Protection Area	Sub-precinct L
	the relevant part of Lot 26 DP 66117 to incorporate the existing dwelling site and curtilage (as shown as the nominated building platform on Precinct Plan 1) into Sub-precinct C: Piripiri Point Protection Area				
(A61)	Subdivision in Sub-precinct C: Piripiri Point Protection Area for public road or reserve purposes only	NA	NA	D	NA
(A62)	Subdivision in Sub-precincts A and B, and in Sub-precinct D and E within the Stream Protection A Area.	RD	RD	NA	NA
(A63)	Any other subdivision	NC	NC	Pr	NC

Land disturbance

Tables I519.4.7 and I519.4.8 specifies the activity status of land use activities pursuant to section 9(2) and 9(3) of the Resource Management Act 1991. In instances where the precinct activity status conflicts with the provisions of [E11 Land Disturbance – Regional](#), [E12 Land Disturbance - District](#) or [E26 Infrastructure](#), the precinct provisions prevail.

Table I519.4.7 Activity table for land disturbance

	General land disturbance	Activity status
(A64)	Earthworks which expose no more than 500m ² surface area of bare earth except where listed in Table I519.4.8	P
(A65)	Earthworks for the maintenance, repair, renewal and minor infrastructure upgrade of network utilities (above and below ground)	P
(A66)	Earthworks for the provision of above ground network utilities located in a formed road reserve	P
(A67)	Earthworks for the maintenance, repair, renewal and minor infrastructure upgrade of roading and road network activities	P

I519 Long Bay Precinct

	located in a formed road reserve	
(A68)	Earthworks in Sub-precincts A, B and C which are not a permitted activity provided that the total land area that will be exposed at any one time under all live consents does not exceed 7 hectares Note 6	RD
(A69)	Earthworks in Sub-precinct D and E (within the Stream Protection A Area) which are not a permitted activity, provided that the total land area that will be exposed at any one time under all live consents does not exceed 21 hectares. Note 6	RD
(A70)	Earthworks in Sub-precincts E to K within the Stream Protection B Area which are not a permitted activity, provided that the total land area across Sub-precincts D to K that will be exposed at any one time under all live consents does not exceed 21ha Note 6	RD
(A71)	Earthworks in Sub-precincts E to K in the Stream Protection B Area which are not a permitted activity where the total land area that will be exposed at any one time under all live consents is more than 21ha (and no more than 28ha in Sub-precincts A to K) Note 6	D
(A72)	Earthworks in Sub-precincts A, B and C which are not a permitted activity and where the total land area that will be exposed at any one time under all live consents in Sub-precincts A, B and C exceeds 7ha. Note 6	NC
(A73)	Earthworks in Sub-precincts A to K which are not a permitted activity where the total land area that will be exposed at any one time under all live consents in Sub-precincts A to K exceeds 28ha. Note 6	Pr

Note 6: Live consents include the consent application under consideration and the area and timing of earthworks exposed by giving effect to any approved consents.

Table I519.4.8 Activity table for land disturbance in specific locations

	Specific location land disturbance	Activity status
	Sub-precinct H	
(A74)	Retaining walls on the western boundary of the H7 Open Space – Conservation Zone which have the effect of raising the ground level less than 1m high	D
	Sub-precinct C: Piripiri Point Protection Area	

I519 Long Bay Precinct

(A75)	Earthworks ancillary to a permitted activity	P
(A76)	Earthworks to create a ridgeline in accordance with the Ridgeline Height Control and Spot Heights as shown on Precinct Plan 4	RD
(A77)	Earthworks to create the ridgeline not in accordance with the Ridgeline Height Control and Spot Heights shown on Precinct Plan 4	D
(A78)	Earthworks for public roading or reserve purposes	D
(A79)	All other earthworks	NC
Sub-precinct E within Park Interface Protection Area		
(A80)	Earthworks to create the ridgeline in accordance with Ridgeline Height Control and Spots Heights as shown on Precinct Plan 4	RD
(A81)	Earthworks to create the ridgeline not in accordance with the Ridgeline Height Control and Spot Heights shown on Precinct Plan 4	D
(A82)	Earthworks to the north and east of the Ridgeline Height Control Line once the ridge is formed for revegetation and fencing purposes	P
(A83)	Other earthworks to the north and east of the Ridgeline Height Control Line once the ridge is formed	NC
(A84)	Earthworks once the Piripiri Point/Grannys Bay Ridge is recontoured which lower the height of the constructed ridgeline	Pr
(A85)	Earthworks which expose up to 25m ² of bare earth to the west and south of the Ridgeline Height Control Line once the ridge is formed	P
(A86)	Earthworks which expose 25m ² or more of bare earth to the west and south of the Ridgeline Height Control Line once the ridge is formed	D
(A87)	Retaining walls to the west and south of the Ridgeline Height Control Line once the ridge is formed which have the effect of raising the ground level by up to 1.5m above the natural ground level (measured by the vertical distance from the top to the bottom of the wall).	P
(A88)	Retaining walls to the west and south of the Ridgeline Height Control Line once the ridge is formed which have the effect of raising the ground level by greater than 1.5m above the natural ground level (measured by the vertical distance from the top to the bottom of the wall).	D
(A89)	All other earthworks	NC
Sub-precincts A and B within Vegetation - Conservation, Vegetation - Restoration, Landscape Enhancement and Ecology / Stormwater Management Areas		
(A90)	Earthworks within Vegetation Conservation areas for the purposes of installing surface laid wastewater disposal fields and tracks for public recreation	D

I519 Long Bay Precinct

(A91)	Earthworks within Vegetation Restoration areas directly associated with revegetation, fencing and walking tracks	P
(A92)	Earthworks within Landscape Enhancement Areas that expose up to 25m ² surface area of bare earth	P
(A93)	Earthworks within Landscape Enhancement Areas that expose more than 25m ² surface area of bare earth	RD
(A94)	Earthworks within Ecology/Stormwater Management Areas directly associated with revegetation	P
(A95)	Other earthworks within Vegetation Restoration, Landscape Enhancement and Ecology/Stormwater Management Areas	D
(A96)	All other earthworks in Vegetation Conservation areas	NC
All sub-precincts: Within Riparian Margins		
(A97)	Earthworks for tracks that provide for public access to and along a public reserve more than 5m from the top of the bank of a stream, and site works directly associated with revegetation	P
(A98)	Earthworks associated with stream bank rehabilitation and revegetation of waterways	P
(A99)	Earthworks for the purposes of installing or maintaining infrastructure (including accessways, roads and road network activities)	RD
(A100)	All other earthworks	NC

Table I519.4.9 specifies the activity status of vegetation management land use activities pursuant to section 9(2) of the Resource Management Act 1991.

Table I519.4.9 Activity table for vegetation management

	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation Areas	Sub-precincts A and B within land identified as Vegetation – Restoration Areas	All sub-precincts: Riparian Margins	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
(A101)	Alteration or removal of	NC	NC	D	D	NC

	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation Areas	Sub-precincts A and B within land identified as Vegetation – Restoration Areas	All sub-precincts: Riparian Margins	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
	any native vegetation					

Table I519.4.10 specifies the activity status of stream diversions, water takes, disturbance and reclamation activities pursuant to sections 13 and 14 of the Resource Management Act 1991

Table I519.4.10 Activity table for lakes, rivers, streams and wetland management

	Streams	Activity status
(A102)	The diversion, disturbance, piping or reclamation of streams (including intermittent streams) in Sub-precincts E to K, except for the main channel of the Vaughan and Awaruku Streams and Stream 2	P
(A103)	The diversion, disturbance, piping or reclamation of the main channel of the Vaughan and Awaruku Streams and Stream 2 within the Long Bay Precinct.	NC
(A104)	The diversion, disturbance, piping or reclamation of streams (including intermittent streams) within the Stream Protection A Area shown on Precinct Plan 4.	NC

I519.5. Notification

- (1) An application for resource consent for a controlled activity listed in Tables I519.4.1 to I519.4.10 Activity tables 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 Tables I519.4.1 to I519.4.10 Activity tables and which is not listed in I519.5(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\(4\)](#).

I519.6. Standards

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

All permitted, controlled and restricted discretionary activities listed in Tables I519.4.1 to I519.4.10 must comply with the following activity standards.

I519.6.1. Minor dwellings in Sub-precincts G to I

- (1) Minor dwellings in Sub-precincts G, H and I must meet all of the following:
- (a) not exceed a net internal floor area of 65m²;
 - (b) be located above a garage that is accessed from a rear lane; and
 - (c) be orientated so that living/dining/kitchen area overlooks the rear lane.
- (2) the dwelling does not need to have its own outdoor living area or service court.

I519.6.2. Building height

- (1) Buildings must not exceed the maximum heights specified in Table I519.6.2.1:

Table I519.6.2.1: Maximum building height

Sub-precinct	Maximum height
A and B	8m
D and F	8m
G (South and West of Beach Road extension)	8m
H when more than 30m from land zoned Open Space – Conservation	11m provided that 50 per cent of a building's roof in elevation measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more
Long Bay H within 30m of land zoned Open Space - Conservation	10.5m
I	14m

I519 Long Bay Precinct

J	14m
K	8m

(2) Sub-precinct E and G (North and East of Beach Road extension)

(a) the maximum building height is 8m provided that:

- (i) no part of any building (or other structure) built to the East of the northern Beach Road extension and the line marked 'z-z' extending northwards as shown on Precinct Plan 4 is to be visible, when viewed from any of the Park Interface Viewpoints shown on Precinct Plan 4;
- (ii) no part of any building (or other structure) built to the North of the northern Beach Road extension and west of the line marked 'z-z' as shown on Precinct Plan 4 is to be visible when viewed from the Park Interface Viewpoints 2 and 3 shown on Precinct Plan 4;
- (iii) in determining the visibility of buildings (or other structures) under (i) and (ii) above, allowance must be made for a 0.5m tolerance factor. That is, the height at which a building (or structure) would become visible must be 0.5m below the measured height; and
- (iv) compliance with the terms of any consent notice attached to the relevant certificate of title for the building site which sets out the ground level from which building (or other structure) height must be measured and the maximum building (or other structure) height above this level must be deemed to comply with this standard. If no relevant consent notice exists, or an alternative building (or other structure) height is proposed, then sufficient information will need to be provided to demonstrate compliance with the standard (such as an analysis of cross sections from the relevant viewpoints in accordance with Standard I519.6.21(4).

(3) Development that does not comply with Table I519.6.2.1 above is a restricted discretionary activity where located within Sub-precinct H and involving an additional storey (up to a total height of 14m) for one landmark building within that sub-precinct.

(4) Development located within Sub-precincts E and G North and East of the Northern Beach Road extension, as shown on Precinct Plan 1 that does not comply with Standard I519.6.2(2) above is a prohibited activity.

(5) All other development that does not comply with Table I519.6.2.1 above is a discretionary activity.

I519.6.3. Yards

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I519.6.3.1.

Table I519.6.3.1: Building yard

Yard	Sub-precincts A and B	Sub-precincts D, E and F	Sub-precinct G	Sub-precinct H	Sub-precinct I
Front yard	7.5m	5m Note 7	5m	2m	2m
Side yard	6m	1.2m	1.2m	0m	0m
Rear yard	6m	3m Note 8	3m	3m yard to be provided on boundary with land zoned Open Space - Conservation, otherwise 0m.	0m

Note 7: Except where the Vaughans Road setback applies under Standard I519.6.6.

Note 8: Except that in Sub-precinct E for sites containing the Park Interface Protection Area, there must be no development built to the north and east of the Ridgeline Height Control Line shown on Precinct Plan 4.

- (2) Integrated housing developments in Sub-precinct F must comply with the following side yards:
- (a) for 1,500m² sites for multi-unit developments, a 2m yard requirement must apply to the exterior boundaries. No yard requirement applies to interior boundaries;
 - (b) for 300m² sites for town house developments, one side yard is to be 2m, for the other side yard, a building may be built up to the boundary where this boundary adjoins another 300m² integrated housing development site; and
 - (c) for 400m² and 600m² sites for duplexes and triplexes, a 2m yard requirement must apply to exterior boundaries. For internal boundaries, a building may be built up to the boundary where it involves dwellings established concurrently on the site and joined at a common wall at the boundary.
- (3) For Sub-precinct G, yards do not apply to those parts of a site boundary that share a wall with an existing or proposed building on an adjoining site.
- (4) Rain tanks may be situated within any side and rear yard provided that they do not exceed 2.5m in diameter and are no more than 1.8m in height.

- (5) Rain tanks may be situated within any required front yard provided they are at least 1.5m from the front boundary and are located below finished ground level.
- (6) In Sub-precinct J, no front, side or rear yards apply and in Sub-precinct K a 2m yard must apply to all boundaries with the Open Space – Informal Recreation Zone.
- (7) Development that does not comply with the front yard Standards I519.6.3(1) and I519.6.3(2) above is a restricted discretionary activity where located:
 - (a) within Sub-precincts D, E, F and G where:
 - (i) the sites do not front the southern Beach Road extension (except for that portion of road opposite Sub-precinct H) and the northern Beach Road, Ashley Avenue and Glenvar Road extensions as shown on the Precinct Plan 1; and
 - (ii) the front yard is reduced up to 1.5m, provided that not more than 30 per cent of the area which lies between 1.5m and 5m back from the front boundary of the site is covered by buildings.
 - (b) within Sub-precinct I, on sites that adjoin proposed roads, provided that any part of a building at ground level that is located within the front yard is not be used for residential purposes (including garages).
- (8) Development that does not comply with the rear yard standards in Standard I519.6.3(1) above is a restricted discretionary activity where located within Sub-precincts D, E, F and G and the length of that part of the building infringing the rear yard is no greater than 10m.
- (9) Garages (including minor dwellings) that do comply with Standard I519.6.3(1) above are restricted discretionary activities where both of the following apply:
 - (a) they are located within a rear yard:
 - (i) on Sub-precinct F sites approved for integrated housing developments; or
 - (ii) on Sub-precincts G, H or I sites where vehicle access is provided by a common rear lane rather than direct from the street.
 - (b) they are designed and located to maintain the amenity of adjacent site and occupying no more than 70 per cent of the frontage of the rear yard (such garages may include a minor household unit designed to overlook the rear vehicle access lane).
- (10) All other development that does not comply with Standards I519.6.3(1) and I519.6.3(2) is a discretionary activity.

I519.6.4. Building coverage

- (1) The maximum building coverage must not exceed the maximum net site coverage set out in Table I519.6.4.1.

Table I519.6.4.1: Maximum net site coverage

Sub-precinct	Maximum net site coverage
A and B	10 per cent
D, E and F	35 per cent excluding land to the north and east of the Ridgeline Line Height Control Line within the Park Interface Protection Area.
Integrated housing development sites within Sub-precinct F	40 per cent Note 9
G	35 per cent
H	50 per cent
I	80 per cent
J	100 per cent
K	30 per cent

Note 9: For sites with rear vehicle access via a private lane shown on an approved subdivision plan, building coverage may be assessed on the basis of the sites proportionate share of the accessway.

- (2) Development that does not comply with Standard I519.6.4(1) above is a discretionary activity, except for building coverage in Sub-precincts G and H which may be increased by 5% where the additional coverage has been approved as part of a land use consent granted in respect of a development of a site in excess of 1,500m² that is located more than 30m from land zoned Open Space-Conservation.

I519.6.5. Height in relation to boundary

- (1) Development must comply with the height in relation to boundary standards as set out in Table I519.6.5.1:

Table I519.6.5.1: Height in relation to boundary standards

Sub-precinct	Height in relation to boundary standard
F	<p>The standards from the zone must apply, except as follows for integrated housing developments in Sub-precinct F:</p> <ul style="list-style-type: none"> For sites over 1,500m² in area, the underlying zone standards must apply to the exterior boundaries, except the road boundary. For internal boundaries, no height in relation to boundary rule applies; For 300m² sites for town houses, buildings must not project beyond a 45 degree recession plane measured from a point

I519 Long Bay Precinct

	<p>2.5m vertically above ground level along side and rear boundaries. Where a side boundary abuts another 300m² integrated housing site, for that side boundary, buildings must not project beyond a 68 degree recession plane measured from a point 3m vertically above ground level; or</p> <ul style="list-style-type: none"> For sites 400m² and 600m² sites identified for duplexes and triplexes respectively, buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level along exterior side and rear boundaries..
G	The zone standards apply, except that no height in relation to boundary standard applies to those parts of a site boundary that share a wall with an existing or proposed building on an adjoining site.
H	<p>The zone standards apply along any boundary with Sub-precinct A to F, or an open space zone.</p> <p>For sites that adjoin other sites in Sub-precincts G to I, buildings must not project beyond a 68 degree recession plane measured from a point 3m vertically above ground level, except that this does not apply to:</p> <ul style="list-style-type: none"> The internal boundaries of sites 1,500m² or greater; The boundary between adjoining dwellings established concurrently on adjoining sites and joined at a common wall on the boundary; and Front boundaries.
I	Standards from the zone must apply around the perimeter of the sub-precinct, except for the front boundary, where no height in relation to boundary standard applies, or sites that adjoin the Sub-precinct J and K.
J and K	No standard applies

- (2) Development that does not comply with Standard I519.6.5(1) above is a restricted discretionary activity where located in Sub-precincts F to I.
- (3) Within Sub-precinct F, on sites approved for integrated housing and in Sub-precincts G, H and I, garages are not required to comply with Standard I519.6.5(1) above where:
- (a) They are part of a comprehensively designed development;
 - (b) vehicle access is provided by a rear lane rather than direct from the street; and
 - (c) in Sub-precincts G, H and I, where garages that are designed to overlook the rear vehicle access lane incorporate a minor dwellings unit.
- (4) All other development that does not comply with Standard I519.6.5(1) above is a discretionary activity.

I519.6.6. Vaughans Road setback

- (1) All buildings on sites subject to the Vaughans Road Set Back shown on Precinct Plan 3 must be set back a minimum of 10m from the common boundary with the road reserve.
- (2) All development that does not comply with Standard I519.6.6(1) above is a restricted discretionary activity.

I519.6.7. Activities in Sub-precinct E in the Park Interface Protection Area South and West of the Ridgeline Height Control Line

- (1) Buildings, except for accessory buildings must not be located in the Park Interface Protection Area to the south and west of the Ridgeline Height Control Line shown on Precinct Plan 4.
- (2) Accessory buildings and structures located in the Park Interface Protection Area to the south and west of the Ridgeline Height Control Line shown on Precinct Plan 4 are discretionary activities, provided that the maximum height of any buildings and structures are 2m below the lowest point of the Ridgeline Height Control line on that property.
- (3) Any building or structure that does not comply with Standard I519.6.7(1) above and is not a discretionary activity under Standard I519.6.7(2) above is a prohibited activity.

I519.6.8. On-site stormwater management

- (1) Maximum impervious area
 - (a) Development must comply with the maximum impervious areas set out in Table I519.6.8.1 below, provided that the provisions set out below related to the mitigation, on-site, of stormwater generated from these impervious areas can be complied with in terms of both water quality and quantity:

Table I519.6.8.1: Maximum impervious area

Sub-precinct	Stream Protection A Area	Stream Protection B Area
A and B	500m ² or 15 per cent of the site (whichever is greater)	NA
D, E, F and G	50 per cent (to a maximum of 500m ²)	50 per cent (to a maximum of 500m ²) Note 10
H	NA	70 per cent
I	NA	90 per cent
J	NA	100 per cent
K	NA	50 per cent

Note 10: The calculation of impervious area must exclude all land to the north and east of the Ridgeline Height Control Line within the Park Interface Protection Area. Within this sub-precinct, no impervious surfaces are allowed.

(2) On-site stormwater mitigation

(a) Rain tanks:

- (i) all development must use rain tanks to store and reuse stormwater generated from roof areas;
- (ii) rain tanks and associated plumbing must be designed to ensure that water from roof areas will be used as a non-potable source of water for toilets, washing machines and irrigation;
- (iii) in the Stream Protection A Area rain tanks must be for both attenuating peak flows and for reuse of stormwater (dual purpose);
- (iv) in the Stream Protection A Area, the size of the rain tank must be determined by reference to the roof area of buildings and the nature and extent of other on-site stormwater management techniques to be used;
- (v) in the Stream Protection B Area, rain tanks need only be designed for the reuse of rainwater as a non-potable source of water in the dwelling; and
- (vi) in the Stream Protection B Area the minimum rain tank size must be 3,000l per dwelling or commercial unit, or at least 3,000l per 150m² of roof area where there is more than one unit within a building.

(b) Other on-site mitigation - Stream Protection A area:

- (i) in Sub-precincts A and B, 100 per cent of the total constructed impervious area on the site is required to be fully mitigated by on-site stormwater management techniques, including the use of the rain tanks, revegetation and other on-site techniques such as pervious paving and bio retention;
- (ii) in all cases, in Sub-precincts A and B a mix of techniques must be used;
- (iii) in Sub-precinct D all stormwater runoff from not less than 80 per cent of the total constructed impervious areas on sites and from 100 per cent of impervious areas in Sub-precinct E in the catchment of Stream 1C, is required to be fully mitigated by on-site stormwater management techniques;
- (iv) in Sub-precincts D and E storm water management techniques must include the use of rain tanks required, revegetation as well as other on-site techniques such as pervious paving and bio retention; and

(v) the amount of revegetation must take into account any revegetation established at the time of subdivision for the purposes of stormwater mitigation.

(c) Other on-site mitigation - Stream Protection B area:

(vi) in Sub-precincts E to K in the Stream Protection B areas, no additional stormwater mitigation measures to the rain tanks required above are required for the management of the stormwater generated from impervious areas specified in Table I519.6.8.1 above.

(d) Design of on-site mitigation:

(i) the best practicable option must be applied in the choice of stormwater management techniques to be used, except for stormwater wetlands which cannot be used in the Stream Protection A area;

(ii) all proposed on-site stormwater management techniques must be subject to the approval of Council;

(iii) all stormwater management devices must be installed as soon as possible after site construction is complete;

(iv) stormwater and surface runoff from development must be discharged into the primary stormwater system and not to the street;

(v) impervious surfaces, including driveways, must incorporate techniques to intercept and/or divert stormwater runoff to a sump designed to trap silt and floatable debris and where practical discharge to a bio retention device in the road reserve where adequate capacity is available. In other cases the sump must discharge to the primary stormwater system in accordance with Standard I519.6.8(2)(a) above;

(vi) in the Stream Protection A areas, a mix of on-site techniques must be used and rain tanks must not be the sole form of mitigation;

(vii) where the site is identified in Precinct Plan 4 as containing riparian margins and Ecology/Stormwater Management areas on Precinct Plan 4, priority must be given to planting in these areas when designing site stormwater measures and a planting plan must be provided;

(viii) a Council approved covenant under s.108 of the Resource Management Act 1991 or a consent notice under s. 221 of the Resource Management Act 1991 must be registered against the title of every site required to undertake on site stormwater mitigation; and

(ix) the effect of the covenant/consent notice referred to in Standard I519.6.8(2)(d)(viii) above must be to ensure the efficient future functioning and ongoing maintenance of the on-site stormwater management system.

- (3) Development of up to 70 per cent impervious area within Stream Protection B Area is a restricted discretionary activity where located in Sub-precincts E, F and G provided that:
- (a) any stormwater runoff from any additional area of impervious surface above 50 per cent of the site is fully mitigated by on-site stormwater management techniques, so that the stormwater run-off from the site is equal to the amount of stormwater generated if 50% of the site was covered in buildings and impervious areas;
 - (b) a Council approved covenant under s. 108 of the Resource Management Act 1991 or a consent notice under s. 221 of the Resource Management Act 1991 is registered against the title of every site required to undertake on site stormwater mitigation; and
 - (c) the effect of the covenant/consent notice required by clause Standard I519.6.8(3)(b) above must be to ensure the efficient future functioning and on-going maintenance of the on-site stormwater management system.
- (4) Any development that does not comply with the on-site stormwater management standards specified above is a non-complying activity.

I519.6.9. Fences, boundary and retaining walls

- (1) In the Long Bay Precinct, except for: Sub-precincts C, J and K; those parts of Sub-precinct E in the Park Interface Protection Area; the boundary between Sub-precinct H and [H7 Open Space - Conservation zone](#), the following standards apply:
- (a) for sites that adjoin open space, or are within a Stream Interface Management Area, any boundary fences or walls within a yard fronting a reserve or open space area must be limited to a maximum height of 1.2m, unless at least 50 per cent of the fence is visually permeable, in which case a 1.8m high fence may be erected; and
 - (b) for sites that immediately adjoin land for cycle and pedestrian routes, a boundary fence or wall may be constructed to a maximum height of 1.2m on the common boundary, unless at least 50 per cent of the fence is visually permeable, in which case a 1.8m high fence may be erected.
- (2) In the following areas: Sub-precincts C, J, K and L; those parts of Sub-precinct E in the Park Interface Protection Area; the boundary between Sub-precinct H and Open Space-Conservation Zone, the following standards apply:
- (a) in Sub-precinct J, K and L there must be no front fences;
 - (b) along Sub-precinct H's boundary with the Open Space-Conservation Zone, all boundaries in Sub-precinct C (Piripiri Point Protection Area), those parts of Sub-precinct E in the Park Interface Protection Area north

and east of the Ridgeline Height Control Line and on the crest of the ridge, fencing must be limited to farm type, post and wire construction;

(c) in Sub-precinct E in the Park Interface Protection Area south and west of the Ridgeline Height Control Line, the zone standards apply, provided that the height of any fence does not exceed the Ridgeline Height Control Line; and

(d) access points from private sites into the [H7 Open Space – Informal Recreation Zone](#), the Regional Park and [H7 Open Space-Conservation Zone](#) must be located on the shared boundary between private lots.

(3) Development that does not comply with Standard I519.6.9(1) is a restricted discretionary activity.

(4) Development that does not comply with Standard I519.6.9(2) above is a discretionary activity.

I519.6.10. Earthworks - general

(1) Development that does not comply with Standards I519.6.12 and I519.6.15 is a non-complying activity

(2) All other development that does not comply with the standards in Standard I519.6.10 is a discretionary activity.

(3) A site management plan must be prepared for all earthworks in the Long Bay Precinct irrespective of whether they are classified as a permitted, controlled, discretionary or non-complying activity except for:

(a) earthworks for the installation of fences;

(b) utility connections;

(c) effluent disposal fields;

(d) swimming pools;

(e) garden amenities;

(f) gardening; and

(g) planting of any vegetation.

(4) All erosion and sediment control measures must be in place prior to any earthworks or subdivision activities being undertaken.

(5) Where earthworks are undertaken adjacent to any Vegetation Conservation, Vegetation Restoration Area or Riparian Margin identified on Precinct Plans 4 or 5; land zoned Open Space-Conservation Zone and the Long Bay Regional Park, a protective fence must be constructed at the edge of these areas and remain in situ for the duration of the works.

- (6) After all construction is complete (including hard landscaping) in Sub-precincts A and B; Sub-precinct D within the Stream Protection A area; reserves and open space and all riparian margins, soil which has been compacted as a result of earthworks and vehicle movements must be reconditioned to a minimum depth of 400mm.
- (7) For development that is within the catchment of Stream 1C, all subsurface drains must direct groundwater to existing seepage areas prior to discharge to watercourses and there must be no direct discharge from subsurface drains to watercourses.

I519.6.11. Earthworks greater than 500m² surface area of bare earth (30 hectare limit)

- (1) Allocations for earthworks within all sub-precincts must be on the basis of first-come-first-served respectively.
- (2) No earthworks (cut/fill) greater than 2,500m² in area must be undertaken outside the period 1 October to 30 April, unless an extension to that earthworks season is granted in writing by an authorised council officer. (The application may be granted or refused at the discretion of the authorised council officer having regard, without limitation, to seasonal conditions at the time of the application).
- (3) All exposed sites greater than 2,500m² in area must be stabilised prior to 30 April (or the end of the earthworks season if an extension past 30 April has been granted).
- (4) Prior to 1 July of the forthcoming earthworks season, no single landowner in Sub-precincts D to K can apply for site works consent for greater than 21 hectares of exposed surface area of bare earth at any one time.
- (5) If, by 1 August of that same year, earthwork consents for that earthworks season have not been received for all of the 7ha in the Sub-precincts A, B or C, then application may be made to reallocate any unallocated amount to Sub-precincts D to K.
- (6) Earthworks areas are considered to be exposed or 'open' from the first day earthwork activities begin (the first day earthwork machines move any earth, including topsoil), until the day the site has been 'closed off' and the entire earth worked area is stabilised against any potential sediment being discharged into the receiving environment.
- (7) 'Closed off' (stabilised) means that a site has been topsoiled and seeded or hydroseeded with grass, or mulched with straw or bark and grass seed.
- (8) In the Long Bay Precinct, 100 per cent ground coverage must be achieved so that no bare ground is visible before the site is deemed to be 'closed off'.
- (9) Earthwork consents must be limited to one earthworks season and must contain a monthly staging plan that states the amount of land to be opened and closed for earthworks for each month.

- (10) Monthly reporting of the area exposed and closed off in that month and any preceding months, and the expected exposed area in the remainder of the earthworks season, must be provided to the Council.
- (11) Extensions of a consented earthworking schedule to accommodate seasonal conditions may be made in accordance with I519.6.11(2) above, provided that the aggregate area exposed by all live consents does not exceed the limits set out in Activity Table I519.4.7 General land disturbance.
- (12) Extensions of a consented earthworks schedule into the following earthworks season may be granted in writing by an authorised council officer, having regard to the area of earthworks proposed for that year as contained in all live consents for the relevant sub-precincts.
- (13) Sediment and erosion control ponds and decanting earth bunds are to be installed prior to the earthworks and must be sized as follows:
 - (a) 300m³ volume per hectare of contributing catchments (3 per cent volume); and
 - (b) 30 per cent permanent water storage and 70 per cent temporary storage.
- (14) All sediment and erosion control ponds must be flocculated in order to achieve greater efficiencies in retaining fine-grained sediment.
- (15) Chemical treatment (flocculation) must be applied as follows:
 - (a) automatic rainfall activated treatment of all sediment retention ponds for contributing catchments greater than 3,000m² and decanting earth bunds with contributing catchments between 250m² – 3,000m² in area;
 - (b) batch application where testing of detention ponds after every rainfall event that has caused run off, indicates clarity of less than 50mm (measured vertically from the water surface); and
 - (c) manual batch application of decanting earth bunds serving contributing catchments less than 250m² in area (2 hours settlement period prior to discharge).
- (16) A lizard conservation management plan must be prepared prior to any site works over 500m² being undertaken in the Stream Protection A area and must include the information requirements set out in I519.9.3.

I519.6.12. Earthworks in Sub-precincts C, E and G (North and East of Beach Road extension)

- (1) In addition to Standards I519.6.10 and I519.6.11 above (except for earthworks for geotechnical remediation, stabilisation or preparatory site works):
 - (a) earthworks must achieve and maintain a ridgeline in Sub-precincts C and E that, in association with contouring of land to the south and west of the ridgeline, ensures that no buildings or structures constructed in accordance with Standard I519.6.2(2) will be visible:

- (i) to the east of the northern Beach Road extension, and the line marked “z-z” extending northwards as shown on Precinct Plan 4 when viewed from any of the Park Interface viewpoints shown on Precinct Plan 4;
 - (ii) to the north of northern Beach Road extension and west of the line marked “z-z” as shown on Precinct Plan 4 when viewed from the Park Interface Viewpoints 2 and 3 shown on Precinct Plan 4; and
 - (iii) An analysis must be provided of cross sections in accordance with Standard I519.6.21(4);
- (b) finished ground level of land below the 39.7m contour line, east of the northern Beach Road extension shown on Precinct Plan 3 must be 6m below the crest of the Homestead Spur section of the Ridgeline Height Control line; and
- (c) the existing contours of the crest of Homestead Spur below and south of the 39.7m contour line must not be reduced.

I519.6.13. Land disturbance in Sub-precincts F and H

- (1) In addition to Standards I519.6.10 and I519.6.11 above, where applications for earthworks are proposed adjacent to land zoned Open Space - Conservation:
- (a) all earthworks must be kept wholly outside the [H7 Open Space - Conservation zone](#).

I519.6.14. Land disturbance - Vegetation and Conservation Restoration Areas

- (1) In addition to Standards I519.6.10 and I519.6.11 above, where earthworks are proposed on sites that contain land identified as Vegetation – Conservation Area or Vegetation– Restoration Area, the application must provide for protective fencing of these areas.

I519.6.15. Land disturbance in Sub-precinct C

- (1) Where earthworks are proposed in Sub-precinct C, Standard I519.6.12 must also apply.

I519.6.16A. Subdivision

- (1) Any subdivision that does not comply with the standards for proposed roads, stormwater management and riparian margins in Standards I519.6.16 to I519.6.18, the standards specific to Sub-precinct A and B in Standard I519.6.19 and I519.6.20(6) in Sub-precincts D, E and F is a non-complying activity.
- (2) Any subdivision that does not comply with the standards in Standard I519.6.21 below relating to ridgeline protection in the Park Interface Protection Area of Sub-precinct E and Sub-precinct C: Piripiri Point Protection Area is a prohibited activity.

- (3) All other subdivisions are a discretionary activity.

I519.6.16. Subdivision - Proposed Roads

- (1) The proposed roads shown in Precinct Plans 1, 3 and 4 must be provided in accordance with the alignments shown and the staging of subdivision.
- (2) All proposed roads (other than Glenvar Ridge Road) must be provided with a separate shoulder cycle lane in each direction.
- (3) On-street parking (other than Glenvar Ridge Road) must be provided on both sides of the road in order to satisfy the on-street parking requirements.
- (4) The proposed roads must provide the road widths shown in Precinct Plan 4.
- (5) Proposals to alter the alignment of a Proposed Road by more than 20m either side of the centre line of a road at any point along its length are non-complying activities.
- (6) Moving the alignment of a Proposed Road less than 20m either side of the centre line of the road to take into account finished earthworks will not be considered to be an alteration of its alignment.

I519.6.17. Subdivision – stormwater management

- (1) Subdivision proposals must demonstrate that the sites to be created can reasonably accommodate development that will be able to comply with the on-site stormwater management standards in Standard I519.6.8 above including the actions to be taken to ensure the on-going retention and maintenance of on-site mitigation areas and facilities (that include covenants and/or consent notices under s 221 of the Resource Management Act 1991).
- (2) At the time of subdivision, planting to fully mitigate the effects of stormwater from accessways must be established.
- (3) Planting to fully mitigate the effects of stormwater from accessways must be located in any riparian margins and Ecology/Stormwater Management Areas, identified on Precinct Plans 3 and 4 within the existing boundaries of the sites, as a priority, before other areas are planted.
- (4) Planting to fully mitigate the effects of stormwater from accessways must be established before the issue by Council of a certificate of compliance under s 224(c) of the Resource Management Act 1991.
- (5) Existing overland flow paths in Sub-precincts A, B and C and post development overland flow paths in Sub-precincts D to K must be identified and protected, taking into account the need to provide connectivity with overland flow paths above and below the site.
- (6) For all residential sub-precincts (except Sub-precincts A and B), Standard I519.6.8 above may be achieved by a combination of individual and communally owned on-site measures.
- (7) Where stormwater devices are proposed to serve more than one unit and communally-owned measures are to be partly relied upon, then:
 - (a) bio-retention, rain tanks and other localised detention and treatment devices designed to serve a number of sites under the one unit-title (e.g. multi-unit apartment building) must be retained in private ownership and must be managed by an appropriate management structure (e.g. body corporate); and
 - (b) the use of proposed reserves for soakage areas will only be accepted where these are to vest as local purpose drainage reserves and will not be deducted from development contributions for parks and reserves.

I519.6.18. Subdivision – riparian margins

- (1) Any subdivision application to create sites containing land identified as Riparian Margin must comply with the following:
 - (a) all land must be surveyed to define the width of the riparian margin of the stream/s on the site;
 - (b) details of the existing vegetation and ground cover within the margin must be provided to identify the scale and extent of additional planting required

to ensure bank stability and an enhanced aquatic habitat of the stream within the margin;

- (c) all riparian margins must be planted in native vegetation to the full width of the margin identified on the Precinct Plan 4;
- (d) a planting plan for the riparian margin must be in accordance with I519.9.2 below, and approved by Council;
- (e) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
- (f) a weed and pest management strategy for the riparian margin must be submitted to and approved by Council and then implemented in full;
- (g) all land must be fenced to a stockproof standard, unless otherwise approved by Council;
- (h) all earthworks, building platforms and infrastructure must be located wholly outside of any land identified as riparian margin except:
 - (i) for the purposes of installing and maintaining infrastructure;
 - (ii) for the purposes of rehabilitation and enhancement of the stream bank and margin; and
 - (iii) for the provision of tracks and trails for public access to and along a public reserve that is located more than 5m from the top of the bank of the stream within the margin;
- (i) where the riparian margin is not to be taken or provided as an esplanade reserve or strip, an agreement to covenant in perpetuity the area of riparian margin must be entered into before the issue by the Council of a certificate pursuant to s224(c) of the Resource Management Act 1991; and
- (j) covenants referred to in Standard I519.6.18(i) above must be registered against the titles of all affected sites to be created through the subdivision and require:
 - (i) that the fencing of riparian margins on both the original site and on the newly created sites is maintained to a stockproof standard;
 - (ii) that the margin remains undisturbed from any earthworks or structures;
 - (iii) that restoration planting occurs in the areas identified on the plan of subdivision in accordance with the approved planting plan;
 - (iv) that weeds and pests are controlled; and
 - (v) that any revegetation of the margin is protected.

- (k) alternatively to Standard I519.6.18(j), a consent notice under s221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

I519.6.19. Subdivision – Sub-precincts A and B

- (1) The minimum net site area is 2ha.
- (2) Notwithstanding Standard I519.6.19(1) above, the Council may permit subdivision into sites of less than 2ha where the proposed subdivision proposes to protect all land on the existing site identified as Vegetation - Conservation Area and Vegetation– Restoration Area, in which case the minimum site areas must be as listed in Table I519.6.19.1 Alternative minimum net site sizes.

Table I519.6.19.1: Alternative minimum net site sizes

Sub-precinct	Minimum net site size
A	2,500m ²
B	5,000m ²

- (3) The Standards in I519.6.19(2) apply provided that:
- (a) the minimum area must not include any land identified as Vegetation - Conservation and Vegetation – Restoration Areas;
- (b) for sites that contain land identified as Landscape Enhancement Area, accessways and any building platforms must be kept outside this area;
- (c) the total surface area of earthworks associated with subdivision must not exceed an average of 2,000m² per site to be created (this area may exclude areas of trench excavation that remain open for no more than 3 days to provide for counterfort or subsoil drains and stormwater or wastewater pipes); and
- (d) the gradient of the accessway must not exceed 1:8.

Vegetation – conservation areas

- (4) Any subdivision application to create sites containing land identified as Vegetation – Conservation Area must comply with the following:
- (a) the land must be surveyed to define the boundary of existing vegetation;
- (b) the land must be fenced to a stockproof standard, unless otherwise approved by the Council;
- (c) all site works, building platforms and infrastructure, except for surface laid wastewater disposal fields and tracks for public access purposes, must be

located wholly outside any land identified as Vegetation – Conservation Area;

- (d) a weed and pest management strategy must be submitted to and approved by Council and then implemented in full;
- (e) an agreement to covenant in perpetuity the area in Vegetation - Conservation must be entered into before the issue by the Council of a certificate pursuant to s224(c) of the Resource Management Act 1991;
- (f) covenants referred to in I519.6.19(4)(e) above must be registered against the titles of all affected sites to be created through the subdivision and require:
 - (i) that the fencing of the Vegetation–Conservation area on both the original site and on the newly created sites is maintained to a stockproof standard;
 - (ii) that these areas remain undisturbed from any earthworks or structures;
 - (iii) that all existing trees and any re-vegetation of the area are protected; and
 - (iv) that weeds and pests are controlled.
- (g) alternatively, to Standard I519.6.19(4)(e) a consent notice under s. 221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

Vegetation restoration areas

- (5) Any subdivision application to create sites containing land identified as Vegetation – Restoration Area must comply with the following:
 - (a) all land must be fenced to a stockproof standard, unless otherwise approved by Council;
 - (b) all site works building platforms and infrastructure must be located wholly outside of any land identified as Vegetation – Restoration;
 - (c) all land identified as Vegetation - Restoration must be planted for restoration purposes in accordance with an approved planting plan;
 - (d) a weed and pest management strategy must be submitted to and approved by Council and then implemented in full;
 - (e) the planting plan must be in accordance with the planting plan in I519.9.2, and must be approved by Council;
 - (f) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;

- (g) an agreement to covenant in perpetuity the area in Vegetation– Restoration Area must be entered into before the issue by Council of a certificate pursuant to s. 224(c) of the Resource Management Act 1991;
- (h) covenants referred to in Standard I519.6.19(5)(g) above must be registered against the titles of all affected sites to be created through the subdivision and require:
 - (i) that the fencing of the Vegetation-Restoration area on both the original site and on the newly created sites is maintained to a stockproof standard;
 - (ii) that these areas remain undisturbed from any earthworks or structures;
 - (iii) that restoration planting occurs in the areas identified on the plan of subdivision and in accordance with the approved planting plan;
 - (iv) that weeds and pests are controlled; and
 - (v) that all existing trees and any re vegetation of the area is protected.
- (i) alternatively to Standard I519.6.19(5)(g) a consent notice under s. 221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

Ecology/ stormwater management areas

- (6) For any subdivision of sites containing land in an Ecology/Stormwater management area and where development is proposed within the management area, the following must apply:
 - (a) no less than 50 per cent of the Ecology/Stormwater Management Area within any new site must be planted for revegetation purposes in accordance with an approved planting plan;
 - (b) the planted area referred to in Standard I519.6.19(6)(a) above may include areas revegetated for the purposes of on-site stormwater mitigation;
 - (c) in the Ecology/Stormwater Management Area identified at the head of Stream 1C, the whole of this area must be planted for revegetation purposes in accordance with an approved planting plan;
 - (d) the planted area referred to in Standard I519.6.19(6)(a) above must be located within the Ecology/Stormwater Management area or be contiguous with land identified as Vegetation - Conservation or riparian margin on the precinct plans;
 - (e) the planting plan must be in accordance with I519.9.2 below, and must be approved by Council;

- (f) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
- (g) all building platforms, accessways and services must be located wholly outside of riparian margins and any land identified for revegetation;
- (h) in the case of the headwaters of Stream 1C, all development and earthworks must be kept wholly outside the Ecology/Stormwater Management area;
- (i) an agreement to covenant in perpetuity the revegetation area required above must be entered into before the issue by Council of a certificate of compliance pursuant to s224(c) of the Resource Management Act 1991;
- (j) covenants must be registered against the titles of the revegetation sites and any sites related to the revegetated sites to be created through the subdivision and require that:
 - (i) the revegetation area is planted in accordance with an approved planting plan;
 - (ii) fencing is maintained to a stockproof standard ;
 - (iii) the area remains undisturbed; and
 - (iv) weeds and pests are controlled.
- (k) alternatively to Standard I519.6.19(6)(i) a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

Landscape enhancement areas

- (7) Any subdivision application to create sites containing land within the Landscape Enhancement Area must comply with the following:
 - (a) all the Landscape Enhancement Area contained within the boundaries of the sites to be created must be revegetated in accordance with a planting plan;
 - (b) the replanting referred to in Standard I519.6.19(7)(a) above may include planting required for riparian margins or on site stormwater management;
 - (c) the planting plan must be in accordance with I519.9.2 below and must be approved by Council;
 - (d) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
 - (e) a weed and pest management strategy must be submitted to and approved by Council. Weed and pest management must be undertaken in accordance with the approved strategy;

- (f) an agreement to covenant in perpetuity the Landscape Enhancement Area must be entered into before the issue by Council of a certificate pursuant to s.224 (c) of the Resource Management Act 1991;
- (g) covenants referred to in Standard I519.6.19(7)(f) must be registered against the titles of all affected sites to be created through the subdivision and require:
 - (i) fencing on both the original site and newly created sites is maintained to a stockproof standard, and remains undisturbed from any earthworks or structures;
 - (ii) that planting occurs in the areas identified on the plan of subdivision and in accordance with the approved planting and maintenance plan; and
 - (iii) weeds and pests are controlled and that any revegetation of the area must be protected.
- (h) alternatively to Standard I519.6.19(7)(f), a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

I519.6.20. Subdivision – Sub-precincts D, E and F

- (1) Subdivision for stand-alone dwellings must comply with the site area requirements in Table I519.6.20.1 Site area requirements.

Table I519.6.20.1: Site area requirements

	Minimum net site area	Minimum average net site area within any sub-precinct
Stream protection A area	600m ²	NA
Stream protection B area	450m ²	500m ²

- (2) The Council may permit the subdivision of integrated residential developments in Sub-precinct F into sites of less than 450m² where all of the following applies:
 - (a) the integrated residential development is located fronting proposed roads or fronts a neighbourhood reserve of at least 2,000m² in area;
 - (b) the site is not a rear site;
 - (c) vehicle access can be provided by a rear access lane or a joint driveway; and
 - (d) the site is not located within the Stream Protection A Area.

- (3) Where the requirements of Standard I519.6.20(2) above are met, sites must comply with the minimum net site areas in Table I519.6.20.2:

Table I519.6.20.2: Minimum net site area of subdivision of integrated residential developments

House typology	Minimum net site area
Single townhouse (with zero lot line except where abuts a lot of 450m ² or greater)	300m ²
Duplex (Two units side by side sharing a common wall)	400m ²
Triplex (Three units side by side sharing a common wall between each unit)	600m ²
Multi-units	1,500m ² or greater

- (4) Subdivision of integrated residential developments to create individual sites for dwellings may only occur once land use consent has been granted in respect of a development. In such cases, the number, size and location of all sites must be in accordance with the land use consent granted in respect of the development.
- (5) For stand-alone dwellings on sites of 450m² or greater, no more than 10 per cent of sites created per subdivision can be rear sites.
- (6) Within protection and management areas:
- (a) the proposed subdivision must provide, in accordance with Standards I519.6.19(5) and I519.6.19(7) for that area of land identified in the clauses as required to be set aside from development; and
 - (b) sites may incorporate land identified as, Vegetation–Conservation Area and Ecology/Stormwater Management Area in Precinct Plan 4 where the provisions of Standards I519.6.19(4) and I519.6.19(6) above are met. In such cases at least 400m² of the site must be clear of these areas.

I519.6.21. Subdivision – Sub-precincts C and E

- (1) At least 400m² of any site must be clear of land identified as Park Interface Protection Area as shown on Precinct Plan 3.
- (2) Prior to any s224(c) certificate being issued for sites within the sub-precinct except for a balance site, the following requirements apply:
- (a) a ridgeline with natural form must be constructed meeting the requirements of Standard I519.6.12 above;

- (b) the northern and eastern faces of the ridgeline must be vegetated in accordance with a planting and maintenance plan approved by the Council, which must be consistent with planting in the adjoining land within the Long Bay Regional Park;
- (c) the planting is to be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
- (d) a stockproof fence must be provided along the boundaries with the Long Bay Regional Park;
- (e) any fencing on the side boundaries of each site must be in accordance with Standard I519.6.9 above;
- (f) details of the ownership mechanisms and obligations for the ongoing protection and management of the Park Interface Protection Area must be provided and approved by the council;
- (g) a covenant must be registered against the titles of the sites to be created through subdivision that have land within the Park Interface Protection Area. The covenant must define the boundary of the Park Interface Protection Area and the Ridgeline Height Control Line, being the physical location of the crest of the ridgeline as formed, and require that:
 - (i) the ridgeline may not be reduced in height;
 - (ii) planting and maintenance occurs in the areas identified on the plan of subdivision and in accordance with the approved planting and maintenance plan;
 - (iii) pest and weeds are controlled in the planted area;
 - (iv) the maximum height of buildings or structures within the Protection Area, south or west of the Ridgeline Height Control Line are to be 2m below the lowest point of the ridgeline;
 - (v) no buildings, structures, site works, development or infrastructure is permitted on the crest or to the north or east of the Ridgeline Height Control Line, except for permitted fencing and revegetation; and
 - (vi) fencing on the boundary of the Long Bay Regional Park is maintained to a stock proof standard.
- (h) alternatively to Standard I519.6.21(g) a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant;
- (i) a single site subdivision with one title must be created for the whole of sub-precinct C: Piripiri Point Protection Area and this must include an area of land of approximately 1.17ha, incorporating the nominated building platform shown on Precinct Plan 1 to be subdivided from Lot 26 DP 66117;

- (j) details must be provided to and approved by Council of the ownership mechanism and obligations for the on-going protection and management of the Sub-precinct C: Piripiri Point Protection Area;
 - (k) a covenant in perpetuity must be registered against the title of the lot to be created through subdivision and the covenant must require that:
 - (i) buildings, structures, above ground infrastructure and access ways to these buildings be confined to the nominated building platform shown on Precinct Plan 1;
 - (ii) activities in Sub-precinct C: Piripiri Point Protection Area are limited to grazing and other pastoral uses, indigenous revegetation and a public road to the Piripiri Reserve;
 - (iii) fencing will be limited to farm type, post and wire fences;
 - (iv) no further subdivision will occur, except for the purposes of a public road to the Piripiri Reserve or to create a public reserve;
 - (v) the Ridgeline Height Control Line be defined, being the physical location of the crest of the ridgeline as formed, and that the ridgeline may not be reduced in height; and
 - (vi) a ridgeline with natural form meeting the requirements of Standard I519.6.12(1) above or as set out in any other resource consents that have been authorised or subdivision consent for the land in the North Vaughans Area must be constructed in conjunction with the ridgeline within sub-precinct E and appropriately maintained.
 - (l) alternatively to Standard I519.6.21(2)(k), a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.
- (3) For all sites created north and east of the Northern Beach Road extension as shown in Precinct Plan 1, a consent notice under section 221 of the Resource Management Act 1991 must be entered into and registered against the titles setting out
- (a) the natural ground level from which maximum building height must be measured; and
 - (b) the maximum height buildings may be built to without infringing Standards I519.6.2(2)(a)(i) and I519.6.2(2)(a)(ii).
- (4) An analysis must be provided of cross section from each of the three viewpoints shown on Precinct Plan 4 to confirm that any buildings located in the area specified in Standard I519.6.21(3) above will not be visible from these points. The analysis must include:
- (a) the cross sections must assume that no vegetation or trees are in place; and

- (b) where no buildings exist in the areas identified in Standard I519.6.21(3), then the cross sections must assume a building height that can comply with building height Standard I519.6.2(2)(a).

I519.6.22. Additional Subdivision Standards – Sub-precinct C

- (1) There must be no subdivision, except for the provision of a public road or reserve and to effect the amalgamation of the building site required by Standard I519.6.21.
- (2) The design and layout of the public access road to the Piripiri Reserve should avoid an overly built appearance and retain the open character of the area. The length of the road should be planted with open planting on the eastern side of the road to allow for views to the Long Bay Regional Park and the Hauraki Gulf. The road carriageway should be sealed but there should be no kerb and channelling. Provision should be made for grassed/vegetated drainage swales either side of the road and generous provision for pedestrian access.

I519.6.23. Subdivision – Sub-precincts G to K and Open Space – Informal Recreation Zone land

- (1) Esplanade Reserves must be reduced to the area covered by the Open Space – Informal Recreation Zone where:
 - (a) all land in the Open Space – Informal Recreation Zone is vested in Council; and
 - (b) on completion of earthworks, subdivision or development the landowner must plant riparian margin within the Vaughan Stream Corridor in native vegetation according to an approved planting plan. This includes planting from the edge of the Vaughan Stream to the top of the bank and no less than 5m beyond the top of the bank on either side.

I519.7. Assessment – controlled activities

I519.7.1. Matters of control

I519.7.1.1. Land use and development

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

- (1) Stormwater management; and
- (2) Wastewater management.

I519.7.1.2. Subdivision

The Council will reserve 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 overlay, zone or Auckland-wide provisions:

- (1) The effects of subdivision on the Piripiri Point Protection Area.

I519.7.2. Assessment criteria

I519.7.2.1. Land use and development

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 overlay, zone or Auckland-wide provisions:

- (1) Stormwater Management - General:
 - (a) the extent to which the natural drainage patterns of the site are retained;
 - (b) whether direct piping of stormwater discharges to streams has been avoided;
 - (c) whether modifications to natural waterways have been avoided in the Stream Protection A area, and that stream flows, including base flows are not adversely affected;
 - (d) whether stormwater works on steep or unstable slopes have been avoided;
 - (e) whether runoff from the site is to be discharged into the primary stormwater system and not to the street;
 - (f) whether runoff from residential driveways and parking areas enters the primary stormwater system via a sump to trap silt and floatable debris;
 - (g) whether bio-retention has been used in preference to proprietary stormwater treatment systems;
 - (h) the extent of perviousness of paving, green roofs, uncovered slatted wooden decks and swimming pools can be taken into account in determining appropriate mitigation methods; and
 - (i) the extent of imperviousness of areas earthworked and compacted when considering stormwater runoff.
- (2) Stormwater management – in Stream Protection A Areas:
 - (a) whether water reuse is undertaken with 'dual purpose' rainwater tanks. These tanks and their associated plumbing should be designed for stormwater peak flow attenuation and rainwater reuse by the dwelling;

- (b) whether one or more of the following methods to mitigate stormwater generated by other hard surfaces such as driveways, paths, patios and decks is used:
 - (i) revegetation;
 - (ii) bioretention including rain gardens;
 - (iii) stormwater planters;
 - (iv) tree pits; and
 - (v) pervious paving and other similar devices;
- (c) whether planting within the Ecology/Stormwater Area, in particular any riparian areas should be prioritised over other parts of the site;
- (d) whether appropriate ongoing maintenance and management systems have been arranged;
- (e) whether on-site wastewater disposal systems, used as an interim solution on sites in Sub-precincts A and B should be advanced secondary treatment systems with ultraviolet disinfection and surface dripper irrigation land disposal;
- (f) whether on-site wastewater disposal systems should be designed to enable connection to the public wastewater system once it becomes available;
- (g) whether a covenant capable of registration under the Land Transfer Act 1952 and approved by Council should be registered against the title of every site with an on-site wastewater treatment system. This would be to ensure the efficient future functioning and ongoing maintenance of the system and to require the property owner to enter into a programmed maintenance contract to Council's satisfaction.

I519.7.2.2. Subdivision

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 overlay, zone or Auckland-wide provisions:

- (1) whether the design of the subdivision provides for a single site to include the house site identified on Precinct Plan 1, unless separate sites are needed to provide for public road access to Piripiri Reserve;
- (2) whether the subdivision avoids other house sites being substituted for the nominated house site;

- (3) whether the subdivision provides for the protection in perpetuity of the entire sub-precinct by way of a covenant or similar mechanism, as approved by Council;
- (4) whether all buildings and structures are kept wholly outside the sub-precinct;
- (5) whether all above ground infrastructure including electricity, water supply, stormwater and wastewater disposal areas to service the building platform are be kept outside the sub-precinct;
- (6) whether the design and layout of the access road to the Piripiri Reserve avoids an overly built appearance and retains the open character of the area;
- (7) the extent to which the length of the access road to the Piripiri Reserve is planted with open planting on the eastern side of the road to allow for views to the Long Bay Regional Park and the Hauraki Gulf;
- (8) Whether the access road carriageway is sealed but also has no kerb and channelling and provision has been made for grassed/vegetated drainage swales on either side of the road and generous provision is made for pedestrian access;
- (9) The extent to which the subdivision provides for the ongoing management and maintenance of land within the sub-precinct by methods approved by Council; and
- (10) Whether the ridgeline has been contoured so that any development (including structures and buildings) to the south and west of the Ridgeline Height Control Line and north and east of the Vaughans Road extension shown on Precinct Plan 4 is not visible from the Grannys Bay catchment within the Long Bay Regional Park and Piripiri Reserve when viewed from the Park Interface viewpoints 2 and 3 shown on Precinct Plan 4.

I519.8. Assessment – restricted discretionary activities

I519.8.1. Matters of discretion

I519.8.1.1. Land use and development

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application in Tables I519.4.1 to I519.4.2, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) effects associated with neighbourhood integration;
- (2) effects on the streetscape and neighbourhood character;
- (3) effects of the building design and appearance;

- (4) landscaping effects;
- (5) effects of stormwater management;
- (6) effects of wastewater disposal; and
- (7) visual effects on the Vaughan Stream corridor, the Long Bay Regional Park and the Vaughans Road ridgeline.
- (8) in relation to Sub-precinct H, in addition to the above, effects associated with the design of development north of the Awaruku ridgeline in relation to views into and across land zoned Open Space - Conservation.
- (9) For accommodation, commercial and community activities in Sub-precinct H, and within 30m of the [H7 Open Space – Conservation Zone](#), in addition to the above, the effects of the activity on the heritage, landscape and amenity values of the Open Space - Conservation Zone.

I519.8.1.2. Land disturbance

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application for earthworks in Tables I519.4.7 and I519.4.8, in addition to the matters specified for the relevant restricted discretionary activities in the overlay and the Auckland-wide provisions:

- (1) effects arising from the design of the ridgeline within the Park Interface and Piripiri Point Protection Areas;.
- (2) effects arising from the finished profile of the earthworks as they relate to the Protection and Management Areas;
- (3) effects of site management techniques, including staging;
- (4) the effects of the proposed timing, size and extent of earthworks; and
- (5) the effects arising from the amount and location of cut and fill.

I519.8.1.3. Specific standard infringements

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application to infringe the following standards:

- Reduction in Rain Tank Size in a Stream Protection B Area
- Buildings within the Vaughan Road Setback
- Landmark Building in Sub-Precinct H
- Front Yards for Sub-Precincts D to I

- (1) effects associated with neighbourhood integration;

- (2) effects on the streetscape and neighbourhood character;
- (3) effects of the building design and appearance;
- (4) effects associated with the outdoor living space;
- (5) privacy effects;
- (6) landscaping effects;
- (7) effects associated with site facilities and storage areas;
- (8) effects of stormwater management; and
- (9) visual effects on the Vaughan Stream corridor, the Long Bay Regional Park and the Vaughans Road ridgeline.

I519.8.1.4. Subdivision

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, and Auckland-wide provisions:

- (1) Sub-precincts A and B:
 - (a) effects arising from the extent of landform changes;
 - (b) effects associated with the location and design of roads and accessways;
 - (c) effects of wastewater systems; and
 - (d) effects of on-site management of stormwater.
- (2) Sub-precincts D to K:
 - (a) consistency with any other resource consents that have been approved;
 - (b) effects associated with the overall urban form and layout of design;
 - (c) effects arising from the design of proposed and secondary roads including stormwater treatment;
 - (d) effects associated with the design of the ridgeline, finished ground contours and street lighting in the North Vaughans area;
 - (e) effects on cycle and pedestrian routes;
 - (f) effects of proposed reserves;
 - (g) effects associated with the site sizes and dimensions;

- (h) effects of the design of rear lanes and accessways;
- (i) effects of landscape concepts for proposed reserves, public and other areas;
- (j) effects associated with any planting plans for Protection and Management Areas and any lizard conservation management plan;
- (k) effects of stormwater management; and
- (l) for Sub-precinct H, in addition to the above, the effects of subdivision design, earthworks, retaining wall treatments and fencing on the interface with the H7 Open Space – Conservation Zone.

I519.8.2. Assessment criteria

I519.8.2.1. Land use and development

The Council will consider the relevant assessment criteria below for restricted discretionary activities and the assessment criteria for controlled activities relating to stormwater management and wastewater disposal in I519.7.2.1 above, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, zone or Auckland-wide provisions:

- (1) whether the development helps to provide a well-connected public movement network, taking into account the following:
 - (a) whether the development provides for the proposed roads shown on Precinct Plan 1, and the secondary roads and pedestrian and cycle routes shown on any other resource consents granted in respect of the precinct or sub-precinct;
 - (b) whether development fronts reserves and public open space areas on adjacent sites;
 - (c) whether the layout of the development allows for the majority of dwellings to front public streets; and
 - (d) whether the use of cul-de-sacs and internalised accessways is minimised;
- (2) whether to the north of the Awaruku Ridgeline, where development in Sub-precinct H is proposed opposite the termination of a public road that is orientated towards (perpendicular to) the [H7 Open Space – Conservation Zone](#), the layout of the buildings provide for a view shaft from such a road to continue through into the Regional Park where practicable and where grades allow;
- (3) whether landscaping within the relevant part of private sites in Sub-precinct H is kept low and sympathetic with the landscape character of the

[H7 Open Space – Conservation Zone](#). Yards are to be maintained unencumbered by accessory structures that would block a view shaft;

- (4) the extent to which fences, garages and the sides and rear of buildings do not dominate the views obtained from future open spaces, the Vaughans Corridor and the Long Bay Regional Park;
- (5) whether the architectural qualities of the dwelling are of a high standard and achieve an appropriate degree of integration with neighbouring dwellings (existing or proposed) and variety through variation in building form and materials, relative to neighbouring dwellings (existing or proposed);
- (6) whether adequate separation is provided between dwellings within the same street block, with at least 12m between the backs of development for those parts of the development that are above the ground floor; and
- (7) the extent to which landscaping enhances the overall appearance of the dwelling and provides an attractive living environment for its residents.

Development in Sub-precinct F at a density of greater than 450m² per site

In addition to the criteria listed from I519.8.2.1(1) to I1.8.2.1(7), the following criteria apply:

- (8) whether the number of dwellings to be provided for exceed 20 per cent of the likely total number of dwellings within Sub-precinct F.

Development in Sub-precinct J

In addition to the criteria listed from I519.8.2.1(1) to I1.8.2.1(7), the following criteria apply:

- (9) the extent to which buildings are built to the street edge along the Beach Road and Glenvar Road extensions, with car parking located underground or to the rear of the building;
- (10) whether the buildings incorporate ground floor uses that activate the street edge and provide weather cover over the adjacent footpath;
- (11) Whether the buildings display high quality urban design that contributes to a vibrant, safe and attractive town centre;
- (12) Whether:
 - (a) the development orientates itself to the street, with doors, windows and balconies opening out to the street;
 - (b) the ground floor of buildings are distinguishable from upper floors by way of increased stud height, greater extent of glazing / openings and quality of finish;

- (c) the facades of buildings are modulated and proportioned to present an interesting, fine grained and visually rich picture to the street; and
- (d) roof lines are varied, with plant and machinery hidden where possible and corners accentuated.

Development in Sub-precinct K

In addition to the criteria listed from I519.8.2.1(1) to I519.8.2.1(7), the following criteria apply:

- (13) whether the development is of a very high quality in terms of design, materials and finish;
- (14) the extent to which development includes pathways, plazas, outdoor seating areas and landscaping integrated with the adjacent Vaughan corridor;
- (15) whether buildings incorporate large areas of openings, glazing and transparent material to ensure a high degree of visual integration between the town centre to the south, and the Vaughan corridor to the north; and
- (16) whether on-site car parking is avoided.

Development in the Stream Interface Management Area

In addition to the criteria already listed, the follow criteria will apply:

- (17) whether the location, scale and intensity of development contributes to the open nature of the area and provides public access to, and views across the Vaughan Stream;
- (18) whether a consistent edge treatment between the Sub-precincts H and K and land zoned Open Space – Informal Recreation is provided through either landscaped earth batter slopes or low (less than 1 metre high) retaining walls, or a combination of both, together with visually permeable fencing. Retaining wall treatments should be consistent to avoid a clash of different styles and materials along the public interface; and
- (19) the extent to which landscaping and planting in the Stream Interface Management Area retains the open character of the area and provide for public amenity.

Development in Sub-precincts A and B within Ecology/Stormwater Management Areas

The follow criteria apply to development in these areas:

- (20) whether development, including access and building sites, does not result in the removal of any native vegetation;
- (21) whether housing is generally located at least 50m apart from neighbouring houses;

(22) the extent to which development only occurs where there is no loss of riparian vegetation, waterways are not adversely affected and the ecological values of the area are not compromised, unless the development is related to necessary infrastructure. Any adverse effect of infrastructure is to be off-set by way of revegetation; and

(23) whether the development of riding trails and horse jumping courses will result in the removal of any native vegetation and whether the existing and future ecological and landscape values of the management area will not be compromised.

Accommodation, commercial and community activities

(24) Whether any activity adjacent to land zoned Open Space – Conservation responds to the heritage, landscape and amenity values of the open space area and whether large building masses are avoided.

Additional impervious areas and building coverage in the Stream Protection B Area

(25) The assessment criteria for controlled activities relating to stormwater management in I519.7.2.1 apply.

I519.8.2.2. Land disturbance

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 and the Auckland-wide provisions:

(1) Sediment management for sites which expose more than 500m²:

(a) whether the mitigation of the effects of earthworks includes a combination of the following measures, so as to minimise sediment runoff and discharge:

(i) stabilised construction entranceways;

(ii) silt fences;

(iii) clean water diversion drains;

(iv) surface flow interception measures (contour drains and bunds);

(v) sediment retention ponds (floating outlet);

(vi) decanting earth bunds (floating or fixed outlet);

(vii) progressive stabilisation of earth-worked areas with grass, straw or hay mulch following topsoil spreading as soon as final contours are established and/or when the exposed area will not be worked on for four weeks or more;

(viii) additional contingency interception measures comprising:
additional down slope earth bunds, super silt fencing and
stormwater wetlands (pre-commissioning) as may be appropriate;

(ix) the following essential elements of sediment retention pond
design:

- a larger volume is beneficial as retention time is increased
- a floating decant discharge system that discharges water
from the surface of the pond
- a discharge rate of 3 litres per second per hectare of
catchment draining to the pond
- a forebay pond
- a wide level spreader at the inlet;

(b) whether once earthworks have been completed in the Stream
Protection A Area and where parks and open spaces are created in
the Stream Protection B Area, reconditioning of surface soils occurs in
areas that will not be subject to subsequent secondary earthworks to
ensure that these areas retain the ability to absorb rainfall. In general
the minimum depth of reconditioning should be 400mm; and

(c) whether earthworks alters or disturbs an overland flow path only where
a satisfactory alternative flow path is available.

(2) Earthworks Sub-precincts C and E:

(a) the extent to which the eastern and northern slopes of the ridgeline
achieve and retain a natural transition in its landform profile with that
of the adjacent landform in the Long Bay Regional Park and or Piripiri
Point Ridge;

(b) whether the profile of the earth works to the south and west of the
ridgeline aligns with the required contouring of land within Sub-
precinct E; and

(c) whether the design and location of any earth works for public access
purposes in Sub-precinct C does not adversely affect the landform or
landscape of the area.

(3) Riparian margins:

(a) whether works are located outside of the riparian margin where
feasible;

- (b) where works are necessary to install infrastructure or for the rehabilitation of stream banks, whether the works minimise disturbance of existing vegetation; and
 - (c) where vegetation clearance is required, whether enhancement planting off-sets the effects of this and achieve a net increase in vegetation cover.
- (4) Landscape enhancement area:
- (a) whether earthworks on sites which contain land identified as Landscape Enhancement Area provide landscape enhancement planting in the enhancement area in accordance with an approved planting plan;
 - (b) whether planting is maintained for a period of not less than two years and any plants that fail to thrive during that time are replaced;
 - (c) whether planting is undertaken in the planting season immediately following the completion of site works to the satisfaction of the Council; and
 - (d) whether any earthworks result in changes to the profile of the escarpment and whether works to create stable building platforms are limited to the area of the site outside the Landscape Enhancement Area.
- (5) Earthworks in excess of 500m² of surface area of bare earth in Stream Protection B Area:
- (a) whether the earthworks plan is consistent with any resource consents granted in respect of the precinct or sub-precinct;
 - (b) whether appropriate mitigation methods are installed; and
 - (c) whether the earthworks profile within Sub-precinct E, in association with the ridgeline shown on Precinct Plan 4, ensures that development can comply with the standards under Standard I519.6.12.
- (6) Sub-precincts A and B:
- (a) whether earthwork are limited in area to avoid adverse effects from compaction, siltation or sediment runoff; and
 - (b) whether earthwork designs maintain landforms and minimise the volume and area of cut and fill with consideration given to the use of structural methods to ensure each lot has within it a building platform that does not require substantial earthworking to provide a stable house site and the construction of access to the platform.

(7) Sub-precincts D and E in Stream Protection A Area:

- (a) the extent to which major modification of the landform, including changes to ground water flows and the base flows of streams, is minimised;
- (b) whether cut and fill areas are carefully selected and designed to avoid major changes to landforms and to minimise adverse effects on streams and waterways and areas of native vegetation, including minimising ground level differences between riparian margins, vegetation conservation and restoration areas and sites and streets; and
- (c) within the catchment of Stream 1C, whether groundwater flows post-development mimic pre-development groundwater conditions.

I519.8.2.3. Specific standard infringements

The Council will consider the relevant assessment criteria below for restricted discretionary activities which infringe the following standards, in addition to the matters set out in the assessment criteria for stormwater management in I519.7.2.1 above:

(1) Reduction in Rain Tank Size in a Stream Protection B Area:

- (a) whether in the Stream Protection B Area, development that involves rain tanks of less than 3,000L per unit must utilise other on-site stormwater techniques so that no additional stormwater to that generated from permitted development occurs.

(2) Buildings within the Vaughan Road Setback:

- (a) whether the site has exceptional topographical or geotechnical constraints that require a building to be constructed within the setback;
- (b) whether the proposal is for small-scale development such as accessory buildings, garages, swimming pools, decks and terraces, or where a dwelling is proposed, whether it is no more than one storey high;
- (c) whether the proposed reduction in yard has no more than a minor effect on the rural character of the ridgeline when viewed from the Long Bay Regional Park and from the Okura coastline; and
- (d) whether possible existing native trees and vegetation have been retained.

(3) Landmark Building in Sub-Precinct H:

- (a) whether the building is of a high architectural design standard; and

- (b) whether the building positively acknowledges and reflects its location at the entrance to the more intensive areas of the precinct and its location on a prominent corner site.

(4) Front Yards for Sub-Precincts D to I:

- (a) in Sub-precinct D to H, whether the combined effect of the height, width and extent of building projection towards the street boundary on the visual amenity of the streetscape and neighbouring properties is adverse;
- (b) in Sub-precinct D to H, whether no car ports and garages will be established in the front yard;
- (c) in Sub-precinct I at ground level, whether the building contains non-residential activities that open to the street (that is, with doors, windows and display glazing fronting the street) and which help to activate the street environment; and
- (d) in Sub-precinct I, whether the building is designed to present a high quality, attractive frontage to the street.

I519.8.2.4. Subdivision

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, and the Auckland-wide subdivision provisions:

- (1) For subdivision matters set out in I519.8.1.4 above”
 - (a) Whether the design and layout of building platforms and accessways maintain existing landforms and minimise earthworks that result in changes to the landscape character of the zone and whether larger than minimum sites are required.
 - (b) whether vehicle access (public roads and private accessways) is located as close as practical to a formed legal road or served by an existing formed vehicle access, or should be shared between sites where feasible;
 - (c) whether access avoids Vegetation - Conservation Areas and riparian margins identified on Precinct Plans 3 and 4;
 - (d) whether access has been designed to follow the existing landform and cause minimal land disturbance;
 - (e) whether access has been designed in such a way that it incorporates low impact stormwater mitigation techniques such as bio-retention and dual strip driveways;

- (f) whether the design of the access does not accentuate stormwater runoff, erosion or increase the potential for land instability;
 - (g) whether the gradient of the accessway does not exceed 1:8;
 - (h) whether there is no direct discharge of stormwater to the street;
 - (i) whether the design and layout of the subdivision ensures that the site is capable of achieving full stormwater mitigation on site in accordance with the on-site stormwater management rules;
 - (j) whether the design and layout of subdivision in Sub-precincts A and B ensures that each site is capable of on-site disposal of wastewater as an interim solution until such time as it is possible to connect to the public wastewater network;
 - (k) whether required planting is appropriately spaced to ensure rapid shade cover to protect against ongoing weed problems and provide an enhanced habitat along streams and riparian margins;
 - (l) whether planting includes native trees and shrubs that attract native birds, lizards and insects and is appropriately linked to existing native plantings to create ecological corridors for fauna to move along; and
 - (m) whether planting has been sourced from the local area within the Tamaki Ecological District where possible.
- (2) For subdivision in the Stream Protection B Area that is a restricted discretionary activity, the following assessment criteria apply:
- (a) whether the proposed layout ensures that development and earthworks can achieve the outcomes required in the Park Interface Protection Area and Piripiri Point Protection Area, Vegetation Conservation Areas and riparian margins, where relevant;
 - (b) where proposed roads are not provided in accordance with the alignments and design standards specified in Precinct Plans 3 and 4, whether there are alternative alignments that better serve the area, while still ensuring that the proposed road provides the same function as that intended in the precinct;
 - (c) whether there is an integration of stormwater mitigation devices with the urban form and roading network to ensure that the stormwater devices add to the amenity and landscaping of the area, while the urban form provides the space for both on-site and off-site stormwater mitigation areas;
 - (d) whether the design of proposed roads achieves a high standard of amenity, in particular through the provision of appropriately designed

footpaths, cycleways, berms, median strips and size and spacing of street trees;

- (e) whether stormwater treatment devices, utilising the best practicable option, are provided to mitigate within the road reserve, the majority of stormwater generated by the road and whether the best practicable option proposed includes the following:
 - (i) bio-retention and pervious paving for shallow grades less than 5 per cent parallel to the roadway;
 - (ii) inclusion of check dams and other flow control methods with bio-retention for grades between 5 per cent and 8 per cent; and
 - (iii) off-line treatment for grades greater than 8 per cent;
- (f) whether roads are designed to provide a high degree of connectivity;
- (g) whether road layouts ensure that most, if not all, development has the ability to front a street (there should be limited use of rear sites in Sub-precincts D, E and F and no rear sites in Sub-precincts G to I) and provide for informal surveillance of roads to promote safety and personal security streets on adjoining land;
- (h) whether rear vehicle access lanes are privately owned and maintained;
- (i) whether the design and management of rear lanes and accessways considers the need for access by emergency vehicles, delivery and rubbish collection and whether they provide thoroughfare for pedestrians and cyclists;
- (j) whether shared street designs may be an appropriate form of public road design where traffic volumes and speeds allow for the safe mixing of traffic with pedestrians and cyclists in a specifically designed street environment. Whether the design provides functional, low maintenance spaces within the street reserve. The shared spaces should still provide for access by emergency vehicles and service vehicles;
- (k) whether site sizes and dimensions are appropriate for the intended housing typology, ensure appropriate orientation of development in terms of fronting streets and ensuring privacy between dwellings, and are able to accommodate stormwater treatment devices (such as rain tanks);
- (l) whether roads and reserves provide for the main pedestrian and cycle connections through the area, with dedicated off-street links provided

where they would maintain and enhance connectivity where vehicle connections cannot be made;

- (m) whether cycle and pedestrian only routes are designed to comply with the following:
 - (i) they should be illuminated at night, where appropriate;
 - (ii) They should have a minimum width of 5m; and
 - (iii) They should be designed and landscaped to ensure that stormwater generated from paths can be mitigated;
- (n) whether 80 per cent of the homes in Sub-precincts D to I are within 400m of an existing or proposed neighbourhood park/reserve of at least 2,000m² in area;
- (o) whether proposed reserves help to create linkages with other reserves and natural features in the precinct area and provide a central valley link between the upper valley and the lower valley and the Long Bay Regional Park;
- (p) whether land which has a solely stormwater or landscape protection function is not vested as recreation reserve;
- (q) whether the design of pedestrian and cycle routes includes appropriate landscaping, fencing, pavements and lighting; and
- (r) whether the required planting plans for all Protection and Management Areas and any Lizard Conservation Management Plan provide sufficient detail to ensure that sustainable outcomes can be achieved.

Sub-Precinct E

In addition to the general criteria I519.8.2.4(1) and I519.8.2.4(2)(a) to (r) above, the following criteria apply to Sub-precinct E only:

- (a) whether street lighting of the northern Beach Road extension and streets east of northern Beach Road extension are designed so that this lighting has minimal visibility from the Grannys Bay catchment within the Long Bay Regional Park and Piripiri Reserve;
- (b) whether adjacent to Vaughans Road, there is no more than one street connection to Vaughans Road in addition to the northern Beach Road extension. Whether in this area, the use of joint accessways/lots to access rear lots from Vaughans Road are avoided, apart from individual driveway access for lots that front Vaughans Road;
- (c) whether within the catchment of Stream 1C, development provides for interconnectivity between the different land holdings such as walkways and cycleways;

- (d) whether the subdivision demonstrates how the design of the ridgeline in the Park Interface Area and Piripiri Point Protection Area and the profile of land to the west and south of the ridgeline will meet the standards in Standard I519.6.12. Whether this includes analysis of visibility of permitted development south and west of the ridgeline from the Park Interface Viewpoints shown on Precinct Plan 4;
- (e) whether subdivision provides for the protection and consistent management of the entire area of Park Interface Protection Area by way of a covenant in perpetuity or similar mechanism approved by the Council; and
- (f) whether the Council is fully satisfied that the finished ground contours and ridgeline comply with Standard I519.6.12 before any s.224(c) certificate for sites created in Sub-precinct E to the north and east of the Vaughans Road extension, as shown on Precinct Plan 4, can be issued.

Sub-precinct H

In addition to the general criteria I519.8.2.4(1) and I519.8.2.4(2)(a) to (r) above the following criteria apply to Sub-precinct H only:

- (a) whether subdivision design provides for views into and through land zoned Open Space - Conservation to the Hauraki Gulf;
- (b) whether the design of subdivisions and building platforms, roads, accessways, driveways, underground and surface infrastructure, stormwater mitigation techniques, landscaping, planting and fencing do not adversely affect the archaeological sites within land zoned Open Space – Conservation;
- (c) whether a consistent treatment of the boundary with land zoned Open Space - Conservation is achieved through the subdivision design using either landscaped earth batters or low (less than 1m high) retaining walls or a combination of both; and
- (d) whether retaining walls treatments are consistent to avoid a clash along the interface with land zoned Open Space – Conservation.

I519.9. Special information requirements

An application for a land use, development and subdivision activity must be accompanied by the following unless otherwise specified:

I519.9.1. Stormwater management

Stormwater management information must include the following:

- (1) the amount of stormwater to be generated from the future development on the sites to be created, taking into account existing and future stormwater flows

upstream and downstream of the site, where relevant. Relevant assumptions and calculations are to be provided;

- (2) how the design of the development (for example the layout of the lots sites, driveway locations, the design of roads and the protection of ecological features and stream riparian margins) takes into account stormwater related limitations and incorporates the principles of low impact design;
- (3) the range of techniques to be used to manage the adverse effects of the stormwater to be generated by the development and the extent to which these techniques can be accommodated on-site in accordance with Standard I519.6.8 above;
- (4) how sufficient space is to be provided for the required stormwater mitigation measures;
- (5) in areas where the groundwater levels need to be controlled to maintain stability, how proposed stormwater mitigation measures comprising sub-surface features are designed, in particular lined and drained, to avoid the adverse discharge of runoff to ground;
- (6) how development is to be managed to ensure that the integrity of any stormwater mitigation devices (such as bio-retention and pervious paving) will not be compromised during and after the subdivision, development, building and landscaping process; and
- (7) details of any covenants and/or consent notices under s 221 of the Resource Management Act 1991 necessary to ensure the on-going retention and maintenance of on-site mitigation areas and facilities.

I519.9.2. Planting Plan

A planting plan must include the following information:

- (1) identification of the area of land within the Protection or Management areas and riparian margin to be set aside for planting;
- (2) identification of stream banks, slope, soil type and existing or potential erosion;
- (3) details of areal extent of all existing and proposed development;
- (4) identification of all existing areas of native and exotic bush and vegetation;
- (5) details of soil quality and depth including any required soil reconditioning of compacted areas as the result of previous land uses and site works;
- (6) species types, source of plant material, maturity of planting and density of planting;
- (7) details of noxious weed, pest and animal control;
- (8) details of timing of planting and possible staging of planting;
- (9) details of maintenance programme to be implemented and a programme for replanting where the survival rate of planting is less than 90 per cent;

- (10) details of any fencing or alternative stock proof methods proposed;
- (11) proposed means of ownership and ongoing management; and
- (12) identification of areas of land on which archaeological sites are located, and details of appropriate planting, fencing and ongoing management of those areas.

I519.9.3. Lizard conservation plan

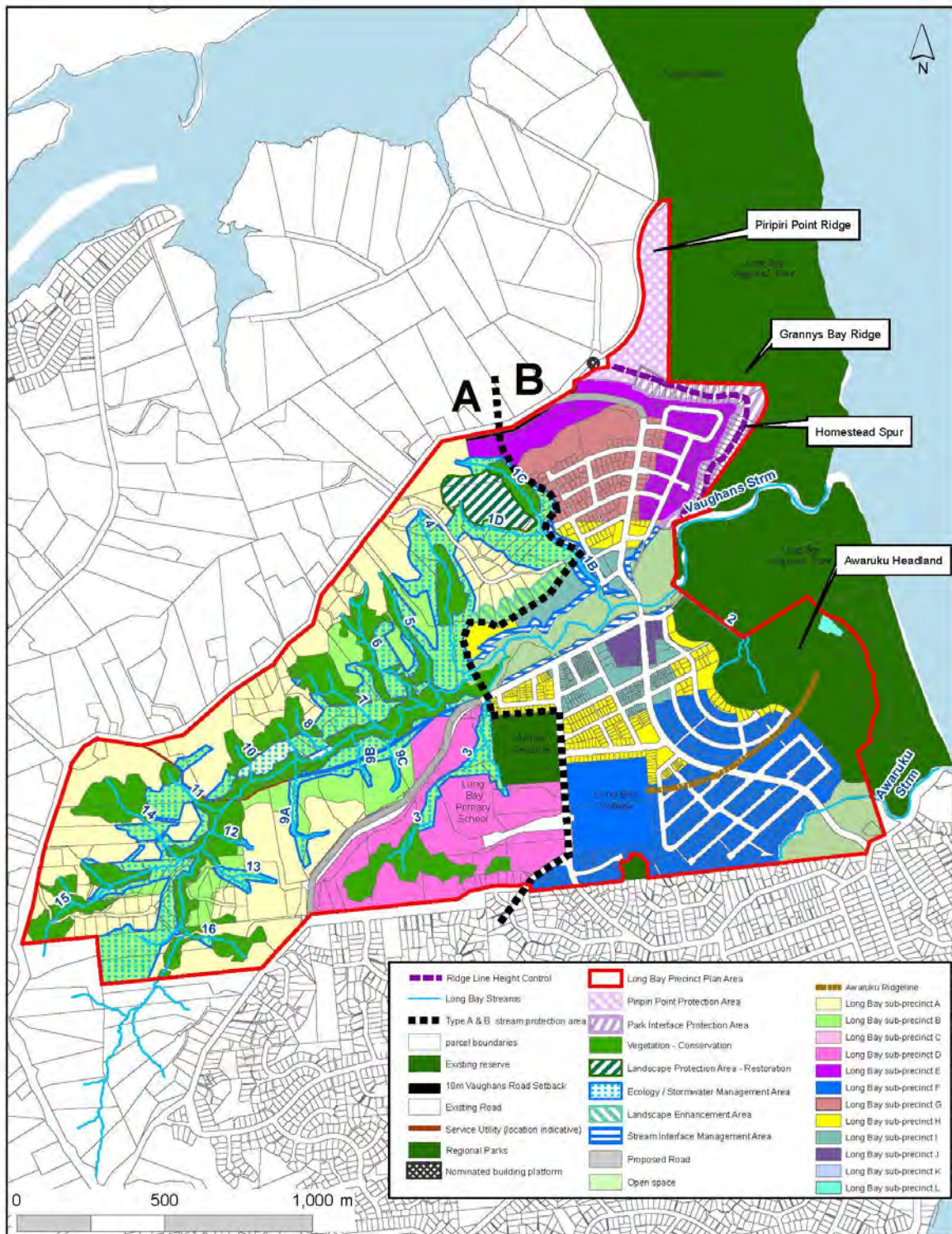
An application for earthworks over 500m² in the Stream Protection A Area must include the following information for the management of lizards prior to any earthworks taking place:

- (1) identification of sites containing indigenous lizard populations that may be threatened by proposed earthworks on a site;
- (2) identifying alternative suitable receptor sites for the relocation of indigenous lizards found, to be approved by a qualified herpetologist. Consideration can be given to receptor sites located within the Ecology/Stormwater Management Area where revegetation will occur for stormwater mitigation;
- (3) identifying suitable buffers for avoidance of earthworks and vegetation removal adjacent to the alternative receptor sites and suitable buffers adjoining any lizard habitat areas that will not be affected by the earthworks;
- (4) identifying appropriate methodology for the capture and relocation of lizards into the receptor sites. The methodology for the capture and relocation will be prepared by a suitably qualified and experienced herpetologist. The actual relocation operation will be carried out by a suitably qualified and experienced herpetologist. Survey, capture and relocation must commence prior to any vegetation removal and should be done between September to December and/or from March to April;
- (5) details for ongoing pest management within the receptor sites;
- (6) details of fencing or alternative stock proof methods proposed; and
- (7) proposed means of ongoing management.

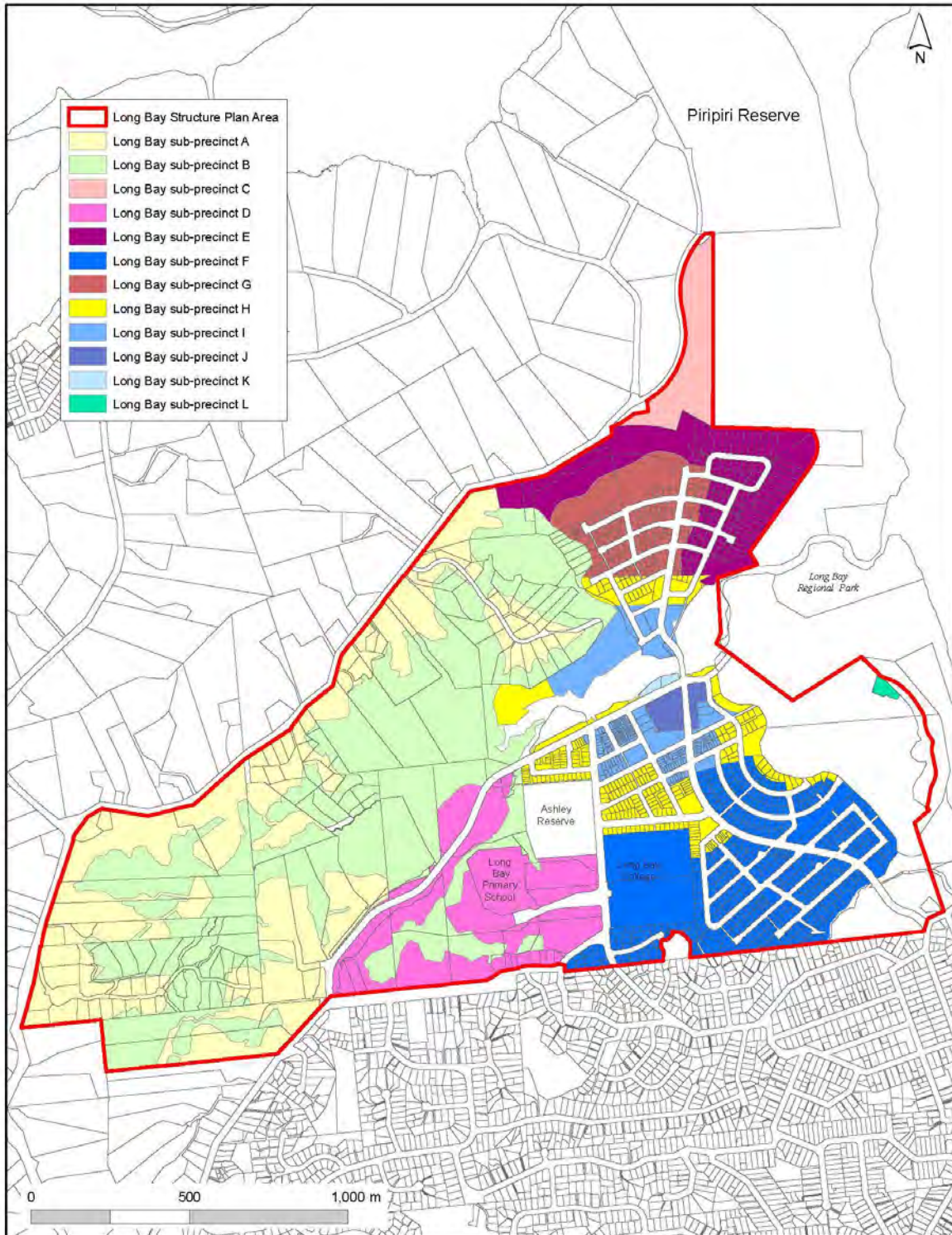
I519 Long Bay Precinct

I519.10. Precinct plans

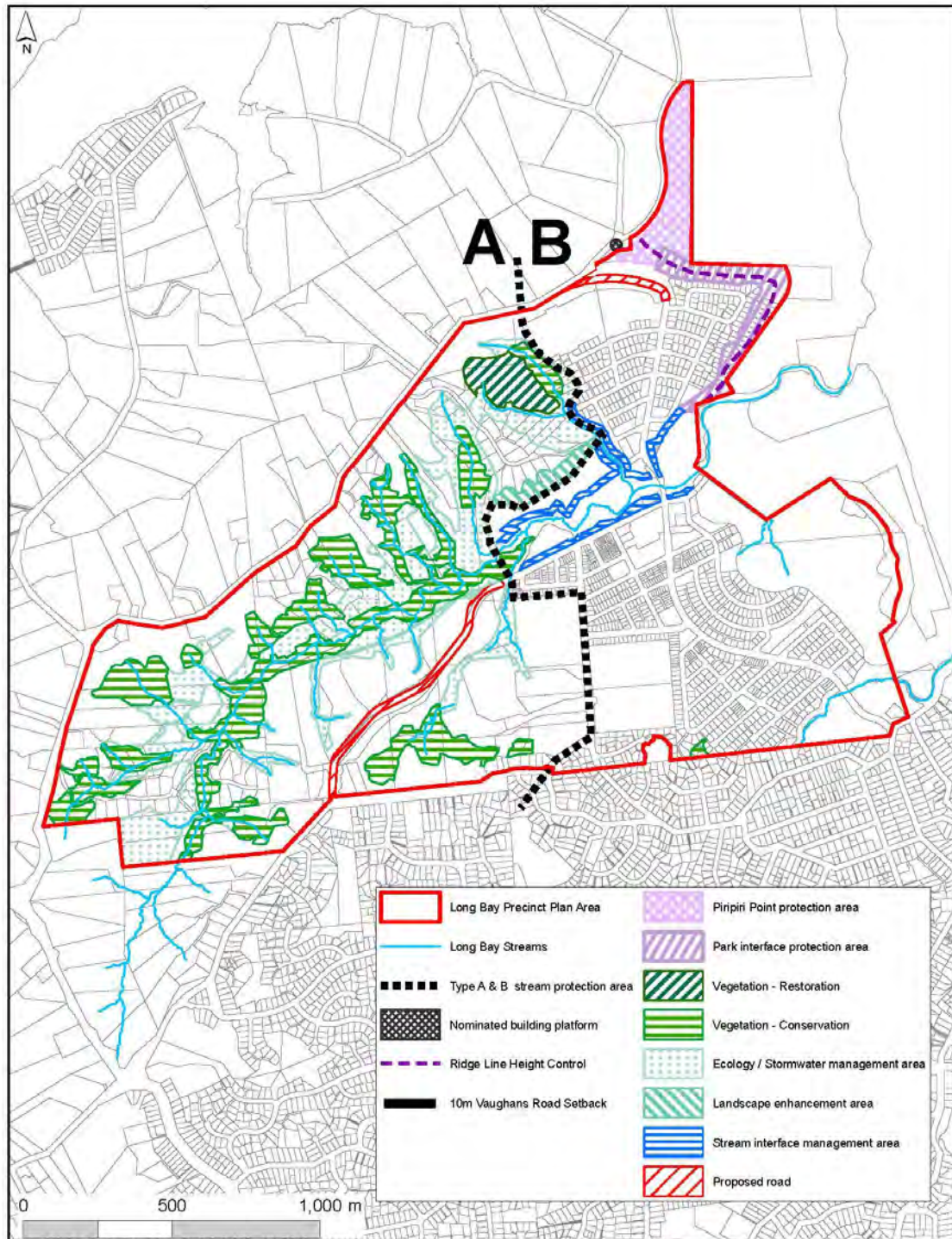
I519.10.1 Long Bay Precinct: Precinct plan 1 – Land use strategy



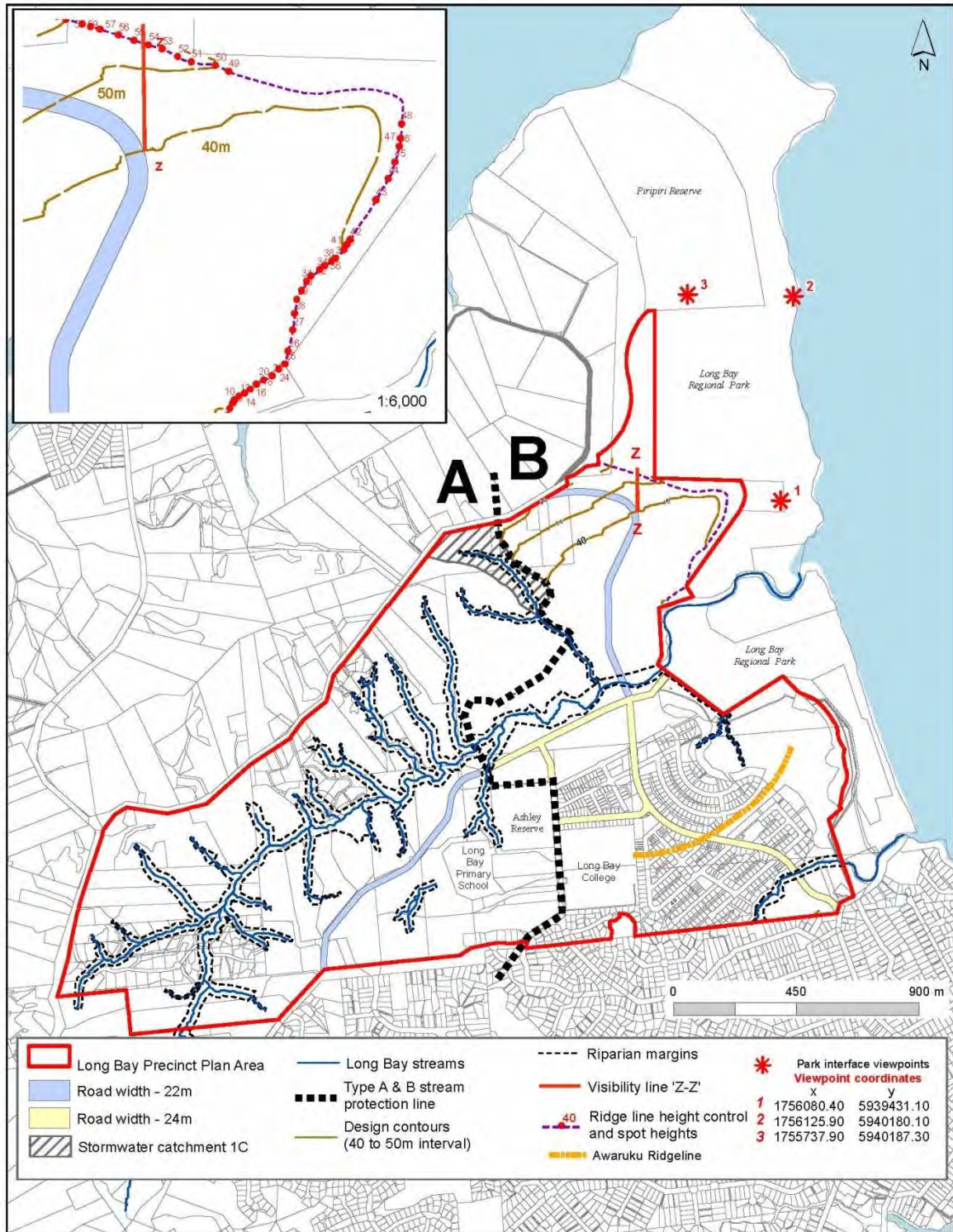
I519.10.2 Long Bay Precinct: Precinct plan 2 – Sub-precincts A to L



I519.10.3 Long Bay Precinct: Precinct plan 3 – Additional controls



I519.10.4 Long Bay Precinct: Precinct plan 4 – Additional controls



I522. Matakana 2 Precinct

I522.1. Precinct Description

The Matakana 2 Precinct is located to the north of Matakana village, on the corner of Leigh Road and Takatu Road, Matakana. The precinct is comprised of approximately 20 hectares.

The purpose of the Matakana 2 Precinct is to enable the ongoing operation and expansion of the Matakana Country Park, by permitting the use of the site for community events and tourist and visitor activities.

The precinct limits activities to those with a rural and/or tourist theme to recognise its use as a 'country park'. Subdivision in this precinct is also controlled so that the Matakana Country Park continues to be managed and operated as a single entity, and some expansion of activities is provided for in the precinct.

The underlying zoning of land within this precinct is Rural - Mixed Rural Zone.

I522.2. Objectives

- (1) Community activities are provided for and enabled.
- (2) Rural tourist and visitor activities are provided for and to create social and economic opportunities.
- (3) The rural character and appearance of the Matakana 2 Precinct is maintained.

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

I522.3. Policies

- (1) Provide for existing and enable new community, rural tourist and visitor activities.
- (2) Ensure that any subdivision enables community, rural tourist and visitor activities.
- (3) Ensure that any subdivision for visitor accommodation does not compromise community, rural tourist and visitor activities.
- (4) Encourage development and land uses that maintain the rural character and appearance of the country park.

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

I522.4. Activity table

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

Table I522.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Matakana 2 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I522.4.1 Activity table

Activity		Activity status
Use		
Commerce		
(A1)	Restaurants and cafes	P
(A2)	Markets	P
(A3)	Retail	P
(A4)	Visitors accommodation	RD
Community		
(A5)	Public amenities	P
(A6)	Community facilities	P
(A7)	Rural tourist and visitor activities	P
(A8)	Rural tourist and visitor activities that do not comply with Standard I522.6.6	RD
Development		
(A9)	New buildings	C
Subdivision		
(A10)	Subdivision around the Activity Areas identified in the Matakana 2: Precinct plan 1.	RD
(A11)	Subdivision not complying with Standard I522.6.10 and the Matakana 2: Precinct plan 1	NC
(A12)	Subdivision in Activity Area 9 identified in the Matakana 2: Precinct plan 1	D
(A13)	Subdivision within any Activity Area identified in the Matakana 2: Precinct plan 1 other than Activity Area 9	NC

I522.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I522.4.1 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 section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I522.4.1 Activity table and which is not listed in I522.5(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\(4\)](#).

I522.6. Standards

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

The following standards do not apply to this precinct:

- [H19.10.2](#) Building height
- [H19.10.14](#) Markets
- [E39.6.5.1](#) Subdivision in the Rural – Rural Production Zone, Rural – Mixed Rural Zone, Rural – Rural Coastal Zone and Rural – Rural Conservation Zone

All activities listed as permitted or restricted discretionary in Table I522.4.1 Activity table must comply with the following standards.

I522.6.1. Markets

- (1) Markets must be limited to a weekly farmers market on Sundays.
- (2) The trading hours of markets must be limited to 7.00am until 1.00pm.
- (3) Activities associated with the markets must not take place before 6.00am.
- (4) Stalls involved in the markets must primarily sell items produced by the stall holder which may include fresh and processed goods, small holding livestock, art work, crafts and pottery.
- (5) Signage must be restricted to free standing signs only and must be displayed only on the day that the market is operating.
- (6) The number of stalls must not exceed 100.
- (7) The location of the farmers markets must generally be in accordance with the Matakana 2: Precinct plan 1

I522.6.2. Retail

- (1) Retail activities must be limited to the sale of arts and crafts and locally made products. This may include shops with an operational function (e.g. cheese making).
- (2) The total sum of the shop gross floor area must not exceed 225m².
- (3) Where the activity is for retail purposes only, and does not include an area for making the products sold, the activity must be limited to 75m² gross floor area.
- (4) Where the activity is to operate as a working shop, i.e. with an operational function, the activity must be limited to a maximum of 150m² gross floor area including working and retail.
- (5) The hours of operation must be limited to Monday to Sunday 9.00am to 5.00pm between the months of May to September inclusive. The hours of operation must be limited to Monday to Sunday 9.00am to 7.00pm between the months of October and April inclusive.

- (6) Retail activities must be located generally in accordance with the Matakana 2: Precinct plan 1.

I522.6.3. Community Facilities

- (1) Community facilities must only include one museum and one place of worship (church) located in the precinct.
- (2) The museum must be limited to the showing of vintage, classic and racing cars, historic farm implements and horse drawn carts only. The museum must have the right to charge an entry fee and sell related merchandise and memorabilia.
- (3) The museum hours of operation to the public must be limited to between Monday to Sunday 9.00am to 5.00pm daily between the months of May to September, and 9.00am to 7.00pm daily between the months of October and April inclusive.
- (4) The museum must be located generally in accordance with the Matakana 2 Precinct Plan 1.
- (5) The use of the church building must be limited to religious uses for a rural community church including weddings, church services, baptisms, funerals and other fellowship-related activities.
- (6) The place of worship must be located generally in accordance with the Matakana 2: Precinct Plan 1.

I522.6.4. Restaurants and cafes

- (1) Restaurants and cafes activities must be limited to one restaurant and one café located in the precinct.
- (2) The restaurant must provide seating for no more than 100 people.
- (3) The hours of operation of the restaurant and café must be limited to 7.00am till midnight any day of the week
- (4) The restaurant and café must be located generally in accordance with the Matakana 2 Precinct Plan 1.

I522.6.5. Public amenities

- (1) Public amenities in the precinct include the following activities:
 - (a) a children's outdoor playground and miniature train track; and
 - (b) a memorial garden and memorial pet garden
- (2) The playground and memorial garden must be located generally in accordance with the Matakana 2: Precinct plan 1.

I522.6.6. Rural tourist and visitor activities

- (1) Rural tourist and visitor activities must be limited to one animal petting zoo for farm animals and one aviary for the housing of domesticated bird species located in the precinct.

- (2) The animal petting zoo for farm animals and aviary must be located generally in accordance with the Matakana 2: Precinct plan 1.

I522.6.7. Visitors accommodation within Area 4 identified in the precinct plan

- (1) Visitors accommodation (including manager's accommodation) must be limited to Adventure (Budget) Accommodation associated with on-site adventure or outdoor education activities (team building or similar activities) and must provide for no more than 40 people.
- (2) Accommodation (including manager's accommodation) must be provided in a maximum of 12 single storey cabins.
- (3) Communal facilities (e.g. kitchen/dining/ablution) must be provided in a combined single storey building.
- (4) Kitchen facilities must not be provided within cabins.

I522.6.8. Visitors accommodation within Activity Area 9 identified in the precinct plan

- (1) Visitors accommodation (including manager's accommodation and a conference facility) must be limited to accommodation and catering for no more than 60 people.

I522.6.9. Buildings

- (1) Buildings must not exceed 9 metres in height, except for buildings with a roof pitch of 25° or more where the maximum height must be 9 metres plus an additional non-habitable roof space of 1.5 metres (total 10.5 metres).
- (2) The design of outdoor areas must accommodate the permitted activities in the precinct.

I522.6.10. Subdivision

- (1) Subdivision must be for the purpose of creating a separate certificate of title (site) for one of the ten Activity Areas shown on the Matakana 2: Precinct plan 1.
- (2) There must be a consent notice registered on each new title stating the following:
 - (a) there must be no residential activity on any new site (except the manager's accommodation within Activity Areas 3, 4 and 9 on the Matakana 2: Precinct plan 1;
 - (b) each new site can only be used for the activities shown in each Activity Area on the Matakana 2: Precinct plan 1; and
 - (c) in respect of Activity Area 6 on the Matakana 2: Precinct plan 1, that the Church is protected as a building of historic heritage.
- (3) Activity Area 3 is designated the manager's site and there must be land covenants registered against any new certificate of title created requiring the

owners of any new site to enter into a management agreement with the owner of Activity Area 3 so that the requirements of Standard I522.6.10(2)(b) above can be enforced.

- (4) The owners of any new site must grant the Council an encumbrance to recognise the right of the Council to also enforce any breach of the land covenants referred to in Standard I522.6.10(2)(b) above.

I522.7. Assessment – controlled activities

I522.7.1. 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) buildings siting, scale, design and external appearance;
- (2) landscaping and screening;
- (3) access and servicing; and
- (4) traffic, parking, loading and access

I522.7.2. 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 overlay, zone or Auckland-wide provisions:

- (1) the extent to which the siting (including clustering of existing and new buildings), scale and external appearance of structures including their colour and materials are consistent with the surrounding rural character and the rural design of the existing buildings;
- (2) whether buildings and structures are screened in such a way that is sensitive to the surrounding rural character and are visually unobtrusive;
- (3) whether appropriate landscaping is provided along the road edge(s) to screen development and form a cohesive landscaping theme over the precinct area;
- (4) whether sufficient car parking and adequate area are provided for safe manoeuvring into and out of the site;
- (5) the extent to which additional and cumulative effects on the roading network, of traffic generation, access, parking and loading arrangements are avoided, remedied or mitigated; and
- (6) whether the proposal include the provision of all services, infrastructure and utilities necessary to manage environmental effects.

I522.8. Assessment – restricted discretionary activities

I522.8.1. Matters of discretion

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 overlay, zone or Auckland-wide provisions:

- (1) visitor's accommodation and activities that do not comply with relevant standards:
 - (a) the ownership and management structure;
 - (b) character and scale;
 - (c) location of buildings;
 - (d) infrastructure;
 - (e) access and parking; and
 - (f) amenity
- (2) rural tourist and visitor activities that do not comply with the relevant standard;
 - (a) the type of activity proposed;
 - (b) compatibility with existing activities;
 - (c) number, timing and duration of visitors;
 - (d) visitor requirements;
 - (e) facilities provided;
 - (f) amenity values;
 - (g) impacts on neighbouring sites; and
 - (h) access and parking.
- (3) subdivision:
 - (a) access, parking and traffic management;
 - (b) provision of infrastructure;
 - (c) methods for effluent treatment and disposal;
 - (d) availability and identification of building platforms;
 - (e) landscape amenity;
 - (f) protection and enhancement of existing and proposed waterways, ponds, wetlands and riparian margins; and

- (g) legal restrictions on land uses and further subdivision within each new site.

I522.8.2. Assessment criteria

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) visitor's accommodation and activities that do not comply with relevant standards:
 - (a) the extent to which the ownership and management structure will ensure that the accommodation will only be used by visitors and not for permanent residential occupation;
 - (b) whether the proposed activity is consistent with the surrounding rural character in terms of its, scale, intensity, design and external appearance;
 - (c) whether the visitor accommodation in Activity Area 3 is physically separate and distinct from any visitor accommodation in Activity Area 4 and in particular displays a rustic rural character;
 - (d) the extent to which the location of the proposed activity enable the site to retain the feeling of openness and sense of rural character in the immediate and surrounding rural area;
 - (e) whether the location of buildings and landscaping are carried out in a manner which minimises potential adverse effects on adjoining properties and reinforces the separation between visitor accommodation in Activity Area 3 and visitor accommodation in Activity Area 4;
 - (f) the extent to which buildings are located towards the centre of the site so as to minimise potential adverse effects on adjoining properties;
 - (g) whether the method and design of water supply, sewage treatment and disposal and site drainage are appropriate to ensure that the proposed activity does not result in adverse effects on the environment (including the surrounding land and waterways and wetlands);
 - (h) the extent to which the activity, including the design, location and provision of access and parking have an adverse effect on the safe and efficient operation of the surrounding road network;
 - (i) whether adequate area are provided to allow safe manoeuvring into and out of the site;
 - (j) whether sufficient onsite parking are provided to meet the needs of the proposed activity, without adverse effects on the safety and efficiency of the road network;

- (k) whether parking areas are designed to be sympathetic to the surrounding rural character i.e. by using bollards and unsealed surfaces instead of sealed parking areas with defined carpark spaces; and
 - (l) the extent to which the activity or location of buildings and associated infrastructure have an adverse effect on the amenity values of neighbouring properties, e.g. by way of noise, light, glare and whether appropriate mitigation measures are provided if adverse effects are generated.
- (2) rural tourist and visitor activities that do not comply with the relevant standard;
- (a) the extent to which the activity will meet the needs of rural tourists and visitors;
 - (b) the extent to which the activity is compatible with existing activities;
 - (c) the extent to which the number, timing and duration of visitors can be accommodated on the site;
 - (d) the extent to which the requirements of the tourists and visitors can be provided in a safe manner;
 - (e) the extent to which the proposed activity is consistent with the surrounding rural character in terms of its, scale, effects and intensity;
 - (f) the extent to which the activity will avoid, remedy and mitigate significant adverse effects on the environment and neighbouring properties; and
 - (g) the extent to which access and parking can be safely provided without significant adverse effects on existing and planned activities and the surrounding road network.
- (3) subdivision
- (a) whether the proposed subdivision provides adequate access to the proposed sites including parking provisions, internal road capacity and egress/ingress from the main entrances. Access to the proposed sites should avoid adverse effects on the road network;
 - (b) whether appropriate infrastructure for power and telephone are available to the proposed site;
 - (c) whether an approved effluent treatment and disposal system are provided on the proposed sites to serve the identified activity as shown on the Matakana 2: Precinct plan 1;
 - (d) whether appropriate building platforms are available to achieve the identified activity shown on the Matakana 2: Precinct plan 1;

PC 71 ([see Modifications](#))

- (e) whether a landscape management plan is provided to demonstrate the provision of landscape amenity areas fronting the road boundaries of the site and identifying open spaces and planting within the site;
- (f) whether a waterways management plan is provided to demonstrate the protection and enhancement of water quality in all existing and proposed waterways, ponds and wetlands, and demonstrates a planting management plan for all riparian areas and wetlands using appropriate native species; and
- (g) whether appropriate legal mechanisms are proposed to restrict further subdivision of sites including unit title subdivision, residential activity and other activities unless these activities are enabled by the Matakana 2 Precinct.

I522.9. Assessment – discretionary activity subdivision

The Council will consider the following matters when considering a discretionary activity for subdivision for visitor accommodation in Activity Area 9 of the Matakana 2 Precinct:

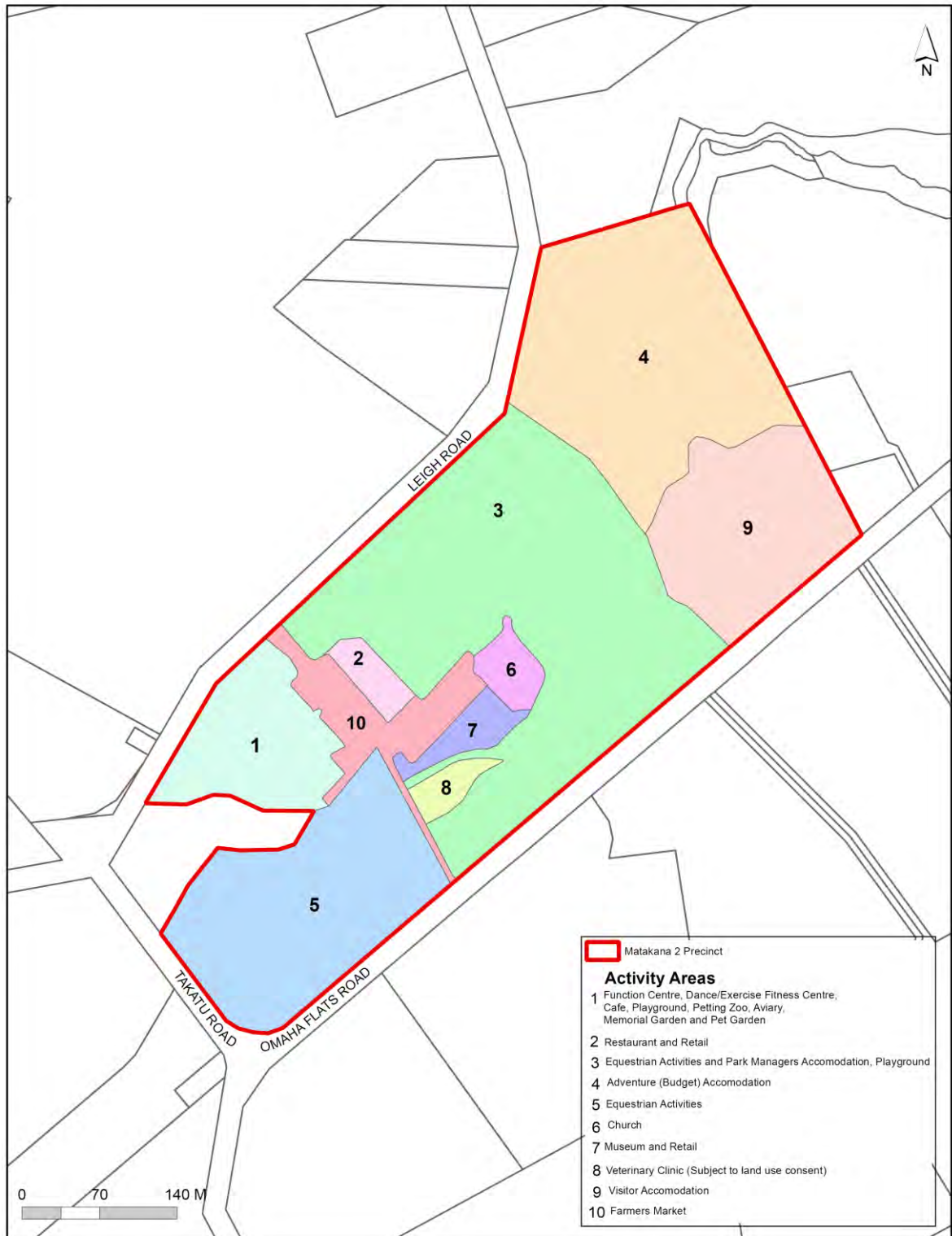
- (1) the appropriateness of the ownership and management structures proposed including consideration of;
 - (a) whether or not they achieve the objectives and policies for the Matakana 2 Precinct;
 - (b) the extent to which the use of the accommodation will be limited to visitors and will not be available for permanent residents;
 - (c) the efficiency and effectiveness of what is proposed;
 - (d) whether or not the provision of the visitor accommodation is enabled;
 - (e) covenants, encumbrances, consent notices and other legal instruments on any new titles created to manage the long term use for visitor accommodation; and
 - (f) body corporate rules, management and other agreements that may bind the parties to ensure that there is no permanent residential accommodation apart from the managers accommodation.

I522.10. Special information requirements

There are no special information requirements in this precinct.

I522.11. Precinct plans

I522.11.1 Matakana 2: Precinct plan 1



I524. North Harbour Stadium and Domain Precinct

I524.1. Precinct description

The North Harbour Stadium and Domain Precinct provides specific planning controls for the use of North Harbour Stadium and Domain. The North Harbour Stadium and Domain occupy 23 hectares of land.

The zoning of the land within the North Harbour Stadium and Domain Precinct is the Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

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

I524.2. Objectives

- (1) The North Harbour Stadium and Domain are protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) organised sports and recreation;
 - (b) informal recreation;
 - (c) concerts, events and festivals;
 - (d) markets, fairs and trade fairs;
 - (e) functions, conferences, gatherings and meetings; and
 - (f) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the North Harbour Stadium and Domain are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I524.3. Policies

- (1) Enable the safe and efficient operation of the North Harbour Stadium and Domain for its primary activities.
- (2) Protect the primary activities of the North Harbour Stadium and Domain from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.

- (4) Manage the adverse effects of the operation of the North Harbour Stadium and Domain, having regard to the amenity of surrounding properties.
- (5) Recognise that the North Harbour Stadium and Domain's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I524.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table I524.4.1 specifies the activity status of land use and development activities in the North Harbour Stadium and Domain Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I524.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Displays and exhibitions	P
(A5)	Informal recreation	P
(A6)	Organised sport and recreation	P
(A7)	Any primary activity not meeting Standard I524.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P
(A9)	Any accessory activity not meeting Standard I524.6.5 but meeting all other standards	C
Compatible activities		
(A10)	Sports, recreation and community activities	P
(A11)	Professional fireworks displays meeting Standard I524.6.10	P
(A12)	Professional fireworks displays not meeting	RD

I524 North Harbour Stadium and Domain Precinct

	Standard I524.6.10	
(A13)	Helicopter flights meeting Standard I524.6.11	P
(A14)	Helicopter flights not meeting Standard I524.6.11	RD
(A15)	Filming activities	P
(A16)	Any compatible activity not meeting Standard I524.6.5 but meeting all other standards	C
Development		
(A17)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(A19)	Grandstands and visitor viewing structures up to 35m in height	P
(A20)	Grandstands and visitor viewing structures greater than 35m in height	RD
(A21)	Light towers and associated fittings up to and greater than 35m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I524.6.8	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

I524.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I524.4.1 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 section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I524.4.1 Activity table and which is not listed in I524.5(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\(4\)](#).

I524.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I524.4.1 must comply with the following activity standards unless otherwise stated. The following standards do not apply:

- (1) [E27 Transport](#) – Standard [E27.6.1](#) Trip generation; and
- (2) [E27 Transport](#) – Standard [E27.6.2](#) Number of parking and loading spaces.

I524.6.1. Noise

- (1) The noise (rating) level from any activity, as measured at the measurement locations specified in this standard, must not exceed the noise limits in Table I524.6.1.1.

Table I524.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 6 special noise events between 10:00am and 11:30pm in any 12 month period	82dB $L_{Aeq(5min)}$
Up to 10 special noise events between 10:00am and 11:00pm in any 12 month period	82dB $L_{Aeq(5min)}$
All other days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L_{Aeq}
At all other times	45dB L_{Aeq} and 75dB L_{Amax}

- (2) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) Testing and balancing of all sound systems including vocal checks by performers must cumulatively not exceed 3 hours and must not commence before 10am on any day and must be completed by 7pm on the day of the event.
- (5) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.

- (6) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (7) Where $L_{Aeq (5min)}$, is specified, no 5 minute measurement sample must exceed the stated limit.
- (8) Measurement Locations:
 - (a) Location 1: to the north of the stadium complex close to the western boundary of the first residentially zoned property on the southern side of Gills Road.
 - (b) Location 2: to the east of the stadium complex on the eastern side of Appian Way opposite the entrance to the stadium site.
 - (c) Location 3: to the south of the stadium complex on the eastern side of the intersection of Bush Road and State Highway 17.
 - (d) Location 4: to the west of the stadium complex at the southern end of Library Lane at the intersection with the Albany Highway.
 - (e) Location 5: on the eastern side of the motorway overbridge connecting McClymonts Road to the Albany Centre.
- (9) Professional fireworks displays and helicopter flights are excluded from this standard.

I524.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I524.6.2, the curfew and pre-curfew times are as stated in Table I524.6.2.1.

Table I524.6.2.1: Pre-curfew and Curfew Times

		Times
Standard	Pre-curfew	7am – 11pm
	Curfew	11pm – 7am

Special lighting events	Pre-curfew	7am – 12:30am
	Curfew	12:30am – 7am

(5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:

- (a) The limits in Table I524.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I524.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	125 lux (above the background level)
Curfew	20 lux (above the background level)

- (b) The vertical illuminance limits in Table I524.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I524.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit t of 15 per cent (based on an adaption luminance of 2 cd/m^2) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I524.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I524.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I524.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

Table I524.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

- (9) Professional fireworks displays are excluded from this standard.

I524.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 16 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I524.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
 - (a) There must be no more than 2 special noise events on any one day.
 - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 4 hours. Any special noise event lasting longer than 4 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I524.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 21 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I524.6.2.1, I524.6.2.4 and I524.6.2.5.

I524.6.5. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 7,000 people and does not require the closure of a public road.

I524.6.6. [Deleted]

- (1) [Deleted]

I524.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone, must be screened from those areas.

I524.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I524.6.9. Height in relation to boundary

- (1) Where the North Harbour Domain and Stadium Precinct directly adjoins a road, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I524.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I524.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I524.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I524.7. Assessment – controlled activities

I524.7.1. Matters of control

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 overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I524.7.2. Assessment criteria

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

- (1) Effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I524.8. Assessment – restricted discretionary activities

I524.8.1. Matters of discretion

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

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.

- (2) Any activity that does not comply with permitted helicopter flight standards:
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standards:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Grandstands and spectator viewing structures greater than 35m in height:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I524.6.8:
 - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (7) Any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space sites.

I524.8.2. 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 activities in the overlay and Auckland-wide provisions:

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance.

- (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) the extent to which any artificial lighting will create a traffic safety issue.
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
 - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
 - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and

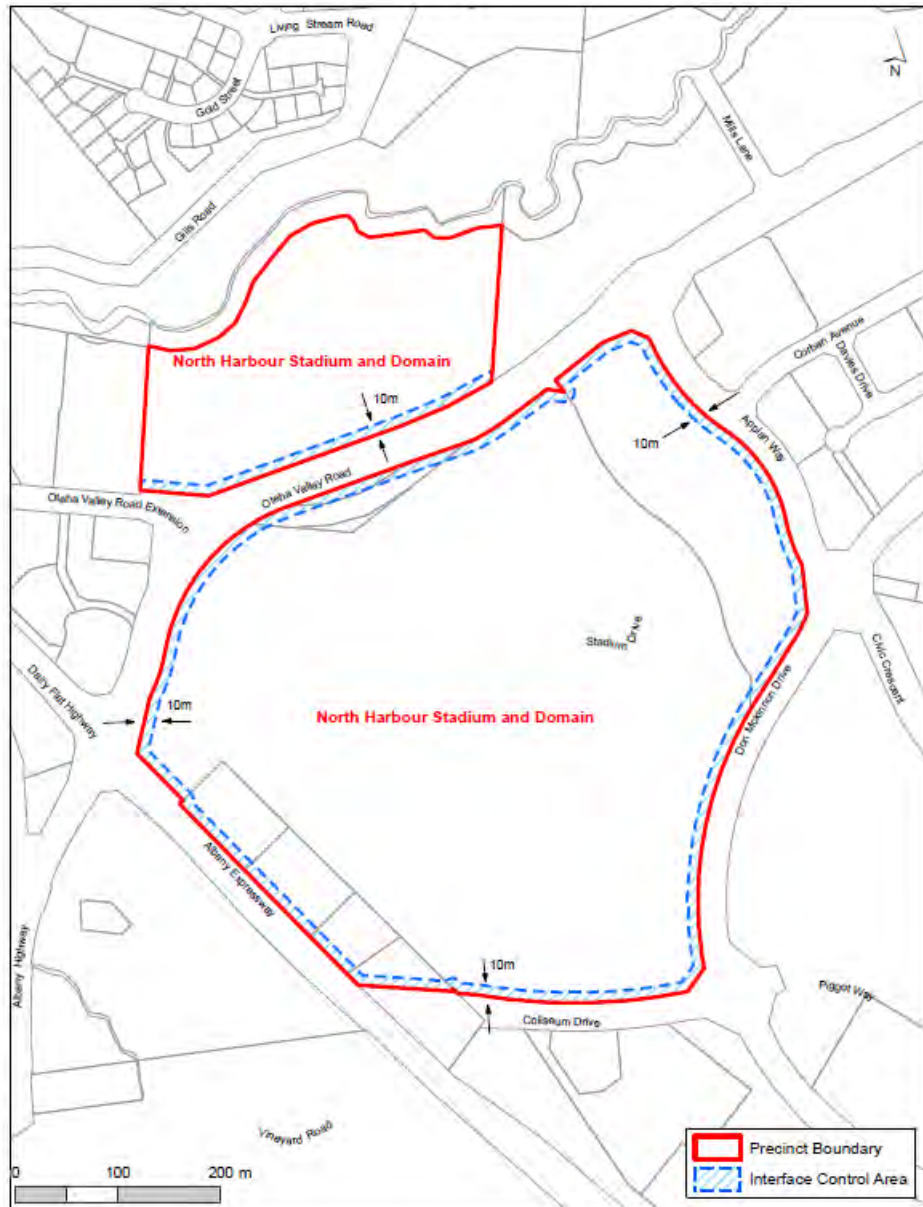
- (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) the extent to which screening is practicable.
 - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I524.9. Special information requirements

There are no special information requirements for this precinct.

I524.10. Precinct plans

I524.10.1. North Harbour Stadium and Domain: Precinct plan 1



I526. North Shore Events Centre Precinct

I526.1. Precinct description

The North Shore Events Centre Precinct provides specific planning controls for the use, operation, development, redevelopment and intensification of the North Shore Events Centre. The centre is a multi-purpose indoor sports and recreation complex located on a 3.9 hectare site forming part of AF Thomas Park, Takapuna.

The zoning of the land within the North Shore Events Centre Precinct is the Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

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

I526.2. Objectives

- (1) The North Shore Events Centre is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) organised sports and recreation;
 - (b) informal recreation;
 - (c) concerts, events and festivals;
 - (d) markets, fairs and trade fairs;
 - (e) functions, conferences, gatherings and meetings; and
 - (f) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the North Shore Events Centre are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I526.3. Policies

- (1) Enable the safe and efficient operation of the North Shore Events Centre for its primary activities.
- (2) Protect the primary activities of the North Shore Events Centre from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:

- (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the North Shore Events Centre, having regard to the amenity of surrounding properties.
- (5) Recognise that the North Shore Events Centre's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I526.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table I526.4.1 specifies the activity status of land use and development activities in the North Shore Events Centre Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I526.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Displays and exhibitions	P
(A5)	Informal recreation	P
(A6)	Organised sport and recreation	P
(A7)	Any primary activity not meeting Standard I526.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P
(A9)	Any accessory activity not meeting Standard I526.6.5 but meeting all other standards	C
Compatible activities		
(A10)	Sports, recreation and community activities	P

I526 North Shore Events Centre Precinct

(A11)	Care centres limited to no more than one non-accessory care centre within the precinct and with a gross floor area no greater than 500m ²	P
(A12)	Care Centres not otherwise provided for	RD
(A13)	Professional fireworks displays meeting Standard I526.6.10	P
(A14)	Professional fireworks displays not meeting Standard I526.6.10	RD
(A15)	Helicopter flights meeting Standard I526.6.11	P
(A16)	Helicopter flights not meeting Standard I526.6.11	RD
(A17)	Filming activities	P
(A18)	Any compatible activity not meeting Standard I526.6.5 but meeting all other standards	C
Development		
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(A21)	Light towers and associated fittings up to and greater than 20m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I526.6.8	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

I526.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I526.4.1 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 section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I526.4.1 Activity table and which is not listed in I526.5(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\(4\)](#).

I526.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table 0.4.1 must comply with the following activity standards unless otherwise stated. The following standards do not apply:

- (1) [E27 Transport](#) – Standard [E27.6.1](#) Trip generation; and
- (2) [E27 Transport](#) – Standard [E27.6.2](#) Number of parking and loading spaces.

I526.6.1. Noise

- (1) The noise (rating) level from any activity (including sound checks), as measured at the boundary of any site in a residential zone, must not exceed the noise limits in Table 0.6.1.1.

Table I526.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 20 special noise events in any 12 month period	60dB $L_{Aeq(5min)}$
Up to 6 special noise events on a Friday or Saturday and finishing by 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$
General noise standards between 7:00am and 6:00pm	55dB L_{Aeq}
General noise standards between 6:00pm and 11:00pm	50dB L_{Aeq}
General noise standards between 11:00pm and 7:00am	45dB L_{Aeq} and 75dB L_{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.

- (6) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I526.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I526.6.2, the curfew and pre-curfew times are as stated in Table 0.6.2.1.

Table I526.6.2.1: Pre-curfew and curfew times

		Times
Standard	Pre-curfew	7am – 11:30pm
	Curfew	11:30pm – 7am
Special lighting events	Pre-curfew	7am – 12:00am
	Curfew	12:00am – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) The limits in Table 0.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I526.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	125 lux (above the background level)
Curfew	20 lux (above the background level)

- (b) The vertical illuminance limits in Table 0.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I526.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table 0.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I526.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table 0.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

Table I526.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

- (9) Professional fireworks displays are excluded from this standard.

I526.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 26 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table 0.6.1.1.
- (3) A single event must be limited to a total duration of 5 hours. Any special noise event lasting longer than 5 hours must be counted as 2 special noise events.
- (4) Must not be held on Good Friday or Christmas Day.
- (5) Must not commence before 9am between Monday and Friday (inclusive).
- (6) Must not commence before 10am on a Saturday or a public holiday.
- (7) Must finish before 11:30pm unless otherwise specified in Table 0.6.1.1.
- (8) Sound checks must not exceed a total of 1.5 hours duration on any day and may only be undertaken between the hours of 8:00am and 10:30pm. There must be no more than one sound check per event. Sound checks themselves are not counted as special noise events; and
- (9) The North Shore Events Centre must inform the local community, a minimum of two weeks prior to any special noise event, via the North Shore Events Centre web site. If requested in writing by a potentially affected property owner, specific notification by email is also to be sent to that party.

I526.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 31 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables 0.6.2.1, 0.6.2.4 and 0.6.2.5.

I526.6.5. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I526.6.6. Parking

Activities must meet the following standards:

- (1) [Deleted]
- (2) No more than 10 per cent of the formed parking spaces provided in the precinct may be used for non-accessory parking.

I526.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone, must be screened from those areas.

I526.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct diagram. Temporary buildings are excluded from this standard.

I526.6.9. Height in relation to boundary

- (1) Where the North Shore Events Centre Precinct directly adjoins an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard.

I526.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I526.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring residentially zoned site.

I526.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I526.7. Assessment – controlled activities

I526.7.1. Matters of control

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 overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I526.7.2. Assessment criteria

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

- (1) Effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I526.8. Assessment – restricted discretionary activities

I526.8.1. Matters of discretion

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

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standard
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Care centres not otherwise provided for:
 - (a) the effects of the proposed activity on the efficient operation of the primary activity of the site; and
 - (a) the effects of traffic and parking on the safety and efficiency of the transport network.

- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I526.6.8:
 - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (7) Any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space zoned sites.

I526.8.2. 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 activities in the overlay and Auckland-wide provisions:

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and,
 - (iii) the degree of non-compliance.
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) the extent to which any artificial lighting will create a traffic safety issue.
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.

- (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
 - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
- (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The effects of the proposed activity on the efficient operation of the primary activity of the site:
- (a) whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) The effects of traffic and parking on the safety and efficiency of the transport network:
- (a) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
- (b) whether a reduction in carparking will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required.
- (c) whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.
- (7) The visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) the extent to which screening is practicable.

(b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I526.9. Special information requirements

There are no special information requirements for this precinct.

I526.10. Precinct plans

I526.10.1. North Shore Events Centre : Precinct plan 1



I538. Smales 1 Precinct

I538.1. Precinct description

The zoning of land within the Smales 1 Precinct is the Business - Business Park Zone.

The precinct is located on a 10.8 hectare site at the corner of Taharoto and Northcote roads, and is adjacent to State Highway 1, the Northern Busway, and Smales Farm Station.

Initial development within the precinct was in the nature of a business park, as provided for in the North Shore District Plan and the Auckland Unitary Plan. Most forms of residential development were not explicitly provided for and were non-complying activities. However, the characteristics of the site and its context make it a very suitable location for a high-density, public transport focused, mixed-used node, with an emphasis on both office and residential uses. These characteristics include:

- the large size and remaining development capacity of the precinct;
- the precinct's position beside a high capacity, high frequency public transport corridor in the form of the Northern Busway, and high capacity bus services that link to it by way of Smales Farm Station; and
- that adjacent uses are primarily institutional and otherwise less-sensitive to the adverse effects of the form and scale of development enabled by the precinct provisions.

Accordingly, the precinct provisions provide for a diversity of uses, including residential and employment activities, in addition to supporting non-residential activities, including retail, at a level to address demand from workers, residents, and visitors to the precinct. The provisions also encourage intensive development and the efficient use of land by providing for tall buildings to be developed. A high standard of building design and pedestrian amenity is ensured by the application of appropriate policies, standards and assessment criteria.

An overarching goal of the precinct is to support a reduction in dependence on vehicles in favour of public transport, walking, cycling and other active modes. The use of public transport is specifically encouraged by ensuring high quality primary pedestrian linkages are provided through the precinct to access the bus station, and by imposing limits on the number of car parking spaces for non-residential activities.

Integrated traffic modelling has been carried out to determine the ability of the surrounding road network to accommodate the levels of traffic expected to be generated by both development enabled by the precinct and that which is forecast to be generated by the North Shore Hospital site. This is because extensive development of the North Shore Hospital site (including new access arrangements) is planned to be implemented during the same timeframe as development at the precinct. The modelling has taken account of anticipated traffic generated from the combined future development. This modelling confirms that the road network can accommodate the levels of traffic expected to be generated, without necessitating an assessment of the transportation effects on the surrounding road network for new development that is otherwise permitted.

The site offers a unique opportunity to promote a quality compact urban form based on characteristics that do not usually occur together in one location. The use of a Business - Business Park zone and the Smales 1 Precinct overlay together recognize that the site has:

- an existing and (foreseeably) future employment role anchored around high-density, office-based employment of the sort enabled in the Business - Business Park zone;
- characteristics that lend it to a variety of compatible uses and activities that are similar to that normally enabled in the Business - Mixed Use zone;
- a capability to accommodate residential development at a scale and of a form that is similar to that normally enabled in the Business - Metropolitan Centre zone; and
- the likely future catchment size and relationship with Milford and Northcote Town Centres, and Takapuna Metropolitan Centre, that justifies the function of a Business - Local Centre zone.

The underlying Business - Business Park zone remains in recognition of the substantial existing Business Park activities occurring on the site, and that these should continue to be maintained. The precinct sits on top of the zone in recognition that the two methods together seek to manage a transition over time away from a Business Park mono-culture to a mixed use environment that provides for both high-density residential and employment activities.

I538.2. Objectives

- (1) The Smales 1 Precinct is a vibrant, intensively and efficiently developed mixed-use precinct which:
 - (a) is an attractive place to live, work and visit;
 - (b) takes advantage of its close proximity to the adjoining frequent and reliable transit bus station;
 - (c) responds positively to its immediate surrounds and its wider built and landscape setting; and
 - (d) has a strong sense of place.
- (2) The Smales 1 Precinct is a mixed use and passenger-transport based node successfully integrating intensive, high amenity residential developments with business park activities and an appropriate range and scale of accessory uses and developments to support its workers, residents and visitors.
- (3) The Smales 1 Precinct develops and functions in a way which promotes:
 - (a) travel mode shifts to rapid and frequent public transport services, and connecting stations and services, and active modes;
 - (b) reduced car trip generation rates and car parking ratios over time particularly compared to the surrounding area;
 - (c) a high quality public realm containing a central plaza gathering place; and

- (d) a well-connected and legible network of primary and secondary pedestrian linkages connecting the precinct with its immediate surrounds and providing a good standard of amenity and accessibility throughout the precinct.
- (4) The Smales 1 Precinct manages significant adverse effects on the:
- (a) safe and efficient operation of the transport network of the locality;
 - (b) amenity of neighbouring zones and sites;
 - (c) function and amenity of Business – Metropolitan or Town Centre zones.

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

I538.3. Policies

- (1) Require any development in the precinct which causes the cumulative total gross floor area of business activity to exceed 162,000m² or the cumulative total number of dwellings to exceed 1,380 to demonstrate that significant adverse effects on the amenity of neighbouring zones will be avoided and that the function and amenity of the Business – Metropolitan Centre Zone and Business – Town Centre Zone will not be significantly adversely affected.
- (1A) Enable the development of intensive residential activities within the precinct and require these to be designed to provide privacy and outlook, with good access to daylight and sunlight.
- (1B) Require the development of intensive residential activities within the precinct to be designed, constructed and maintained to provide the occupants of noise sensitive spaces with a reasonable level of internal acoustic amenity, thereby managing any potential reverse sensitivity effects.
- (1C) Recognise that the precinct has an on-going role as a location for business park office activities, the need to integrate the range of uses enabled by the precinct with this function, and to manage any adverse amenity effects from the potential conversion of buildings used for office activities to other uses.
- (2) Provide for accessory activities to meet the immediate needs of office workers, residents and visitors to the precinct while limiting the extent of those uses and activities to manage potential adverse effects on the function and amenity of the Business – Metropolitan Centre Zone and Business – Town Centre Zone.
- (2A) Enable the establishment of tall buildings within the precinct to maximise the opportunity for intensification and the efficient use of the land that:
 - a) takes maximum advantage of the frequent, high capacity and reliable public transport services available within close proximity to the precinct; and
 - b) avoids significant adverse effects on adjoining land and on properties outside the precinct, and on the wider built and landscape setting of the city; and
 - c) contributes positively to a visually interesting skyline including through the

management of building locations and heights for the wider built and landscape setting of the city.

- (2B) Require the establishment of a central pedestrian plaza at the heart of the precinct that provides a vibrant people-focused space which supports the evolving mixed-use community.
- (2C) Require high-amenity, safe and convenient primary pedestrian linkages to be provided that connect the central pedestrian plaza with the bus station and the precinct's Northcote Road, Taharoto Road, and Shakespeare Road frontages.
- (2D) Recognise the role of secondary linkages to provide quality walkable connections to integrate all buildings and spaces within the precinct with the primary pedestrian linkages.
- (2E) At each stage of development, require consideration of how primary pedestrian linkages and landscaped open spaces, provided or maintained with each new building, are integrated with adjacent linkages, open space and the bus station to ensure an appropriate level of amenity for residents, workers and visitors to the precinct, whilst preserving flexibility of options for future stages.
- (2F) Require buildings and uses on or near primary pedestrian linkages to contribute positively to the vitality and amenity afforded to users of those linkages, particularly in the vicinity of the rapid transit bus station and the central plaza.
- (2H) Discourage high car trip generating uses - such as service stations, large supermarkets or drive through restaurants – and only allow the activity where it:
 - a) is necessary to support a near capacity level of office and residential development that already exists in the precinct;
 - b) can be well integrated with other retail and commercial uses;
 - c) will not detract from a high quality transit-oriented urban environment;
 - d) will not generate significant adverse traffic effects within or adjacent to the precinct.
- (3) Require development over 162,000m² gross floor area of business activity or 1380 dwellings in the precinct to demonstrate that the activity will not significantly adversely affect the safe and efficient operation of the transport network, or that such effects will be mitigated.
- (4) Require any development over 125,000m² gross floor area of business activity or 855 dwellings in the precinct to assess the effectiveness of the travel demand management measures and the specific transport management changes required to achieve the precinct mode share targets.
- (5) For any development over 105,000m² gross floor area of business activity or 285

dwellings in the precinct, require progress towards the achievement of reduced private car trips and a shift to other travel modes to be monitored and reported at key stages in the development of the precinct.

- (6) Limit the supply of on-site parking serving non-residential activities over time to recognise the accessibility of the precinct to frequent and reliable public transport services and active modes, while supporting the planned growth of non-residential activities with an appropriate supply of parking on the site in the short term to encourage that growth.
- (7A) Enable sufficient retail, commercial service and entertainment activities within the precinct to meet the needs of residents, workers and visitors.
- (7B) Encourage the provision of retail, commercial service and entertainment activities to locate at or very close to the central pedestrian plaza so as to contribute to it being a vibrant, well-activated and lively heart within the precinct.

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

- (a) clauses (b) and (c) of policy H15.3(18) do not apply; and
- (b) Policy E27.3(2) Integrated transport assessment does not apply to non-residential development up to 162,000 m² gross floor area, and residential development up to 1,380 dwellings.

I538.4. Activity table

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

Table I538.4.1 specifies the activity status of land use activities in the Smales 1 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I538.4.1 Activity table Smales 1 Precinct

Activity		Activity status
Accommodation		
(A4)	Dwellings	P
(A5)	Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses	RD
(A6)	Integrated residential development	P
(A7)	Supported residential care	P
(A8)	Visitor accommodation and boarding houses	P
(A9)	Each residential development where the cumulative number of dwellings in the precinct will be greater than 285.	C
(A10)	Each residential development where the cumulative number of dwellings in the precinct will be greater than 855.	RD
Commerce		
(A11)	Conference facilities	P
(A12)	Entertainment facilities	D
(A13)	Retail	P
(A14)	Department store, trade supplier, motor vehicle sales	D
(A15)	Service stations	NC
(A16)	A single supermarket up to 2,000m ² gross floor area	P
(A17)	A single supermarket greater than 2,000m ² gross floor area	D
(A18)	Drive-through restaurants	D
Community		
(A20)	Community facilities	P
(A21)	Education facilities	P
(A22)	Tertiary education facilities	P
Non-residential activities		
(A23)	Infringing any of clauses (1), (2) or (3) of Standard I538.6.1	D
(A24)	Exceeding the limits in Standard I538.6.2(1)	RD
(A25)	Each non-residential development where the cumulative floor area in the precinct will be greater than 105,000 m ² gross floor area.	C

(A26)	Each non-residential development where the cumulative floor area in the precinct will be greater than 125,000 m ² gross floor area.	RD
Development		
(A27)	New buildings	RD
(A28)	Temporary structures that are in place for less than 21 days.	P
(A29)	Central pedestrian plaza	C
(A30)	New and redeveloped primary pedestrian linkages (as depicted in Precinct Plan 2 Structuring Elements).	C
(A31)	Any new vehicle access or change in the direction of vehicle movements at an existing vehicle access off Shakespeare Road relative to the accesses shown on Precinct Plan 2 Structuring Elements.	D
(A32)	Activities exceeding the standards at I538.6 except where otherwise specified in this table.	RD

I538.5. Notification

- (A1) An application for resource consent for a controlled activity listed in Table I538.4.1 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 section 95A(9) of the Resource Management Act 1991.
- (1) Any application for resource consent for a restricted discretionary, discretionary or non-complying activity listed in Table I538.4.1 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).

I538.6. Standards

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

- Standard E27.6.1 Trip generation does not apply to non-residential development up to 162,000m² gross floor area and does not apply to residential development up to 1,380 dwellings;
- Standard E27.6.2(5) (Parking);
- Standard H15.6.1 Building height;
- Standard H15.6.3 Yards; and

- Standard H15.6.7 Outlook space.

All activities in the Smales 1 Precinct must comply with the following standards.

I538.6.1. Gross floor area (GFA)

Purpose: to create thresholds beyond which new evaluations of the scale, uses and effects of development must occur addressing potential negative impacts on the transport network and or on the function and amenity of centres.

- (1) The maximum gross floor area in the precinct for non-residential activities regardless of activity status is 162,000m² subject to (2) below:
- (2) The total gross floor area within the precinct that is occupied by the activities listed below, regardless of activity status, must not exceed 2,000m² plus a cumulative gross floor area of 500m² for every 10,000m² of gross floor area of development up to 162,000m² and 250m² for every 10,000m² over 162,000m² gross floor area:
 - (a) Retail
 - (b) Commercial services
 - (c) Entertainment.
- (3) The activities identified in (2) may occur ahead of the identified thresholds up to a maximum of 10,000m² retail, commercial services or entertainment GFA, if they are located to have their primary pedestrian entrances at or within 75m of the central pedestrian plaza.

I538.6.2. Parking

Purpose: to

- manage the effects of parking for non-residential development on trip generation as the precinct develops
 - encourage a reduction in the ratio of parking spaces to floor area as the precinct develops
 - ensure that land and resources are used efficiently within the precinct.
- (1) The number of parking spaces accessory to non-residential activities must not exceed:
 - (a) 1936 car parking spaces for the first 44,770m² gross floor area;
 - (b) for any development up to 105,000m² gross floor area up to a maximum of 3,639 spaces; and
 - (c) for any development in excess of 105,000m² gross floor area up to a maximum of 4,585 spaces.
 - (2) No maximum parking requirements apply to residential activity.

I538.6.3. Trip generation

Purpose: the trip generation effects of development within the precinct are subject to the following thresholds:

- up to 105,000m² gross floor area of non-residential activities or 285 dwellings the effects are considered acceptable.
 - up to 125,000m² gross floor area of non-residential activities or 855 dwellings the effects are considered manageable.
 - up to 162,000m² gross floor area of non-residential activities or 1,380 dwellings an assessment of the effects is required against the matters of discretion in I538.8.1(6) and the assessment criteria in I538.8.2(6).
- (1) For development over 162,000m² gross floor area of non-residential activities or 1,380 dwellings, an integrated transportation assessment (ITA) will be required as set out in Chapter E27.
- (2) Non-residential development up to 162,000 m² gross floor area, and residential development up to 1,380 dwellings, will not be subject to the following:
- (a) Policy E27.3(2) Integrated transport assessment; and
 - (b) Standard E27.6.1 Trip generation.

I538.6.4. Building height

Purpose: to

- manage the effects of building height;
 - allow reasonable sunlight and daylight access to publicly accessible open space excluding streets and nearby sites;
 - enable efficient use of land by enabling tall buildings in appropriate locations within the precinct; and
 - contribute to a visually interesting and varied skyline appearance when viewed from distant viewpoints, including by limiting the number of buildings with heights above RL98.1 (RL in terms of NZVD2016).
- (1) Buildings must not exceed RL48.2m in height (RL = Reduced Level in terms of NZVD2016):

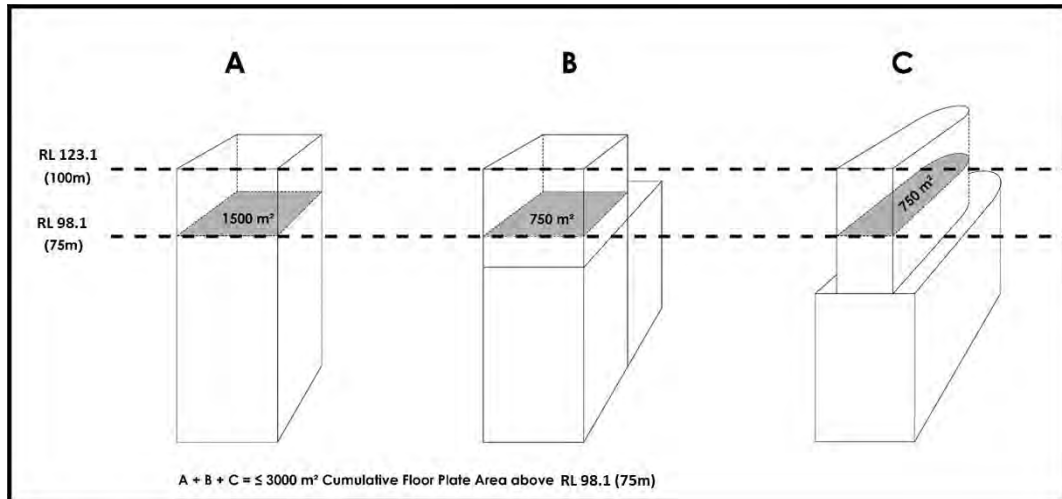
Table I538.6.4.1 Building height

Height Area as identified on I538.10.1 Precinct Plan 1- Maximum height	RL	Equivalent height above average ground level at Taharoto Road frontage
1	50.1	27m
2	123.1	100m

- (2) Notwithstanding I538.6.4(1) the cumulative floor area of the largest floor plate in each building in Height Area 2 above a height of RL98.1 (75m above average ground level at the Taharoto Road frontage) must not exceed 3,000m². For clarity, this standard does not

constrain the total gross floor area of buildings above RL98.1. Refer to Figure I538.6.4.1 Calculation of the cumulative area of floorplates for an example of the calculation of the cumulative area of floorplates.

Figure I538.6.4.1 Calculation of the cumulative area of floorplates

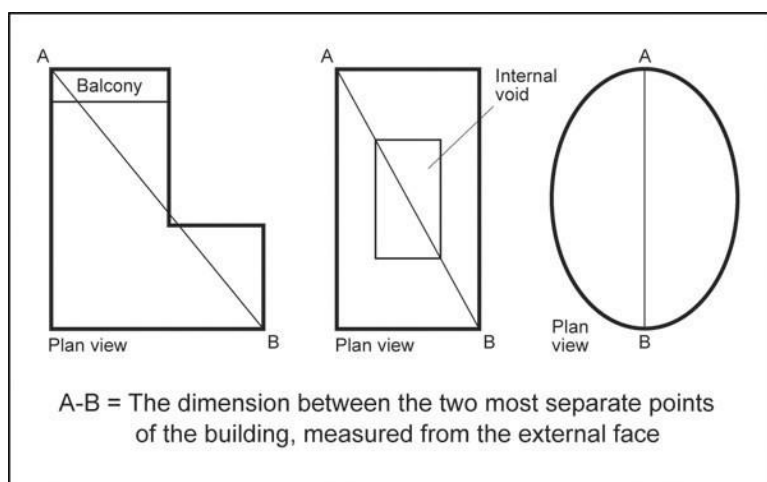


I538.6.5. Maximum tower dimension and building separation

Purpose: to ensure that tall buildings

- are not overly bulky in appearance and manage significant visual dominance effects;
 - allow adequate sunlight and daylight access to adjoining buildings and land;
 - provide adequate sunlight and outlook around and between buildings; and
 - mitigate adverse wind effects; and
 - contribute to a visually interesting and varied skyline appearance when viewed from distant viewpoints, including by limiting the dimension and cumulative floor area of buildings above RL98.1.
- (1) The maximum plan view dimension of that part of a building above RL50.1 must not exceed 55m.
 - (2) The maximum plan view dimension of that part of a building above RL98.1 must not exceed 35m.
 - (3) The maximum plan view dimension is the horizontal dimension between the exterior faces of the two most separate points of the building, depicted as A to B in Figure I538.6.5.1 Maximum tower dimension plan view below.
 - (4) Above a height of RL50.1, a minimum distance of 20m must be provided between buildings.

Figure I538.6.5.1 Maximum tower dimension plan view



I538.6.6. Outlook space

Purpose: to

- ensure a reasonable standard of visual and acoustic privacy between different dwellings, including their outdoor living space, on the same or adjacent building sites;
 - encourage the placement of habitable room windows to maximise both passive surveillance of any open space designed to accommodate public use, and privacy, and to manage overlooking of neighbouring building sites.
- (1) H9 Business – Metropolitan Centre Zone, Standard H9.6.10 applies; and
 - (2) The outlook space must be clear and unobstructed by buildings.

I538.6.7. Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

- (1) H9 Business – Metropolitan Centre Zone, Standard H9.6.11 applies.

I538.6.7A Residential at ground floor

Purpose: to discourage the location of activities that require privacy and which do not contribute to activation on the ground floor of buildings on primary pedestrian linkages.

- (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 the edge of a primary pedestrian linkage.

I538.6.8. Central Pedestrian Plaza

Purpose: to ensure that a high amenity central gathering place is developed at a timely stage to function as the heart of the precinct.

- (1) No later than the completion of 125,000m² GFA of development in the precinct, a pedestrian plaza shall be provided approximately at the intersection of the primary pedestrian linkages shown on I538.10.2 Precinct Plan 2 Structuring elements.
- (2) The central pedestrian plaza shall have a minimum area of 1,000m².
- (3) Notwithstanding the definition of landscaped area in Chapter J Definitions, any part of the central pedestrian plaza that is not part of the internal vehicular network shall be included in the calculation of landscaped area for the precinct.

I538.6.9 Primary pedestrian linkages

Purpose: to ensure that legible, high quality linkages are in place at a timely stage in development of the precinct.

- (1) No later than the completion of 125,000m² GFA of development in the precinct, the primary pedestrian linkages shown on I538.10.2 Precinct Plan 2 Structuring elements shall be provided.

I538.6.10 Noise levels between residential units and for noise sensitive spaces

Purpose: to ensure within the precinct an acceptable level of acoustic amenity for activities sensitive to noise.

- (1) Noise levels between units in the precinct shall comply with E25.6.9 (adopting the limits prescribed for the Business Mixed Use Zone).
- (2) Noise sensitive spaces within the precinct shall be designed and / or insulated to comply with E25.6.10, adopting the internal noise levels for the Business Mixed Use Zone. For the purpose of applying E25.6.10(2), the external noise level shall be the maximum noise levels permitted in the Business Park Zone.
- (2A) New buildings or alterations to existing buildings containing noise sensitive activities within 100 metres of the nearest carriageway edge line of State Highway 1 ("State Highway Buffer Area") must be designed, constructed and maintained to achieve an indoor design noise level from road-traffic of 40 dB LAeq(24h).
- (3) The relevant assessment criteria in E25.8 shall apply to any activity that does not comply with I538.6.10. The assessment criteria shall be applied as if the precinct was located in the Business - Mixed Use Zone.

Note: The relevant provisions of E25 for the Business - Business Park zone apply in the precinct unless otherwise specified above.

I538.7. Assessment – controlled activities

I538.7.1. Matters of control

For activities and development that are controlled activities in the precinct, the council will reserve its control to the following matters in addition to the matters specified for the relevant controlled activities in the Business – Business Park zone and the Auckland-wide provisions:

- (1) The central pedestrian plaza:

- (a) design.
- (2) New and redeveloped primary pedestrian linkages:
 - (a) design.
- (3) Each development where either the cumulative floor area of non-residential development will be greater than 105,000 m² gross floor area (A25) or the cumulative number of dwellings will be greater than 285 (A9):
 - (a) the management of parking;
 - (b) active modes facilities - the nature and location of facilities throughout the precinct that support active modes of travel;
 - (c) precinct-wide travel demand management initiatives and
 - (d) in granting resource consent for any development which results in the cumulative development exceeding 105,000m² GFA of non-residential development or 285 dwellings, if the mode share for single occupancy cars is greater than the values set out in I538.8.2(6), the council may impose a condition requiring a travel demand management plan that encourages the use of travel modes other than single occupancy vehicles for accessing the precinct to be prepared in consultation with Auckland Transport and major tenants within the precinct and includes Auckland Transport responses.

I538.7.2. Assessment criteria

For activities and development that are controlled activities in the precinct, the council will consider the relevant assessment criteria below in addition to the criteria specified for the relevant controlled activities in the Business – Business Park zone and the Auckland-wide rules:

- (1) The central pedestrian plaza:

The extent to which the central pedestrian plaza:

 - (a) provides a central gathering place and public space heart to the precinct;
 - (b) achieves a strong sense of edge definition to the public space through building and other elements (e.g. walls, screens, changes in level, vegetation) acknowledging that temporary design solutions may be used as interim measures where adjacent development has not occurred;
 - (c) creates a positive interface and closely integrates with the adjoining primary pedestrian linkages;
 - (d) receives adequate sun during the winter between the hours of 11am and 2pm;
 - (e) is appropriately sheltered from the prevailing south-westerly wind;

- (f) provides comfortable places to sit and spend time in;
 - (g) is primarily hard-surfaced to provide for pedestrian movement, people gathering and events; and
 - (h) provides lighting to support a safe night-time environment.
- (2) New and redeveloped primary pedestrian linkages:
- The extent to which primary pedestrian linkages:
- (a) are consistent with I538.10.2 Precinct Plan 2 Structuring elements;
 - (b) achieve legible, accessible, safe and high quality walking routes between the street entrances, bus station and central pedestrian plaza that are also supportive of people using other active travel modes - bicycles, scooters and other micro-mobility choices;
 - (c) achieve edge definition through building and other elements (e.g. walls, screens, changes in level, vegetation) acknowledging that temporary design solutions may be used as interim measures where adjacent development has not occurred;
 - (d) achieve a high-quality interface with adjoining activity, including through weather protection at building entrances, recognising the importance of this interface to the overall quality of the pedestrian environment;
 - (e) provide lighting to support a safe night-time environment; and
 - (f) create a positive interface and closely integrated with the central pedestrian plaza.
- (3) Each development where either the cumulative floor area of non-residential development in the precinct will be greater than 105,000 m² gross floor area (A26) or the cumulative number of dwellings will be greater 285 (A10):
- (a) the management of parking – the extent to which all parking within the precinct is being effectively managed to reduce the demand for single occupancy car trips;
 - (b) active modes facilities - the nature and location of facilities throughout the precinct that support active modes of travel – the extent of provision in all existing and proposed buildings for active modes of travel and end of trip facilities; and
 - (c) precinct-wide travel demand management initiatives – including biennial travel mode questionnaire surveys of all precinct workers and residents for comparison with the values set out in I538.8.2(6, as well as travel demand management initiatives that have been established and administered to determine if they are consistent with the objectives and policies of the precinct, connectivity with any new or upgraded public transport and pedestrian/active mode facilities on the adjacent transport networks, and new facilities for active mode travelers that are

being established.

I538.8. Assessment – restricted discretionary activities

I538.8.1. Matters of discretion

For activities and development that are restricted discretionary activities in the precinct, the council will restrict its discretion to the following matters in addition to the matters specified for the relevant restricted discretionary activities in the Business – Business Park zone and the Auckland-wide provisions:

- (1) Activities exceeding the limits in Standard I538.6.2 (Parking):
 - (a) E27 Transport, Rule E27.8.1(5) (a), (b) and (c) applies.
- (2) Activities exceeding the limits in Standard I538.6.4 (Height):
 - (a) the effects of the infringement on the amenity of neighbouring sites;
 - (b) the effects of the infringement on amenity within the precinct;
 - (c) the location of the building site in relation to its suitability for high buildings; and
 - (d) the contextual relationship of the building with adjacent buildings and the wider landscape.
- (3) Activities exceeding the limit in clause (2) of Standard I538.6.5 (Maximum tower dimension and building separation):
 - (a) The effects of the infringement on the amenity of neighbouring sites; and
 - (b) The effects of the infringement on the wider landscape.
- (4) Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses:
 - (a) H9 Business – Metropolitan Centre zone, Rule H9.8.1(5) applies; and
 - (b) effects of the integration of office activities with other activities within the precinct.
- (5) New buildings, and additions and alterations not otherwise provided for:
 - (a) consistency with I538.10.2 Precinct Plan 2 Structuring elements;
 - (b) building design and appearance;
 - (c) the design of ground floor residential activity;
 - (d) the provision and design of landscaped open space;

- (e) pedestrian amenity, safety and access; and
 - (f) the design and appearance of tall buildings.
- (6) Each development where either the cumulative floor area of non-residential development in the precinct will be greater than 125,000m² gross floor area (A26) or the cumulative number of dwellings will be greater than 855 (A10):
- (a) mode share;
 - (b) travel management;
 - (c) transport infrastructure and parking provisions; and
 - (d) in granting resource consent for the first development which results in the cumulative development in the precinct exceeding 125,000m² GFA of non-residential development or 855 dwellings, if the mode share for single occupancy car travel is greater than the values set out in I538.8.2(6)(a), the council may impose a condition requiring a travel demand management plan that encourages the use of travel modes other than single occupancy vehicles for accessing the precinct to be prepared in consultation with Auckland Transport and major tenants within the precinct.

I538.8.2. Assessment criteria

For activities and development that are restricted discretionary activities in the precinct, the council will consider the relevant assessment criteria below in addition to the criteria specified for the relevant restricted discretionary activities in the Business – Business Park zone and the Auckland-wide rules:

- (1) Activities exceeding the limits in Standard I538.6.2 (Parking):
 - (a) E27 Transport, Rule E27.8.2(4)(b) to (h) applies.
- (2) Activities exceeding the limits in Standard I538.6.4 (Height):
 - (a) the extent to which the amenity of neighbouring sites including those outside the precinct is adversely affected;
 - (b) the extent to which the precinct can accommodate higher buildings without generating significant adverse effects on the wider environment;
 - (c) the extent to which the height of a new building is appropriate in the context of the height of buildings on adjacent land and within the wider landscape setting of the city;
 - (d) for buildings in Height Area 1, in addition to (a), (b) and (c) above, those criteria listed in I538.8.2(5)(f).
- (3) Activities exceeding the limit in clause (2) of Standard I538.6.5 (Maximum tower dimension and building separation):

- (a) the extent to which the amenity of neighbouring sites including those outside the precinct is adversely affected; and
 - (b) the extent to which building footprint, mass and visual scale is managed above RL98.4, including through appearing obviously smaller than below RL98.4, in order to avoid significant adverse effects on the wider environment, in particular, the skyline of the precinct, as seen within the broader urban area.
- (4) Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses:
- (a) H9 Business – Metropolitan Centre zone, Rule H9.8.2(5) applies; and
 - (b) effects of the integration of office activities with other activities within the precinct:
the extent to which:
 - (i) the conversion ensures that existing and proposed activities are well integrated and that adverse effects on amenity are avoided or mitigated.
- (5) New buildings, and additions and alterations not otherwise provided for:
- (a) consistency with I538.10.2 Precinct Plan 2 Structuring elements:
the extent to which development is generally consistent with the structuring elements identified on I538.10.2 Precinct Plan 2 Structuring elements. Note: Primary pedestrian linkages need not be linear.
 - (b) building design and appearance:
the extent to which:
 - (i) building design is of high quality, expressing a clear and coherent design concept that responds to its surrounding context and utilises a palette of durable materials to express the building form;
 - (ii) features such as façade modulation and articulation, and/or the use of materials and finishes, are used to manage visual amenity effects of building bulk and scale, and to create visual interest;
 - (iii) the roof profile is part of the overall building form and rooftop plant and equipment is integrated into the building design; and
 - (iv) the ground floor areas of buildings on primary pedestrian linkages are adaptable to a range of uses.
 - (c) ground floor residential activity:
where ground floor residential activity adjoins a publicly accessible area, the extent to which the design of the public/private interface:

- (i) addresses the privacy of occupiers of dwellings;
 - (ii) provides appropriate levels of passive surveillance of the adjoining area of public access; and
 - (iii) maintains the visual and pedestrian amenity of the adjoining area of public access.
- (d) landscaped open space:
- the extent to which:
- (i) landscaped open space is provided or maintained with each stage of development; and
 - (ii) the design of hard and soft landscaping integrates with and appropriately enhances the design and configuration of buildings and the amenity of publicly accessible areas for the various users of the precinct.
- (e) pedestrian amenity, safety and access:
- the extent to which:
- (i) the design of a building contributes to pedestrian vitality and interest where it fronts an area of significant pedestrian activity, in particular adjoining primary pedestrian linkages and the central pedestrian plaza;
 - (ii) building entrances are easily identifiable and accessible, and provide pedestrian shelter;
 - (iii) separate pedestrian entrances are provided for residential activity that are clearly located and legible for public access and provide a sense of address for residents and visitors;
 - (iv) the design of development has regard to pedestrian amenity and personal safety; and
 - (v) parking, loading and service areas are located and screened (as necessary) to maintain pedestrian amenity.
- (f) buildings within Height Area 2 extending above RL50.1:
- the extent to which:
- (i) the building maintains the visual amenity of the overall development on the site as viewed from residential zones and public places outside the precinct;
 - (ii) the building makes a positive contribution to the collective skyline of the precinct, including architectural expression to the rooftops and upper levels

of tall buildings;

- (iii) the building responds and relates appropriately to the scale and form of neighbouring buildings within the precinct;
- (v) adverse off-site and off-precinct effects of tall buildings, in particular:
 - wind, shadowing, dominance and privacy effects; and
 - significant visual effects, including cumulative effects, on the wider landscape setting of the city

are avoided or suitably mitigated;

- (6) Each development where either the cumulative floor area of non-residential development in the precinct will be greater than 125,000m² gross floor area (A26) or the cumulative number of dwellings will be greater than 855 (A10):
 - (a) mode share – assessment of the actual mode share of travel associated with non-residential and residential activities at the precinct in the morning and afternoon peak hour, against the following mode shares:
 - (i) non-residential: single occupancy car travel 60%; all other travel 40%;and
 - (ii) residential: single occupancy car travel 45%; all other travel 55%.
 - (b) demonstrate the success or otherwise of Travel Demand Management measures implemented within the precinct, including demonstrating these are consistent with the objectives and policies of the precinct, including:
 - (i) site travel demand management plans corresponding to the scale and significance of the activity;
 - (ii) physical infrastructure to be established or currently established on the site to support alternatives to single occupancy car use, such as covered facilities for cyclists, scooters, showering, lockers and changing facilities, plus carpool, shared vehicles and shared parking areas; and
 - (iii) operational and management measures to be established or currently implemented on the site to encourage reduced vehicle trips including car share schemes, management to incentivise lower vehicle use, public transport incentives, flexi-time, remote working, and staggered working hours;
 - (c) reporting on any new or upgraded public transport and pedestrian / active modes connections on the transport network adjacent to the precinct; and
 - (d) where criterion I538.8.2.(6)(a) is not met, the council shall have regard to whether the overall non-residential activity could meet that criterion where,

either:

- (i) the parking proposed in the application for non-residential activity gross floor area results in a reduction in the overall parking ratio for non-residential activity consistent with achieving the requirements in standard I538.6.2(1); or
- (ii) information is provided in the application to demonstrate how the parking provision for later intended buildings will be delivered to achieve the requirements in standard I538.6.2(1).

I538.9. Special information requirements

Special information is required in respect of the following applications, as set out below:

- (1) Each development where either the cumulative floor area of non-residential development in the precinct will be greater than 105,000 m² gross floor area (A25) or the cumulative number of dwellings will be greater than 285 (A9):
 - (a) All the information necessary for council to be able to gain a comprehensive understanding of the matters which are listed for assessment.
 - (b) An 'integration' plan indicating the positioning of all existing and intended buildings relative to 'structuring elements' and how the balance of the precinct is to be developed to achieve or promote the objectives and policies of the precinct and thereby how the proposal fits with the developed and consented urban structure and form. To avoid doubt, this plan is not to be the subject of any approval from the council but is to inform any other travel-related conditions that might be appropriate and to understand such things as the developing movement pattern throughout the precinct and the location of noise-emitting and noise-sensitive activities.
 - (c) An assessment including a biennial travel mode questionnaire survey of travel patterns of workers and residents prepared by a suitably qualified and experienced person addressing the following:
 - (i) Mode share

Details of the actual mode share of travel associated with non-residential and residential activity in the precinct in the morning and afternoon peak hour.
- (2) The application for resource consent under rules I538.4.1 (A25), (A9), (A26) and (A10) shall provide evidence of consultation on the mode share assessment with Auckland Transport and the New Zealand Transport Agency and their responses to that consultation.
- (3) The formation of a new primary pedestrian linkage and or the central pedestrian plaza at any time or stage in the development of the precinct.
 - (a) As for I538.9(1)(a) and (b).

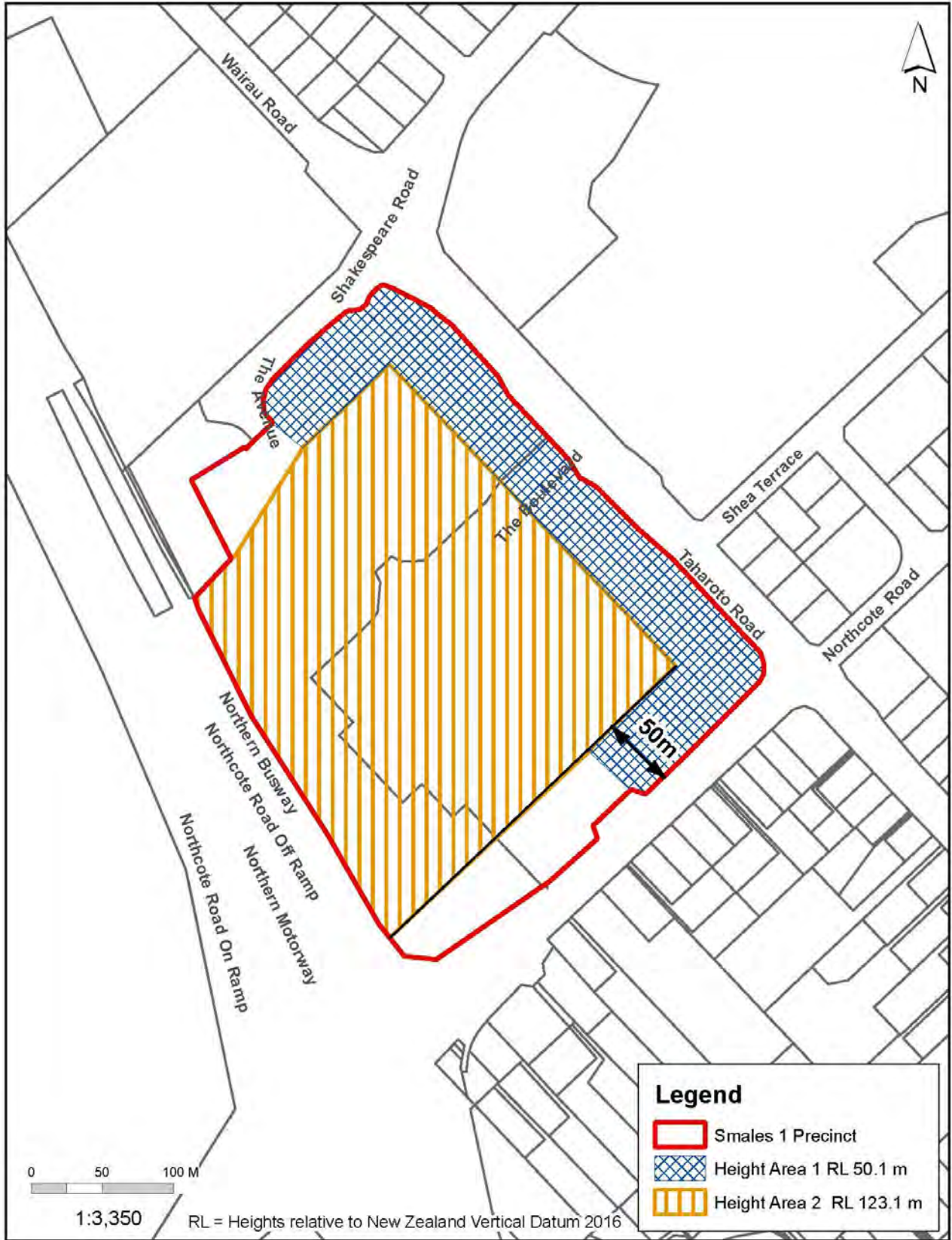
- (4) Where Standard I538.6.10 (2A) applies, a design report prepared by a suitably qualified and experienced acoustics specialist must be submitted to the council demonstrating noise compliance prior to the construction or alteration of any building containing a noise sensitive activity in or partly in the State Highway Buffer Area.
- (5) Each application for resource consent under rule I538.6.1(3) for the gross floor area (GFA) of premises occupied by retail, commercial services or entertainment activities ahead of the thresholds in rule I538.6.1(2) shall include a diagram to scale showing:
 - (a) An indicative concept of the proposed central pedestrian plaza as depicted on I538.10.2 Precinct Plan 2 Structuring Elements, including the identification of any portions of the plaza that may have been formed to date; and
 - (b) The location, floor areas and primary pedestrian entrances of all existing activities that are enabled by and are subject to standard I538.6.1(2) – total GFA of retail, commercial services and entertainment activities; and
 - (c) The location, floor areas and primary pedestrian entrances of all proposed new activities that are proposed under standard I538.6.1(3) – GFA of retail, commercial services and entertainment activities ahead of the thresholds of I538.6.1(2); and
 - (d) A table of floor areas specifying all existing and proposed developments (residential and non-residential) that give rise to the allowances for retail, commercial services and entertainment under standard I538.6.1 Gross floor area (GFA) and specifying also the commensurate retail, commercial services and entertainment floor areas the developments enable (existing and proposed) and identifying also those activities and their floor areas that have primary pedestrian entrances ‘at or within 75m of the central pedestrian plaza’.

I538.10. Precinct plans

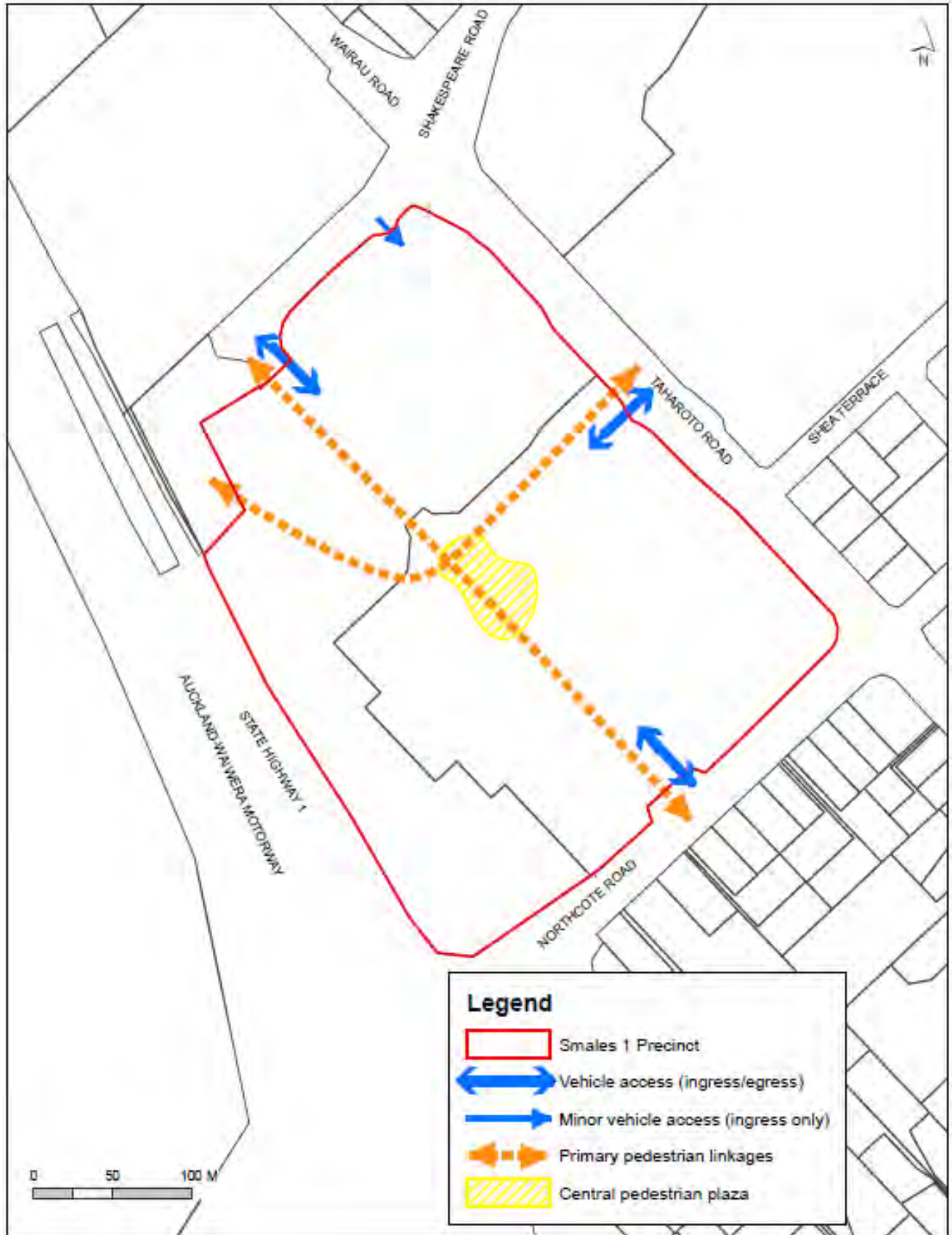
I538.10.1 Smales 1 Precinct: Precinct Plan 1 – Maximum Height

I538.10.2 Smales 1 Precinct: Precinct Plan 2 – Structuring Elements.

I538.10.1 Smales 1 Precinct: Precinct Plan 1 – Maximum Height



1538.10.2 Smales 1 Precinct: Precinct Plan 2 – Structuring Elements



I539. Smales 2 Precinct

I539.1. Precinct Description

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

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

Sub-precinct A

This sub-precinct is zoned Business - Mixed Use Zone and has been substantially excavated during quarrying operations in the past. It is considered suitable for a mixture of uses including commercial and a range of residential development such as apartments and retirement accommodation, recognising the location of the land at the residential/business interface. It is the intention to minimise further rock excavation as far as is practicable. Medical related business activities are encouraged, recognising the proximity of the site to the North Shore Hospital and the synergies that could result from such development. An integrated transport assessment was prepared for the Smales 2 Precinct in 2013 and identified that this sub-precinct could accommodate up to 45,000m² of business development. The extent of retail and general office development that can occur within the sub-precinct is capped to manage effects on other nearby business centres and manage traffic effects.

Sub-precinct B

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

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

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

I539.2. Objectives

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

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

I539.3. Policies [rp/dp]

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

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

Sub-precinct A

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

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

Sub-precinct B

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

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

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

I539.4. Activity table

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

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

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

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

Table I539.4.1: Activity table

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

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

I539.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I539.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I539.4.1 Activity table and which is not listed in I539.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I539.6. Standards

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

- [Standard H13.6.1](#) Building height;
- [Standard H13.6.2](#) Height in relation to boundary;
- [Standard H13.6.5](#) Yards;

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

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

Sub-precinct A

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

I539.6.1. Floor area

- (1) Any development within Sub-precinct A must comply with the following:
- An overall combined maximum gross floor area of 45,000m² occupied by business activities and up to a maximum of 68 dwellings. Provided that, in the alternative, the gross floor area occupied by business activities may be reduced, and the number of dwellings increased such that the gross floor area of the additional dwellings is no greater than the reduction in the area occupied by business activities.
 - The maximum gross floor area of 45,000m² of business activities, can include up to:
 - a maximum aggregate gross leasable floor area of 10,000m² of general office space, being offices for businesses not associated with medical related goods and services; and
 - a maximum aggregate area of 2,000m² of retail and food and beverage space.

I539.6.2. Building height

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

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

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

Area	Total building height
Within 20m of residential zoned land located outside the Smales 2 Precinct, and within 20m of Rangitira Avenue. Total building height for this area must be measured in relation to the natural height of the ground at the closest sub-precinct boundary.	15m

Areas not otherwise specified	RL 47.7m (Reduced Level in terms of NZVD2016)
-------------------------------	---

I539.6.3. Height in relation to boundary

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

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

I539.6.4. Yards

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

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

I539.6.5. Landscaping

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

I539.6.6. Verandahs

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

- (1) The ground floor of a building must include a verandah or similar weather protection at the main entrance to the building.
- (2) The verandah must have a minimum height of 3 metres and a maximum height of 4.5 metres.

Sub-precinct B

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

I539.6.7. Dwellings

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

I539.6.8. Building height

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

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

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

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

I539.6.9. Building height in relation to boundary

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

I539.6.10. Yards

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

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

Table I539.6.10.1: Yards in Sub-precinct B

Location	Minimum yard distance
Minimum setback from Northcote Road	7m
Boundary of Sub-precinct B with residential zone land	3m
Minimum setback from the carriageway of internal roads	2.5m
Lake yard	30m

I539.7. Assessment – controlled activities**I539.7.1. Matters of control**

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

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

I539.7.2. Assessment criteria

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

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

I539.8. Assessment – restricted discretionary activities**I539.8.1. Matters of discretion**

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

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

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

I539.8.2. Assessment criteria

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

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

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

I539.9. Special information requirements

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

I539.9.1. Concept plan

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

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

I539.10. Precinct plans

I539.10.1. Smales 2: Precinct plan 1



I542. Te Arai South Precinct

I542.1. Precinct Description

The Te Arai South Precinct contains approximately 750ha of coastal land south of Te Arai Point, known as Mangawhai South Forest. The land within the precinct forms part of the Treaty settlement between the Crown and Ngati Manuhiri. The land was purchased by Ngati Manuhiri as part of the commercial redress component of their settlement. The land is within the rohe of Ngati Manuhiri. Appropriate use and development of the precinct land represents a significant opportunity for Ngati Manuhiri, including in partnership with others, to advance its economic, cultural and social wellbeing.

The precinct and surrounds exhibits high quality landscape, biodiversity, and coastal character values. The precinct provisions seek to protect and enhance these values and secure the public's on-going use and enjoyment of the coastal area and nearby lakes, while ensuring the economic, social and cultural well-being of Mana Whenua by enabling sustainable management of this Treaty settlement land through a comprehensive land management approach. The precinct seeks to enable the transition of the land from existing unsustainable and uneconomic land uses, including production forestry, to more sustainable and economically viable land uses. It also seeks to continue and allow further utilisation of a large on-shore sand resource that is significant for the growth and development of Auckland and other regions.

To achieve these outcomes, the precinct provides for a range of appropriate land use outcomes, including subdivision for papakāinga, rural residential and other activities in exchange for a large area of public conservation and reserve along the coast. This reserve will form part of a more extensive network of reserve land extending from the Mangawhai Wildlife Reserve to the Te Arai South Forest that protects in perpetuity some 15 kilometres of coastline, plus stream margins, wetlands and ecological and conservation areas.

The precinct provisions require a public reserve as shown on I542.10.1 Precinct plan 1 to be created with subdivision. This reserve comprises the coastal dunes and a connection to Tomarata Lake and Slipper Lake.

In exchange for these public benefits, a total of 58 rural residential sites (in addition to 2 existing sites) may be created.

The precinct provisions require that the 58 new specified building areas in the rural residential sites are to be located in the three areas identified in I542.10.1 Precinct plan 1 in order to maintain the amenity and natural character values of the coastal environment and surrounding land, avoid impacts on ecological and cultural heritage values of the precinct and enable a design solution which will protect the rural character of the area. The rural and coastal character of the precinct is unique given the attributes and activities above.

The precinct provisions enable the development of an area for papakāinga. The Papakāinga is intended to allow Ngati Manuhiri to undertake a range of activities within the area defined on I542.10.1 Precinct plan 1 that focus on its social, economic and cultural wellbeing.

These provisions recognise that the principles of Te Tiriti o Waitangi require the council to enable the use and development of land acquired by Mana Whenua through Treaty settlement and related legislation.

The zoning of the land within the Te Arai South precinct is Rural - Rural Coastal Zone.

I542.2. Objectives [rp/dp]

- (1) The use and development of the Te Arai South Precinct as Treaty Settlement land is enabled in a manner which recognises its commercial redress purposes and provides for a transition to sustainable land uses, while avoiding as far as practicable, and where total avoidance is not practicable minimising adverse effects on the values of:
 - (a) the high value landscapes and significant natural features within and adjoining the precinct;
 - (b) significant ecological areas and biodiversity; and
 - (c) the special rural character and coastal character values

Where adverse effects on the values identified above cannot be avoided, remediation is required. Where adverse effects cannot be avoided or remediated, mitigation is required.

- (2) Sand mining in specific areas of the Te Arai South Precinct land occurs in a way that utilises the significant resource while avoiding, remedying or mitigating significant adverse effects.

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

I542.3. Policies [rp/dp]

- (1) Enable appropriate subdivision, use and development of the precinct by:
 - (a) providing for an appropriate range of land uses to enable the precinct's transition to sustainable land use activities, limited rural residential (low density) housing, papakāinga, commercial, tourism, conservation and recreation activities;
 - (b) providing for subdivision in exchange for a significant coastal reserve and easements which connect to Tomarata Lake and Slipper Lake; and
 - (c) providing for a comprehensive approach to land management that provides for the protection and enhancement of the precinct's special features including the coastal dunes, wetlands, and biodiversity values.
- (2) Protect the high quality landscape by managing the quantity, location, nature and scale of buildings within the precinct.

- (3) Avoid adverse effects of land use and development on threatened or at risk species.
- (4) Protect the natural functioning of waterways and the coastal processes occurring within the precinct by limiting activities such as earthworks, bush and vegetation removal, siting of buildings, and landform modifications in close proximity to the coast and waterways.
- (5) Implement a comprehensive approach to land management to achieve the following outcomes:
 - (a) avoiding as far as practicable, and where total avoidance is not practicable minimising adverse effects on:
 - (i) the outstanding natural features of the dunelands;
 - (ii) outstanding landscapes;
 - (iii) the natural character values of the coastline and related inland area;
 - (iv) significant ecological areas and riparian margins; and
 - (v) biodiversity.

Where adverse effects on the values identified above cannot be avoided, remediation is required. Where adverse effects cannot be avoided or remediated, mitigation is required;
 - (b) the creation of additional significant public reserve land;
 - (c) low density rural residential dwellings;
 - (d) the protection and enhancement of biodiversity; and
 - (e) sand mining within a specific area of the precinct that avoids, remedies or mitigates adverse effects on the surrounding land and the reserve.
- (6) Provide for Māori cultural and commercial activities, including papakāinga.
- (7) Enable sand extraction activities and associated works within a specific area of the precinct, while avoiding, remedying or mitigating significant adverse effects associated with such activities. In order to meet this policy, preference will be given to sea-based transport of sand over land-based transport.
- (8) Require proposals for new sand extraction activities in the precinct to provide adequate information on the establishment and operation of the activity and demonstrate:
 - (a) the size and scale of extraction activities, the expected length of operation and the extent of the market to be served from the extraction site;

- (b) the design and layout of the site, the access roads and supporting facilities and infrastructure such as slurry lines;
- (c) that public access through the sand mining area can be provided for between the coast and the dune lakes;
- (d) include an agreement with the council regarding the rehabilitation and handover of Area D on I542.10.1 Precinct plan 1 (the area where the sand mining area and the reserve area overlap);
- (e) that adequate measures will be used to:
 - (i) manage noise, vibration, dust and illumination to maintain amenity values of the surrounding land uses;
 - (ii) manage traffic generation and maintain traffic safety, particularly measures to manage heavy vehicles entering or exiting the site. Sea-based transport of sand is a preferred method to avoid land traffic effects of sand mining;
 - (iii) avoid, remedy or mitigate any effects on soil and water quality, including impacts on watercourses within the extraction site and the effects of discharges from the site into the neighbouring environment;
 - (iv) maintain land stability;
 - (v) mitigate significant adverse effects on visual and landscape values; and
 - (vi) protect the values of identified heritage or archaeological sites, buildings, places or areas, along with Mana Whenua values;
- (f) options anticipated for the rehabilitation of the site, either by a staged process or at the end of the economic life of the sand mine, having regard to the expected life of the sand mining site; and
- (g) require a management plan to be prepared to address operational matters associated with sand extraction, including management of potential effects and measures to remedy, mitigate or offset these effects.

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

I542.4. Activity table

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

Table I542.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Te Arai South Precinct pursuant to sections 9(2), 9(3), 11 and 15 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I542.4.1 Activity Table

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings	P
(A2)	Papakāinga	RD
(A3)	Camping grounds	RD
(A4)	Visitor accommodation	RD
Community		
(A5)	Organised Sport and Recreation	P
(A6)	Informal Recreation	P
(A7)	Recreational trails and walkways	P
(A8)	Art works	P
Community		
(A9)	Restaurants and cafes	RD
(A10)	Rural tourist and visitor activities	RD
(A11)	Retail	RD
Industry		
(A12)	Sand extraction and associated structures and infrastructure	RD
Development		
(A13)	New buildings	RD
(A14)	Additions and alterations to buildings (more than 25 per cent of the existing gross floor area or 250m ² whichever is the lesser)	RD
Subdivision		
(A15)	Subdivision for the creation of up to 58 new rural residential sites in addition to the two sites existing at 15 January 2016	RD

I542.5. Notification

- (1) Any application for resource consent for any of the following activities 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(9) of the Resource Management Act 1991:
- (a) Papakāinga; and
 - (b) Subdivision for the creation of up to 58 new rural residential sites in addition to the two sites existing at 15 January 2016.
- (2) Any application for resource consent for an activity listed in Table I542.4.1 Activity table and which is not listed in [H1.5.\(1\)](#) or 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\(4\)](#).

I542.6. Standards

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

I542.6.1. Papakāinga

- (1) Papakāinga must be located within the area identified on I542.10.1 Precinct plan 1 as Papakāinga.
- (2) Papakāinga may include, marae complex, cultural activities, tourism activities, care centres including kohunga reo, educational facilities, healthcare facilities, community facilities, spa treatment facility, and a maximum of 10 dwellings.

I542.6.2. Restaurants and cafes, rural tourist and visitor activities and retail

- (1) Restaurants and cafes, rural tourist and visitor activities and retail must be an accessory activity to another activity carried out on the same site.

I542.6.3. Sand extraction and associated structures and infrastructure

- (1) Other than access roads, services and the slurry line for sand extraction, sand extraction and associated structures must be located within the area identified on I542.10.1 Precinct plan 1 as a sand mining area.
- (2) Sand extraction activities must not include any blasting.

I542.6.4. Dwellings

- (1) No more than one dwelling per site.
- (2) Dwellings may not be located on any access or service lots.

I542.6.5. Yards

- (1) The Coastal Protection Yard does not apply in this precinct.

I542.6.6. Subdivision

- (1) For the purpose of this rule, the limits on sites must not limit the creation of access or service lots.
- (2) The specified building areas in the 58 rural residential sites must be located in Area A, B or C on I542.10.1 Precinct plan 1.
- (3) No minimum net site area, minimum average site size or minimum site size applies.
- (4) The 2 sites and dwelling entitlements existing at 15 January 2016 may be relocated within area A, B and C.
- (5) At no cost to the administering body, a public reserve generally as shown on I542.10.1 Precinct plan 1 must be vested at issue of the title for the first rural residential site created under this rule, except as provided below.

- (6) The public reserve must be subject to any fencing requirements by the administering body. Fencing must be undertaken on the boundary of the reserve within the timeframe agreed by the administering body.
- (7) Within the reserve, the staged removal of pine trees and their replacement with native vegetation to enable recreation activities and otherwise protect and enhance Significant Ecological Areas and other ecological values must occur in accordance with the requirements and timeframes of the Vegetation Management Plan.
- (8) The final surveyed boundaries of the public reserve must be generally in accordance with I542.10.1 Precinct plan 1.
- (9) In the area identified on I542.10.1 Precinct plan 1 as Area D (where the sand mining area and the reserve area overlap), the reserve is not required to vest at the issue of the title for the first rural residential site, and may vest within one year of the completion of sand mining and associated rehabilitation within this area. Before this vesting, public access easements must be provided for at least 90% of Area D at any one time. This is to enable public access and use of any reserve area that cannot vest at the issue of the title for the first rural residential site.
- (10) The applicant must provide written advice from the council that the area of public reserve is acceptable for public reserve purposes including:
 - (a) access where this is necessary for the function of the public reserve to be achieved; and
 - (b) the proposed landform and rehabilitation of Area D (the area where the Sand Mining area and the Reserve Area overlap) following sand mining is suitable for public access and recreational use, including a potential camping ground in the vicinity of Tomarata Lake.
- (11) Cats, dogs (except for police dogs, dogs used in conservation management and biosecurity and guide or companion dogs (certified as helpers of people with disabilities), mustelids, goats, rabbits and rodents and any other inappropriate domestic pets are not permitted on any site including any balance titles that are on land included in the precinct.
- (12) Prior to the creation of any site under this rule, a Comprehensive Site Management Plan (CSMP) must be prepared for the precinct by the applicant for council's approval. The CSMP must be for the precinct as a whole (except for the reserve post-vesting). The purpose of the CSMP is to manage the use and development of the rural residential sites, Papakāinga and balance area as a whole, the protection and enhancement of archaeological, landscape and amenity values, ecological values including indigenous biota, soil conservation and reinstatement of sustainable native cover having regard to biota habitat requirements. Any vegetation removal within the proposed reserve area pre-vesting must be in accordance with the approved CSMP or as otherwise approved by council.

- (13) The CSMP must include the following:
- (a) An Ecological Management Plan;
 - (b) A Vegetation Management Plan;
 - (c) methods to ensure that earthworks undertaken are appropriately managed, and where necessary are planted in native species to control erosion;
 - (d) a plan for the management of earthworks to minimise and control sand, dust and sediment run-off from the works; and
 - (e) methods to protect and manage archaeological sites during construction and thereafter, including accidental discovery protocols, and the protection of sites of significance to iwi.
- (14) All titles created (excluding the reserve area) must include covenants or consent notices which prohibit perpetually further subdivision for the creation of residential or rural residential sites greater than the maximum 60 lots across the precinct (excluding the area identified on I542.10.1 Precinct plan 1 as Papakāinga).
- (15) The provision of “One dwelling per hectare with no more than 10 dwellings per site in the rural zones” from [E20 Treaty Settlement Land, Activity table E20.4.1\(A3\)](#), does not apply to the 60 sites provided for by this rule.
- (16) All titles created (excluding the reserve area but including any balance title) must include covenants which require compliance with conditions of consent, which provide for ongoing land management in accordance with the Comprehensive Site Management Plan and other land management plans required under these rules. The covenants must include a prohibition of domestic pets (including but not limited to, cats, mustelids, dogs (except for police dogs, dogs used in conservation management and biosecurity and guide or companion dogs (certified as helpers of people with disabilities), goats, rabbits and rodents) on the sites created and balance land.
- (17) Easements of sufficient width and practically located must be provided over the reserve for the purpose of services, conveying water and access to sites within the precinct.
- (18) Public access easements of 20m in width must be provided generally in accordance with the indicative locations shown on I542.10.1 Precinct plan 1, or in such locations as otherwise agreed with the council. The easements should be established at issue of the title for the first rural residential site created under this rule. Where easements traverse existing or proposed sand mining areas, such easements may provide for changes to the position of public accessways to allow for staging of sand mining and associated rehabilitation. The position of the easements must also be able to be moved including for the purpose of sand mining and associated rehabilitation staging

in agreement with the council. The easements must provide for pedestrian, cycling, equestrian and access for vehicles required for operational and maintenance purposes associated with the reserve, or such other activities otherwise agreed with council.

- (19) Pest plants are not permitted in the subdivision in private gardens or any amenity plantings.
- (20) A full time equivalent conservation ranger must be appointed and permanently employed by the future landowners to implement the Ecological Management Plan.

I542.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I542.8. Assessment – restricted discretionary activities

I542.8.1. 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.

I542.8.1.1. New buildings and additions and alterations to buildings

- (1) The extent to which the siting, design, and external appearance of buildings avoids, remedies, or mitigates adverse effects, including cumulative effects, on the landscape, visual amenity, rural character values and the remote character of the beach.
- (2) The extent to which adequate and appropriate provision is made for protection of the rural and coastal character.
- (3) Whether potential adverse effects on visual amenity arising from the proposed building, alteration or addition are appropriately managed.
- (4) The extent to which landform modification is minimised having regard to the need to provide safe access and stable building sites.
- (5) The extent to which adequate and appropriate provision is made for protection of landscape values.
- (6) Whether adequate provision is made for protection from risks from coastal hazards.

I542.8.1.2. Papakāinga, Camping Grounds, Visitor Accommodation, Restaurants and cafes, Rural tourist and visitor activities, and Retail

- (1) Whether the effects generated by vehicle traffic, including safety, are adequately and appropriately managed.
- (2) Whether adverse effects arising from noise is adequately controlled.
- (3) Whether the effects of the quantity and quality of stormwater discharges are adequately and appropriately managed.

- (4) Whether the disposal of wastewater is adequately and appropriately managed having regard to the environmental values of the Precinct.
- (5) The extent to which adequate and appropriate provision is made for protection of the rural and coastal character.
- (6) The extent to which the development and activities proposed adhere to the requirements of the Comprehensive Site Management Plan.

I542.8.1.3. Sand extraction and associated structures and infrastructure:

- (1) Whether the effects generated by vehicle traffic is adequately and appropriately managed to ensure the safe and efficient functioning of the surrounding road network.
- (2) Whether adverse effects arising from noise and vibration is adequately managed.
- (3) Whether potential adverse effects on visual amenity are appropriately managed.
- (4) Whether adequate provision is made for site rehabilitation on cessation of mining activities including provision of connectivity between dune lakes and the coastal reserve.
- (5) Whether adequate provision is made for ecological buffers around the perimeter of the mining activity.
- (6) Whether adequate and appropriate provision is made for public access.
- (7) Whether adequate provision is made for the protection of indigenous ecological values.
- (8) Whether adequate provision is made for the protection of the natural character of the coastal environment.
- (9) The extent to which the mining activities proposed impact on the public reserve.

I542.8.2. Subdivision for the creation of up to 58 new rural residential sites in addition to the two sites existing at 15 January 2016

- (1) The measures proposed to implement the ban on inappropriate domestic pets.
- (2) The extent to which landform modification is minimised having regard to the need to provide safe access and stable building sites.
- (3) The extent to which adequate and appropriate provision is made for protection of the natural quality of waterbodies.
- (4) Whether the location of specified building areas is in accordance with the policies for the precinct.
- (5) The extent to which adequate and appropriate provision is made for protection of landscape values.

- (6) Whether adequate provision is made for protection of the natural character of the coastal environment.
- (7) The extent to which adequate and appropriate provision is made for protection of indigenous ecological values.
- (8) The extent to which adequate and appropriate provision is made for protection of threatened or at risk species, indigenous ecosystems and vegetation types that are threatened in the Auckland region.
- (9) Whether the location and form of vehicle access is consistent with the policies for the precinct.
- (10) Whether the effects generated by vehicle traffic is adequately and appropriately managed.
- (11) Whether the effects of the quantity and quality of stormwater discharges are adequately and appropriately managed.
- (12) Whether provision is made for control of pest plants.
- (13) Whether the development and activities proposed are consistent with the objective of achieving sustainable land management in this precinct.
- (14) Whether potential adverse effects on visual amenity arising from the development are appropriately managed.
- (15) The extent to which the development and activities proposed adhere to the requirements of the Comprehensive Site Management Plan.

I542.8.3. Assessment criteria

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

I542.8.3.1. New buildings and additions and alterations to buildings

- (1) Building siting, design, and external appearance:
 - (a) The extent to which the design and location of buildings, and associated works including landscape works and access works, avoids, remedies, or mitigates adverse effects, including cumulative effects, on the landscape, visual amenity, rural character values and the remote character of the beach. The following aspects are particularly relevant:
 - (i) building bulk;
 - (ii) glare or reflections off the exterior cladding or windows;
 - (iii) landform modification needed for specified building areas and access;
 - (iv) screening from neighbouring sites;
 - (v) views of the buildings from any public road or open space used for recreation, including the beach, coastal marine area, coastline, or regional park; and

- (vi) Exterior lighting, including any street lighting, should be provided in such a way as to not be prominent, particularly against a dark background, when viewed from any public place including the coast, and not adversely affect nesting shorebirds.
 - (b) Whether buildings are sited and designed so they do not visually intrude on any significant ridge line or skyline or adversely affect landscape values when viewed from any road or other public land including the beach, the sea or regional park.
 - (c) The extent to which building finishes, including colours and materials, will be recessive and complement the rural and rural coastal character of the surrounding environment. Whether the exterior finish of the building or structure has a reflectance value of, or less than, 30 per cent as defined within the BS5252 standard colour palette.
- (2) Landscape and landform modification:
- (a) The extent to which the siting of buildings and accessory buildings avoids detracting from the rural and rural coastal character of the surrounding environment by responding sympathetically to natural landforms, landscape features, including where the proposal is within or adjacent to any ONL, ONC, and HNC area.
 - (b) Whether redevelopment does not require extensive landform modification unless for the purpose of recreating natural dune forms.
- (3) The siting of buildings and accessory buildings should demonstrate avoidance of coastal hazards.

I542.8.4. Camping Grounds, Visitor Accommodation, Restaurants and cafes, Rural tourist and visitor activities, and Retail

- (1) Whether noise from fans, ventilators, heaters, or other machines, or from on-site activities will be adequately mitigated.
- (2) The extent to which the design and location of buildings and operation of the activity, and the associated traffic, avoids, remedies or mitigates adverse effects on the road network or traffic safety.
- (3) Whether stormwater runoff from roof and paved areas is discharged in a manner that is hydrologically neutral by excess flows, volumes and timing of runoff in excess of pre-development runoff, being discharged to ground through suitable storage and soakage systems.
- (4) Whether adequate wastewater capacity will be provided within the on-site wastewater system based on the design occupancy to avoid significant adverse effects on public health, water quality and amenity values and to remedy or mitigate other adverse effects.
- (5) The extent to which the operation of the activity avoids, remedies or mitigates adverse effects on rural and coastal character.

- (6) Whether the activity complies with all the requirements of the Comprehensive Site Management Plan.

I542.8.5. Sand extraction and associated structures and infrastructure

- (1) Whether the expected traffic generated by the activity does not adversely affect the safe and efficient functioning of the surrounding road network.
- (2) Whether adverse effects on visual amenity will be mitigated through the use of screening and landscaping.
- (3) Whether noise and vibration from machinery, pumps and on-site activities will be adequately avoided, remedied or mitigated including through limiting the hours of operation.
- (4) Whether methods of site rehabilitation, following cessation of sand extraction, results in ecological connectivity between the dune lakes and the coastal reserve.
- (5) Whether an appropriately sized and planted ecological buffer will be provided between the sand mine and dune lakes.
- (6) Whether public access will be provided/maintained between the coastal reserve and the dune lakes (refer to linkages shown on I542.10.1 Precinct plan 1).
- (7) Whether a mechanism is proposed (e.g. completion certificate from a suitably qualified expert) in which Area D (where the Sanding Mining area and the Reserve Area overlap) is to be vested with council on completion of the sanding mining and associated rehabilitation within this area.
- (8) The extent to which the operation of the activity avoids, remedies or mitigates adverse effects on indigenous ecological values.
- (9) The extent to which the operation of the activity avoids, remedies or mitigates adverse effects on rural and coastal character values of the precinct.
- (10) The extent to which sand mining activities avoids, remedies or mitigates adverse effects on nearby open space.

I542.8.6. Subdivision for the creation of up to 58 new rural residential sites in addition to the two sites existing at 15 January 2016

- (1) The extent to which the measures proposed to control horses are likely to be adequate.
- (2) The extent to which the measures to protect shorebirds, lizards and threatened plant species, during earthworks and the construction period and thereafter are likely to be adequate.

Note: Where the measures in (a) – (b) are not provided, the subdivision will be considered inappropriate.

- (3) Whether the subdivision maintains the special character and amenity of the Rural Coastal zone including the extent to which the subdivision will avoid

adverse effects, including cumulative effects, on the rural character anticipated in the zone having regard to the special rural and coastal character values of the Precinct.

- (4) Whether the subdivision, including provision for access and utilities, will not require extensive landform modification and the extent to which the adverse effects on the landscape and amenity values of the particular area will be avoided or appropriately mitigated. Where this is not achievable, the subdivision will be considered to be inappropriate.
- (5) Whether the subdivision and site development, including provisions for access and utilities, will use the existing landform as a basis as far as is practicable so that adverse effects on the landscape and discharge of silt are avoided or appropriately mitigated.
- (6) Whether the subdivision and associated works will not have adverse effects on the natural quality of any waterbodies, including streams flowing to the sea and the sea itself.
- (7) Whether specified building areas identified in the subdivision allow for any house or structure to be built below the brow of any ridge or hill on which it would be sited so that the highest point of any building or structure is below the landform or any existing trees or bush screening the building site, when the site (or sites) is viewed from any public road or public land including any beach or the sea, but excluding any areas of reserve proposed to be vested or regional park. From the latter areas of reserve or regional park, whether specified building areas for future buildings will be integrated into the landscape as far as practicable to avoid adverse visual amenity effects. Where avoidance is not practicable, whether effects will be remedied or mitigated. Where this is not achievable, the specified building area/s will be considered inappropriate.
- (8) Whether exterior lighting, including any street lighting, will be provided in such a way as to not be prominent, particularly against a dark background, when viewed from any public place including the coast, and not adversely affect nesting shorebirds.
- (9) The extent to which the subdivision ensures the protection or enhancement of the high landscape values of the area having regard to the local landscape's ability to absorb change in respect of other factors, including the nature and variability of local terrain, the extent and distribution of vegetation cover, and the location and nature of existing development and structures in it.
- (10) The extent to which the subdivision, including the location of specified building areas, ensures the protection or enhancement of the natural character of the coastal environment, and avoids, remedies or mitigates adverse effects on the natural landforms and vegetation cover that contribute to such character and values having regard to:

- (a) current levels of naturalness and the integrity of that part of the coastal environment; and
 - (b) screening and integration potential afforded by natural landforms and vegetation.
- (11) Whether the subdivision and development protects and does not adversely affect in a more than minor way the natural functioning of coastal processes.
- (12) Whether the subdivision and subsequent development does not have a significant adverse effect on indigenous flora and fauna and ecological values and the extent to which any such effects will be avoided or effectively mitigated including the area of land that extends down to the mean high water springs.
- (13) The extent to which subdivision avoids, remedies or mitigates adverse effects on: threatened or at risk species; indigenous ecosystems and vegetation types that are threatened in the Auckland region or are naturally rare; and areas containing nationally and regionally significant examples of indigenous community types.
- (14) The extent to which subdivision avoids significant adverse effects and avoids, remedies or mitigates other adverse effects of activities on: areas of predominantly indigenous vegetation in the coastal environment; habitats that are important during the vulnerable life stages of indigenous species; and indigenous ecosystems and habitats that are found only in the coastal environment and which are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones and saltmarsh, and ecological corridors.
- (15) Whether vehicle access to sensitive areas will be avoided and walkway access limited to a small number of defined walking paths to ensure that any adverse effects on the quality and/or remote character of the precinct and beach environment and the adverse effects on the ecological values of the dunes are avoided. Vehicle access to the beach from the site must not be allowed except for emergency responses or reserve management purposes.
- (16) Whether subdivision retains a rural character and does not create an urban character.
- Note: In circumstances where one or more of the above criteria are not met, the proposal may be considered inappropriate and the council in its discretion may refuse consent, or grant consent to a lesser number of sites, and/or to a different design of subdivision.
- (17) Whether traffic will be managed to ensure that the local road network will function safely and efficiently when subjected to the increased traffic movements associated with any subdivision of the site.
- (18) Whether stormwater runoff from roof and paved areas will be discharged in a manner that is hydrologically neutral by excess flows, volumes and timing of

runoff in excess of pre-development runoff, being discharged to ground through suitable storage and soakage systems.

- (19) Whether measures will be implemented to ban pest plants.
- (20) Whether the density of the proposed subdivision provides for the sustainable land management of the precinct.
- (21) Whether the proposed subdivision includes legally binding mechanisms to ensure adherence of owners and their successors in title to the CSMP.

I542.9. Special information requirements

I542.9.1. Subdivision for the creation of up to 58 new rural residential sites in addition to the two sites existing at 15 January 2016

- (1) An application for Subdivision for the creation of up to 58 new house rural residential sites in addition to the two sites existing at 15 January 2016 must be accompanied by a Comprehensive Site Management Plan (CSMP).
- (2) The CSMP must contain the following information, in addition to any information required in the constituent plans below:
 - (a) identify the areas of the site to be developed for rural residential sites, including a landscape and visual assessment of the effects on identified natural heritage overlay values and the rural character and amenity;
 - (b) identify the location of rural residential sites and associated specified building areas, including geotechnical information demonstrating the stability of any proposed building site;
 - (c) identify the location of any archaeological sites;
 - (d) identify the areas of the site to be vegetated or managed to transition from pine to native cover, and how this will be achieved;
 - (e) specify the proposed staging of the subdivision and associated vegetation management;
 - (f) detail the legal mechanisms for achieving the purpose of the CSMP; and
 - (g) identify the location of any fencing agreed with council.
- (3) The Ecological Management Plan must include the following methods to protect ecological values:
 - (a) pest and predator control and monitoring, including establishment of buffer zones on the site to protect ecological values;
 - (b) management of people to avoid shorebird habitats, particularly during the breeding season and management and protection of shorebirds breeding in construction zones;

- (c) management of earthworks and construction activities to avoid shorebird habitats, particularly during the breeding season;
 - (d) management and protection of threatened plant species and associated shorebird and native biodiversity habitat;
 - (e) mechanisms to ensure that the Ecological Management Plan and its requirements are binding on and funded by future landowners;
 - (f) conservation management including pest control, protection of shorebirds from disturbance and habitat restoration;
 - (g) long term monitoring and reporting on shorebird habitat; and
 - (h) a full time equivalent conservation ranger must be appointed and permanently employed by the future landowners to implement the Ecological Management Plan.
- (4) The Ecological Management Plan must contain the following information:
- (a) a review of current information on the status of shorebird species, and ecological values in the area;
 - (b) survey methodologies to gather baseline information on species and ecological values present, the size of populations and the state of their habitats;
 - (c) identification of the threats to local shorebird populations and ecological values;
 - (d) proposed methods for conservation management including pest control, protection from disturbance and habitat restoration;
 - (e) proposed methods for long term monitoring and reporting; and
 - (f) details of how the conservation ranger and other costs will be funded.
- (5) The Vegetation Management Plan must include the following methods to manage vegetation on the land:
- (a) the maintenance of adequate vegetative screening or landform back-drop associated with any subdivision to protect or enhance any significant landscape values of the area;
 - (b) methods to ensure that the degree to which development associated with the subdivision would affect the natural landforms and vegetation cover that affects such character and values is minimised having regards to:
 - (i) current levels of naturalness of the areas in the precinct and the integrity of that part of the coastal environment; and

- (ii) screening and integration potential afforded by natural landforms and existing vegetation; and
 - (iii) the staged removal of pines and their replacement with native re-vegetation to enable recreation activities and protect and enhance SEAs or ecological values in the coastal reserve and in a 50 m riparian buffer extending along the Poutawa Stream from mean high water springs.
- (6) The Vegetation Management Plan must include the following information:
- (a) estimated timeframe and details of the staged pine removal and subsequent revegetation;
 - (b) a pre-revegetation site assessment including:
 - (i) descriptions of the ecosystems present on a plan; and
 - (ii) existing topography, contours, drainage, natural watercourses, vegetation cover and other significant landform or features.
 - (c) a planting plan assessment including:
 - (i) the location and extent of planting on a scheme plan; and
 - (ii) site preparation for planting;
 - (iii) site planting (species to be planted, size of plants and locations for planting, density, sourcing of plants and fertilisers);
 - (iv) maintenance of planting; and
 - (v) Annual monitoring programme (survival rates, size of plants, canopy closure).

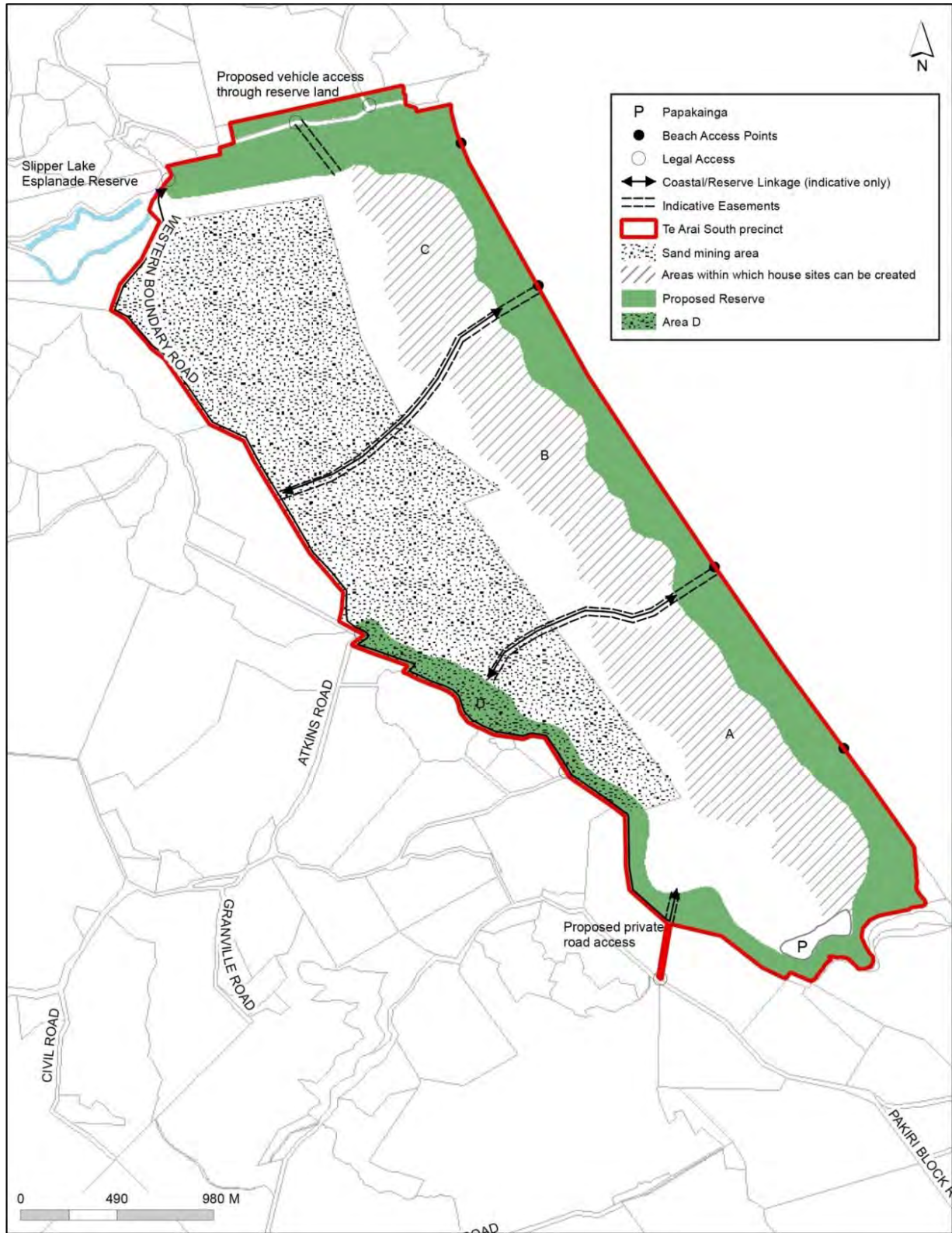
I542.9.2. Sand Extraction

- (1) An application for sand extraction and associated structures and infrastructure must be accompanied by a Sand Mine Management Plan with the following information:
- (a) a site plan indicating:
 - (i) existing topography, contours, drainage, natural watercourses, vegetation cover and other significant landform or features;
 - (ii) site layout, general design and location of buildings and infrastructure (including any slurry pipe for offshore collection);
 - (iii) areas for extraction, storage, stockpiling, processing and distribution;
 - (iv) predicted final contours and drainage; and
 - (v) boundary screening where necessary;
 - (b) a description of current and future operations, including:
 - (i) Vegetation removal and site preparation;

- (ii) sand extraction, processing, storage and distribution;
 - (iii) estimated volumes of sand to be extracted;
 - (iv) estimated timeframe and staging of sand to be extracted;
 - (v) the proposed rehabilitation methodology; and
 - (vi) the method of site access, circulation and parking.
- (c) a description of the methods to:
- (i) manage the effects of dust, noise, glare and vibration on the amenity of residents in the vicinity of the sand mining site;
 - (ii) manage the effects associated with vehicle movements;
 - (iii) protect and maintain areas of ecological importance, existing watertables, outstanding landforms, geologically significant sites and archeological sites;
 - (iv) monitor and report in relation to the above matters;
 - (v) manage any interface with existing or proposed reserves, and public access easements; and
 - (vi) manage the installation and operation of any slurry pipe for offshore collection.
- (d) an erosion and sediment control plan, including calculations to confirm compliance with best practice for sand mining associated activities including overburden removal.
- (2) Any amendments to the Sand Mine Management Plan must be provided to the council and may trigger the need for a new resource consent or variation to existing consent conditions.

I542.10 Precinct plans

I542.10.1 Te Arai South Precinct plan 1



I553. Warkworth North Precinct

I553.1. Precinct Description

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

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

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

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

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

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

I553.2. Objectives [rp/dp]

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

- (d) providing a well-connected Local Centre to provide frequent retail and service needs for the-community;
 - (e) providing a balance of employment land and places for people to live with a choice of living types and environments;
 - (f) managing the visual amenity along the shared boundary with the existing Viv Davie-Martin Drive properties.
- (2) A safe and integrated transport system is established within the precinct including strategic road connections, a choice of travel modes, and measures which promote walking, cycling and use of public transport.
- (3) Subdivision and development:
- (a) recognises, protects and supports strategic transport connections through the precinct which support growth in the wider Warkworth area;
 - (b) is co-ordinated with the delivery of the transport and wastewater infrastructure and services required to provide for development within the precinct and connect it to the wider transport and wastewater networks; and
 - (c) occurs within the precinct in a manner which avoids, remedies or mitigates adverse effects on the safe and efficient operation of infrastructure and services.

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

I553.3. Policies [rp/dp]

- (1) Locate the Local Centre in close proximity to walking, cycle; public transport connections; and open space areas to ensure a high quality urban design outcome.
- (2) Identify and protect a route for the Western Link Road within the Precinct as a future strategic arterial transport route connecting with Great North Road (SH1) / Matakana Link Road to the north and with Mansel Drive / Falls Road to the south, and provide the indicative collector roads.
- (3) Provide an indicative network of open space areas including riparian margin stream protection and wetland areas to:
 - (a) protect and enhance existing ecological values;
 - (b) provide for areas of public open space,
 - (c) provide for geomorphically effective stream management solutions; and
 - (d) optimise walkway and cycleway connectivity.

- (4) Enhance streams and wetlands and prevent stream bank erosion from new impervious surfaces using techniques such as riparian planting; boulder clusters; spur dikes, vanes and other rock deflectors; rock riffles; cobble or substrate; cobble floodways; root wads or large wooden debris; vegetated floodways; live siltation; erosion control blankets; living walls and install culverts designed to enable fish passage.
- (5) Provide adequate design detail at resource consent stage for the Local Centre demonstrating how the design will:
 - (a) connect to adjoining open space and riparian areas as well as the road network; and
 - (b) provide for accessible and versatile spaces; as well as demonstrating that the design is in accordance with best practise including CPTED principles.
- (6) Require subdivision and development to align with the provision of wastewater infrastructure; and the transport infrastructure and services identified on Precinct Plan 2 to enable transport connections within the Precinct and to adjacent land.
- (7) Ensure that the Western Link Road is delivered simultaneously with the development of adjacent land.
- (8) Require the Western Link Road to be constructed to at least a collector standard in the interim to service subdivision and development within the Precinct with provision made for its future upgrading by Auckland Transport to provide a strategic transport connection.
- (9) Restrict direct vehicle access onto the Western Link Road and across any cycling facility (including any shared use path) to support the safe and efficient operation of the transport network for walking, cycling and public transport.
- (10) Demonstrate how the design of the Western Link Road will:
 - (a) Achieve a publicly accessible movement corridor as a unifying element of development within the Precinct;
 - (b) Facilitate safe and legible pedestrian and cycling movements between residential zones and the Local Centre; and
 - (c) Provide a vegetated median of sufficient width to incorporate street trees.
- (11) Ensure that new buildings located in proximity to the shared boundary with the existing Viv Davie-Martin Drive dwellings are sufficiently set back to protect visual amenity.

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

I553.4. Activity table [rp/dp]

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

Table I553.4.1 Activity table

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

I553.5. Notification

(1) Any application for resource consent that infringes the following standard(s) will be considered without public notification; and limited notification shall not apply to any person other than Auckland Transport, the New Zealand Transport Agency and the owners of land crossed by the Western Link Road; and there is no need to obtain the written approval from any other affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:

(a) Standard I553.6.1 Western Link Road;

- (b) Standard I553.6.4 Vehicle access to Western link Road and roads with separated cycleways or shared paths;
 - (c) Standard I553.6.5 Staging.
- (2) Any application for resource consent that infringes the following standard(s) will be considered without public or limited notification to any person other than Watercare or the need to obtain the written approval from any other affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
- (a) Standard I553.6.6 Standards for wastewater.
- (3) Any application for resource consent that infringes the following standard(s) will be considered without public or limited notification or the need to obtain the written approval from any other affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
- (a) Standard I553.6.2 Streams and wetlands;
 - (b) Standard I553.6.3 - Pedestrian connections to the Local Centre.
- (4) Any application for resource consent for an activity listed in Activity Table I553.4.1 and which is not listed in I553.5(1); I553.5(2); I553.5(3) or I553.5(4) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (5) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I553.6. Standards

- (1) Unless specified below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Table I553.4.1 above.
- (2) The following Auckland-wide rule does not apply to activity (A6), listed in Activity Table I553.4.1 above:
 - (a) E3 (A33) Culverts or fords more than 30m in length when measured parallel to the direction of water flow.
- (3) Activities listed in Activity Table I553.4.1 must comply with all Standards as relevant below.

I553.6.1. Standard – Western Link Road

Purpose:

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

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

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

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

Purpose:

- To ensure stream works for the construction of the WLR within Sub-precinct A are provided for.
- To achieve the stream and wetland enhancement works that are necessary to support the required stream works for the construction of the WLR within Sub-precinct A.

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

I553.6.3. Standards for Pedestrian Connections

Purpose:

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

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

Purpose:

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

I553.6.5. Standards for staging

Purpose:

- To ensure staging of subdivision and development is integrated with the delivery of transport infrastructure and services.
 - To ensure that the traffic effects from the development of the precinct are identified and mitigated as staged urbanization of the land occurs.
- (1) Any subdivision or built form development within Warkworth North Precinct must be supported by a Traffic Impact Assessment that addresses the Precinct Provisions and determines whether any staging is required. For clarity E27.6.1.(2)(b) does not apply to the precinct.

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

Table I553.6.5.1 Threshold for Development – Transport

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

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

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

I553.6.6. Standards for Wastewater

Purpose:

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

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

I553.6.6A Standards for Stormwater

Purpose:

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

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

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

Purpose:

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

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

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

Purpose:

- To manage the reverse sensitivity effects on industrial activity on Sanderson Road by ensuring a sufficient building setback and measures to protect amenity values for the land within the Residential - Mixed Housing Suburban Zone that shares a boundary with the Business - Light Industry Zone on Sanderson Road.
- (1) Where land in the Mixed Housing Suburban Zone adjoins the Business - Light Industry Zone on Sanderson Road the following standards shall apply:
- (a) A 2.5m high acoustic fence is to be constructed the full length of the boundary;
 - (b) Evergreen vegetation capable of attaining a height of at least 3m when mature shall be planted along the acoustic fence to provide an attractive outlook from the residential built form;
 - (c) A building or any part of a building must be set back from the relevant boundary by a minimum depth of 4m;

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

I553.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I553.8. Assessment – restricted discretionary activities

I553.8.1. Matters of discretion

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

(1) Transport Infrastructure and Open Space:

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

(2) Streams and wetlands:

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

(3) Local Centre:

- (a) Provision of practical, safe, quality and functional connections to adjoining open space and riparian areas;

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

I553.8.2. Assessment criteria

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

- (1) assessment criteria for Transport infrastructure and Open Space;
 - (a) A transport network shall be developed that responds to the transportation needs of Warkworth North and the wider area now and into the future. This shall include the Western Link Road and other transport infrastructure identified on Precinct Plan 2.
 - (b) The extent to which the Western Link Road can be constructed to a collector road standard as an interim measure with appropriate design and additional land set aside to enable future upgrading to an arterial standard.
 - (c) The extent to which transport connections are provided to adjacent land areas as indicated on Precinct Plan 2 and within the precinct the use of cul- de-sacs is restricted. Where cul-de-sacs cannot be avoided, the extent to which future linkages to adjacent land are not precluded.
 - (d) The provision of connected active transport modes.
 - (e) The extent to which the open space network and pedestrian and cycling network is delivered as indicated on Precinct Plan 2 and achieves Policy I553.3.(3).
- (2) assessment criteria for stream works for the construction of the WLR within Sub- precinct A only:
 - (a) Refer to the assessment criteria referenced under E3.8.2.(1) as relevant.

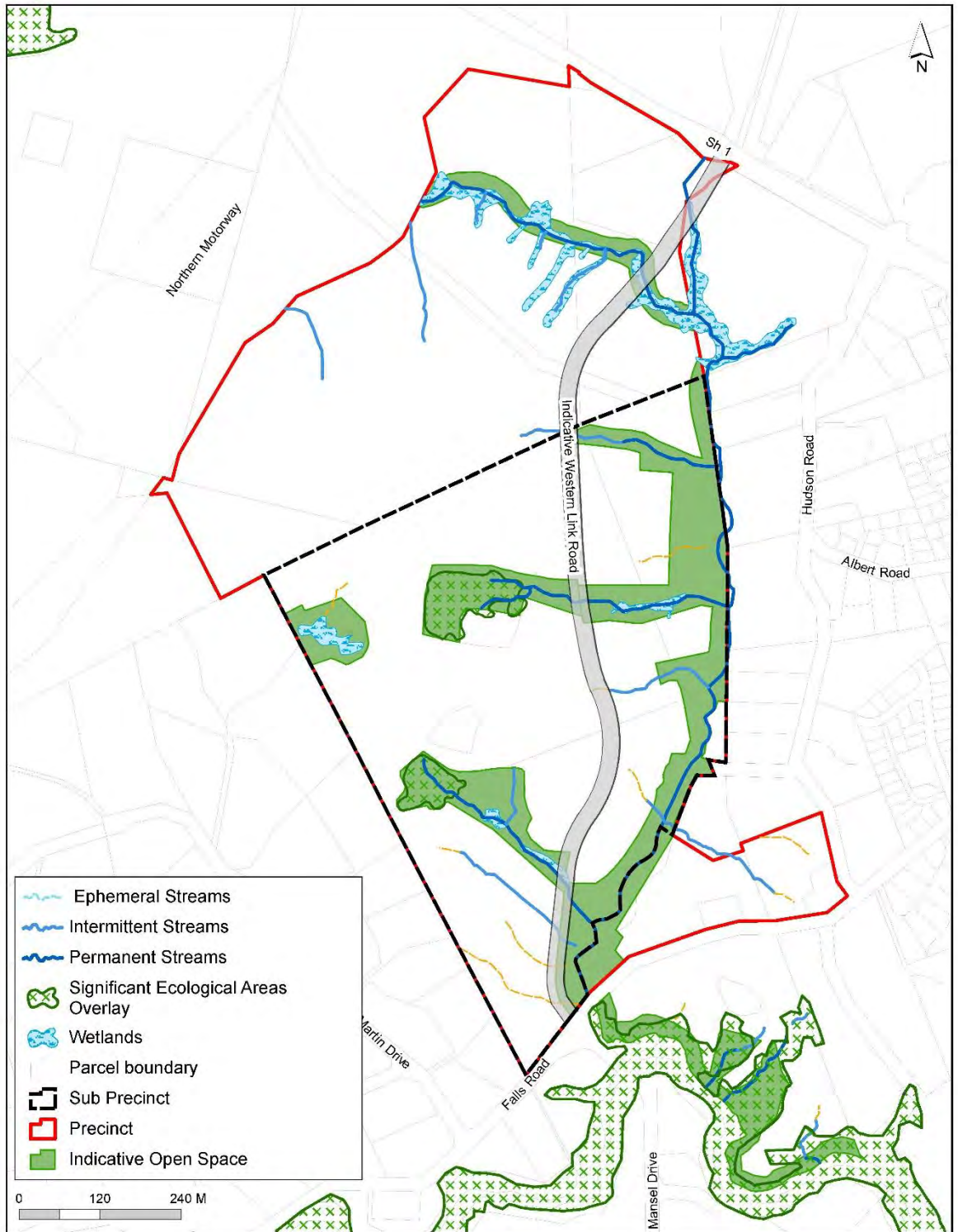
- (b) The mitigation or offset measures proposed to ensure no net loss of biodiversity using the documents referred to in Policy E.3.3(4).
- (3) assessment criteria for Local Centre:
- (a) The design of the Local Centre shall achieve a connected and functional design that reflects a high quality of architectural design, landscape architecture and best practise urban design principles, including the extent to which a suitable pedestrian connection is provided between the Local Centre and the land to the south.
 - (b) The quality of design shall provide a safe useable environment that reflects urban design best practise including Crime Prevention Through Environmental Design principles.
 - (c) Planting and hard landscape elements shall enhance and reflect local character such as the values of the Mahurangi river, riparian corridors and the bush backdrop of the Dome hills.
 - (d) The extent to which land use activities complement adjoining land uses and assist in maintaining or enhancing connectivity and relationship to adjacent open space areas.
- (4) Staging or timing of transport infrastructure and services.
- (a) The extent to which the traffic generated by the development is consistent with the Traffic Impact Assessment undertaken at the time the precinct was live-zoned and any additional traffic can be accommodated on the network.
 - (b) The extent to which any staging of development is required due to the coordination of the provision of infrastructure.
 - (c) For development within Area C occurring prior to the upgrade to the Great North Road (SH1) / Matakana Link Road intersection to connect to new collector road (Western Link Road):
 - (i) the extent to which the Traffic Impact Assessment provided with the application shows that the additional traffic can be accommodated on the network without adverse effects on the intersection at Falls Road / Mansel Drive / new collector road (Western Link Road).
- (5) Wastewater connections.
- (a) The extent to which the proposal facilitates and enables wastewater servicing for Warkworth North to be provided in an efficient and comprehensive way.
- (6) Assessment criteria for stormwater
- (a) Refer to Policies E1.3(1) - (14) and (20).

I553.9. Special information requirements

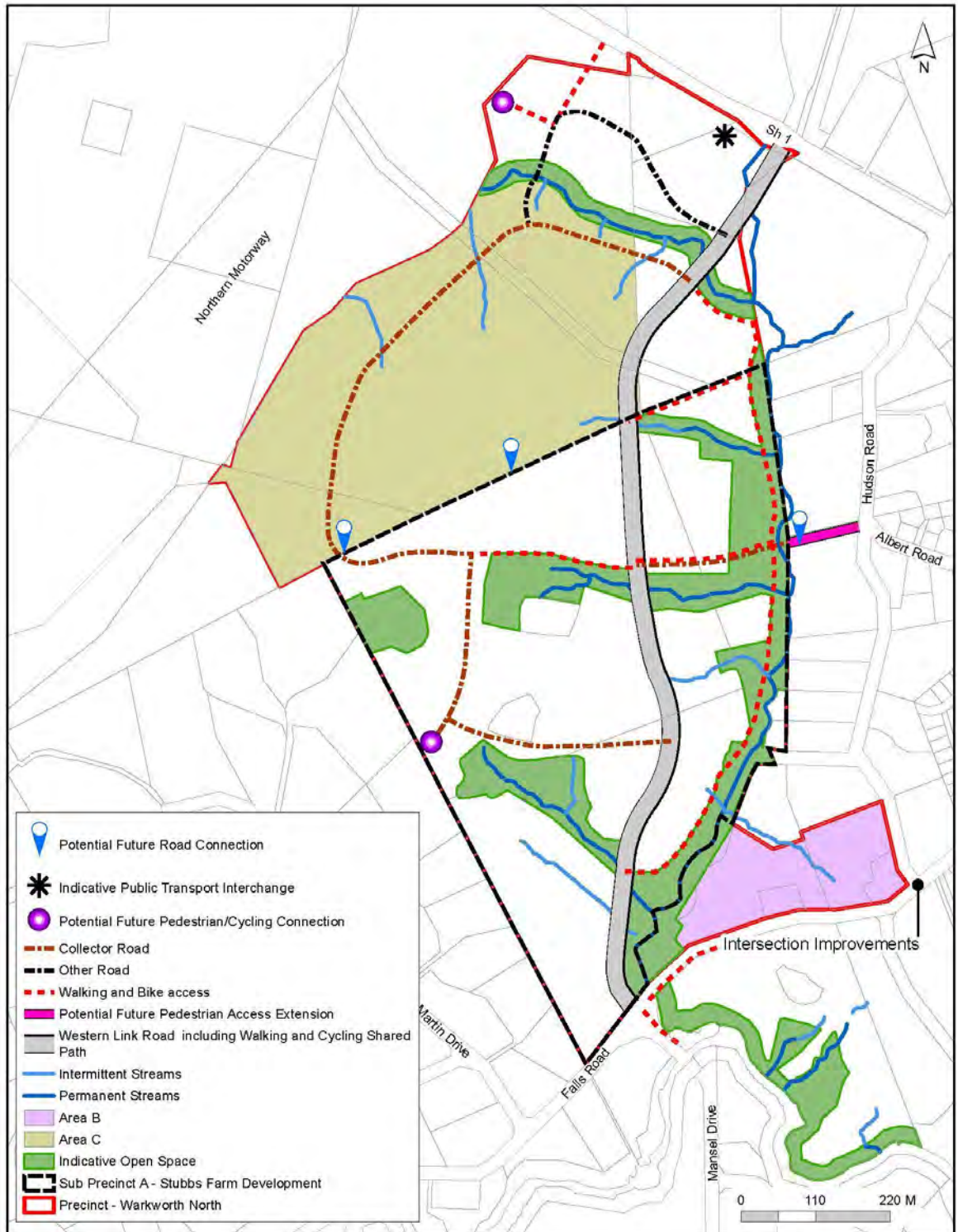
- (1) An application for subdivision or development in the Local Centre must be accompanied by:
 - (a) An urban design assessment demonstrating how the development meets the matters stated in Objective I553.2(1)d; Policy I553.3(6) and Standard I553.6.3.
- (2) Any application for development within Area C occurring prior to the upgrade to the Great North Road (SH1) / Matakana Link Road intersection to connect to new Western Link Road, must be accompanied by:
 - (a) An assessment of the density of existing and consented development within this area, so as to confirm compliance with I553.6.5. Standards for staging.

I553.10. Precinct plans

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



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



I600. Babich Precinct

I600.1. Precinct description

The Babich Precinct applies to 88.5ha of land which is located approximately 2.5km west of the Henderson Metropolitan Centre.

The purpose of this precinct is to provide for existing wine making and associated activities and a mix of residential densities which recognise and enhance the ecological and amenity values of the Paremuka Stream and its tributaries through:

- subdivision design controls which address infrastructure and land stability issues;
- providing a 50m wide esplanade reserve along the Paremuka Stream; and
- active restoration and revegetation of riparian margins.

There are three sub-precincts:

- Sub-precinct A provides for a minimum 450m² site size in the Residential – Single House Zone and a minimum average site size of 2000m² (1250m² minimum) in the Residential – Large Lot Residential Zone;
- Sub-precinct B provides for a 4ha minimum site size; and
- Sub-precinct C provides for a 450m² minimum site size, activities associated with existing winery operations on-site and integrated and comprehensive residential development.

The zoning of land within this precinct is Residential – Single House Zone and Residential – Large Lot Zone.

I600.2. Objectives

- (1) Subdivision and development is designed and implemented in a comprehensive, efficient and integrated way which addresses infrastructure and land constraints.
- (2) The ecological and amenity values of the Paremuka Stream and its tributaries are protected and enhanced.
- (3) Wine making and associated activities locate and function productively within the precinct.
- (4) The adverse effects of wine making and associated activities on amenity values and the natural environment both within the precinct and on adjacent areas are managed.
- (5) Wine making and associated activities avoid, remedy or mitigate adverse effects on the amenity of adjacent open spaces and residential zones.
- (6) 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
- (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 underlying zone, Auckland-wide and any relevant overlay objectives apply in this precinct, in addition to those specified above.

I600.3. Policies

- (1) Avoid adverse effects of development on human health by ensuring that land contaminated from previous rural activities is remediated.
- (2) Manage any area of land instability.
- (3) Protect and enhance the Paremuka Stream and its tributaries by providing a 50m wide esplanade reserve along the stream incorporating active restoration and revegetation of 20m wide riparian margins identified on I600.10.1 Babich: Precinct Plan 1.
- (4) Require development in sub-precinct A and C to provide road, cycle, pedestrian and open space linkages in accordance with I600.10.1 Babich: Precinct Plan 1.
- (5) Require subdivision and development in Sub-precinct C to manage the interface between residential development and remaining wine making and associated activities.
- (6) Require development in Sub-precinct C to demonstrate the interrelationship and future integration with any neighbouring precinct.
- (7) Ensure new buildings and significant additions and alterations are designed to:
 - (a) make efficient use of the site;
 - (b) contribute to amenity values where development is located adjacent to a street or open space;
 - (c) complement the existing and planned future form and quality of the surrounding area; and
 - (d) contribute to the sense of place.
- (8) Require subdivision and/or development within the precinct to provide for a transport network that:

- (a) as a minimum, is in accordance with the transport network elements shown on I600.10.1 Babich: Precinct Plan 1;
- (b) supports safe and efficient movement of pedestrians, cyclists, public transport 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 underlying zone, Auckland wide and any relevant overlay policies apply in this precinct, in addition to those specified above.

I600.4. Activity table

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

Table I600.4.1 specifies the activity status of land use, development and subdivision activities in the Babich Precinct.

Table I600.4.1 Activity table

Activity		Activity status
Use		
(A1)	Food and beverage associated with existing wine making activities on the site in Sub-precinct C	RD
(A2)	Retail accessory to existing wine making activities on the site in Sub-precinct C	RD
(A3)	Offices accessory to existing wine making activities on the site in Sub-precinct C	RD
(A4)	Industry associated with existing wine making activities on the site in Sub-precinct C	RD
(A5)	Dwellings	RD
(A6)	Dwellings with an underlying Residential – Single House Zone that do not comply with Standard I600.6.1(1)	D
(A7)	Dwellings with an underlying Residential – Large Lot Zone that do not comply with Standard I600.6.1(1)	NC
Development		
(A8)	New buildings or additions and alterations to buildings associated with an existing wine making activity on the site in Sub-precinct C	RD
(A9)	New buildings or alterations and additions to buildings in Sub-precinct C not associated with an existing wine making activity on the site	RD
(A10)	New buildings or alterations and additions to buildings in Sub-precinct A not associated with an existing wine making activity on the site	RD
(A11)	New buildings that do not comply with the 10m riparian yard	C

	in sub-precinct B (Standard I600.6.3(1)), but maintain a minimum 3m yard	
(A12)	New buildings that do not comply with the 10m riparian yard in sub-precinct B (Standard I600.6.3(1)), and do not maintain a minimum 3m yard	D
	New buildings that do not comply with the 20m riparian yard (Standard I600.6.3(1))	D
Subdivision		
(A13)	Subdivision	RD

I600.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I600.4.1 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 I600.4.1 and which is not listed in I600.5(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\(4\)](#).

I600.6. Standards

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

All activities listed in Table I600.4.1 must comply with the following standards.

I600.6.1. Maximum density

- (1) The number of dwellings on a site must not exceed the limits specified below in Table I600.6.1.1.

Table I600.6.1.1. Maximum density

Sub-precincts	Underlying zone	Maximum density
A and C	Single House	One dwelling per 450m ² net site area
A	Large Lot	Average net site area – One dwelling per 2000m ² Minimum net site area – One dwelling per 1250m ²
B	Large Lot	One dwelling per 4ha net site area

I600.6.2. Height in relation to boundary

(1) The height in relation to boundary standards in the underlying residential zones do not apply to the road boundary of sites in sub-precincts A and C.

I600.6.3. Yards

(1) Table I600.6.3.1. sets out the minimum yard requirements.

Table I600.6.3.1. Yards minimum depth

Yard	Sub-precincts A and C	Sub-precinct B
Front	3m	10m
Side	NA	10m
Rear	NA	10m
10m riparian margin as shown on I600.10.1 Babich: Precinct Plan 1	10m from the edge of all other permanent and intermittent streams	
20m riparian margin as shown on I600.10.1 Babich: Precinct Plan 1	20m from the edge of all other permanent and intermittent streams	

I600.6.4. Maximum impervious surfaces

(1) Table I600.6.4.1 sets out the permitted maximum impervious surface areas.

Table I600.6.4.1. Maximum impervious surfaces

Sub-precinct	Underlying zone	Maximum impervious surface
A	Single House	15 per cent where there is no connection to a reticulated stormwater system 60 per cent where there is a connection to a reticulated stormwater system
	Large Lot	20 per cent
B	Large Lot	15 per cent where there is no connection to a reticulated stormwater system 60 per cent where there is a connection to a reticulated stormwater system
C	Single House	15 per cent where there is no connection to a reticulated stormwater system 60 per cent where there is a connection to a reticulated stormwater system

I600.6.5. Building coverage

(1) Table I600.6.5.1 sets out the building coverage requirements.

Table I600.6.5.1. Building coverage

Sub-precinct	Underlying zone	Maximum building coverage
A	Large Lot	35 per cent

I600.6.6. Subdivision minimum site size

(1) Table I600.6.6.1.1 sets out the minimum site size requirements.

Table I600.6.6.1.1 Minimum site size

Sub-precinct	Underlying zone	Minimum site size
A	Single House	450m ²
	Large Lot	1250m ² – minimum site area 2000m ² – minimum average site size
B	Large Lot	4ha
C	Single House	450m ²

(2) Minimum site size where more than 50 per cent of a proposed site is within a significant ecological area or riparian margin:

- (a) 1000m² in sub-precincts A and C with an underlying Residential – Single House Zone.

I600.6.7. Subdivision of a site within two zones

(1) The Auckland-wide subdivision rules apply except:

- (a) where proposed sites cover more than one zone, a site must not have a net site area greater than 1000m².

I600.7. Assessment – controlled activities

I600.7.1. Matters of control

For development that is a controlled activity in the Babich Precinct, the council will reserve its control over the following matters:

- (1) new buildings that do not comply with the 10m riparian yard in sub-precinct B (Standard I600.6.3(1)), but maintain a minimum 3m yard:
 - (a) building location;
 - (b) provision of adequate yard; and
 - (c) provision of landscaped areas.

I600.7.2. Assessment criteria

For development that is a controlled activity in the Babich Precinct, the following assessment criteria apply.

- (1) building location:
 - (a) the extent to which the location of buildings associated with activities on-site avoid adverse effects on neighbourhood character, natural landscapes and residential amenity.

- (2) provision of adequate yard:
 - (a) the extent to which opportunities for providing landscaped areas in the front yard are maintained; and
 - (b) the extent to which safe traffic movements and parking and manoeuvring off the road are allowed for.
- (3) provision of landscaped areas:
 - (a) the extent to which appropriate landscaped areas are provided to avoid adverse effects on neighbourhood character, natural landscapes and residential amenity.

I600.8. Assessment – restricted discretionary activities

I600.8.1. Matters of discretion

For development that is a restricted discretionary activity in the Babich Precinct, the council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the underlying zones:

- (1) retail accessory to an existing wine making activity on-site in Sub-precinct C:
 - (a) bulk and location; and
 - (b) privacy of adjoining sites.
- (2) offices accessory to an existing wine making activity on-site in Sub-precinct C:
 - (a) bulk and location; and
 - (b) privacy of adjoining sites.
- (3) industry activities associated with existing wine making activity on-site in Sub-precinct C:
 - (a) bulk and location;
 - (b) privacy of adjoining sites;
 - (c) residential amenity; and
 - (d) visual impact.
- (4) new buildings or additions and alterations to existing buildings associated with an existing wine making activity on-site in Sub-precinct C:
 - (a) bulk and location;
 - (b) privacy of adjoining sites;
 - (c) residential amenity; and
 - (d) visual impact.

- (5) new buildings or alterations and additions to existing buildings not associated with an existing wine making activity on the site in Sub-precinct C:
 - (a) the interface between residential development and remaining wine making and associated activities;
 - (b) bulk and location;
 - (c) privacy of adjoining sites;
 - (d) residential amenity;
 - (e) visual impact;
 - (f) the overall development layout and design including:
 - (i) the location, layout and design of the transport network including roads, pedestrian linkages and cycle linkages
 - (ii) the location, layout and design of open space;
 - (iii) earthworks areas and land contours; and
 - (iv) infrastructure location.
 - (g) stormwater management devices.
- (6) new buildings or alterations and additions to existing buildings not associated with an existing wine making activity on the site in Sub-precinct A:
 - (a) bulk and location;
 - (b) privacy of adjoining sites;
 - (c) residential amenity;
 - (d) visual impact;
 - (e) the overall development layout and design including:
 - (i) the location, layout and design of the transport network including roads, pedestrian linkages and cycle linkages
 - (ii) the location, layout and design of open space;
 - (iii) earthworks areas and land contours; and
 - (iv) infrastructure location.
 - (f) stormwater management devices.
- (7) Subdivision in Sub-precinct A:
 - (a) provision of landscaped areas where sites adjoin sub-precinct C;
 - (b) the proposed subdivision layout relative to the overall development, including:

I600 Babich Precinct

- (i) the location, layout and design of the transport network including roads, pedestrian linkages and cycle linkages;
 - (ii) the location, layout and design of open space;
 - (iii) earthworks areas and land contours; and
 - (iv) infrastructure location.
- (c) the 50m esplanade reserve along the Paremuka Stream;
- (d) active restoration and revegetation of a 20m wide riparian margins identified on I600.10.1 Babich: Precinct Plan 1;
- (e) the extent to which the following are in accordance with I600.10.1 Babich: Precinct Plan 1:
- (i) indicative roads;
 - (ii) pedestrian footbridge;
 - (iii) esplanade reserves;
 - (iv) open space;
 - (v) stormwater management devices; and
 - (vi) riparian margins.
- (8) Subdivision in sub-precinct C:
- (a) the proposed subdivision layout relative to the overall development, including:
- (i) the location, layout and design of the transport network including roads, pedestrian linkages and cycle linkages;
 - (ii) the location, layout and design of open space;
 - (iii) earthworks areas and land contours; and
 - (iv) infrastructure location.
- (b) active restoration and revegetation of 20m wide riparian margins identified on I600.10.1 Babich: Precinct Plan 1;
- (c) the extent to which the following are in accordance with I600.10.1 Babich: Precinct Plan 1:
- (i) indicative roads; and
 - (ii) esplanade reserve.
- (9) infringement of yard standard:

- (a) height;
 - (b) building location;
 - (c) design; and
 - (d) provision of landscaped areas.
- (10) infringement of impervious surfaces standard:
- (a) scale;
 - (b) location;
 - (c) provision of landscaped areas; and
 - (d) provision of stormwater management devices.

I600.8.2. Assessment criteria

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

- (1) bulk and location:
- (a) the extent to which the bulk and location of buildings associated with activities on-site avoid adverse effects on neighbourhood character, natural landscapes and residential amenity.
- (2) privacy of adjoining sites:
- (a) whether car parking, loading spaces and driveways associated with activities on-site dominate or intrude into the privacy of adjoining sites.
- (3) residential amenity:
- (a) whether outdoor storage detracts from the visual amenity enjoyed by residents of adjoining sites; and
 - (b) the extent to which residential activity is compatible with existing wine making activities on-site, having particular regard to matters of health and safety.
- (4) visual impact:
- (a) the extent to which areas of public open space will be planted to offset the visual impact of additional building coverage.
- (5) the location, layout and design of the transport network, including roads, pedestrian and cycling connections:
- (a) the extent to which the transport network is designed and constructed in a manner that is consistent with the requirements of any relevant code of practice or engineering standards;

- (b) the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct;
 - (c) the extent to which the proposed roads and pedestrian and cycle linkages relative to the location of infrastructure servicing the area and open space result in an integrated network that is adequate to meet the needs of the overall development area;
 - (d) the extent to which the location of proposed roads, pedestrian links and cycle linkages are in accordance with I600.10.1 Babich: Precinct Plan 1; and
 - (e) also refer to the relevant assessment criteria in [E38](#) Subdivision – Urban.
- (6) the location, layout and design of open space:
- (a) the extent to which the proposed open space relative to the location of infrastructure servicing the area and existing open space results in an integrated network that is adequate to meet the needs of the overall development area;
 - (b) the extent to which the proposed buildings relative to the location of infrastructure servicing the area and open space result in an integrated network that is adequate to meet the needs of the overall development area;
 - (c) the extent to which the location of open space is generally in accordance with I600.10.1 Babich: Precinct Plan 1; and
 - (d) the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.
- (7) infrastructure location:
- (a) the extent to which the location of infrastructure servicing the area and results in an integrated network that is adequate to meet the needs of the overall development area; and
 - (b) the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.
- (8) stormwater management devices:
- (a) the extent to which the location of stormwater management devices is generally in accordance with I600.10.1 Babich: Precinct Plan 1; and

- (b) the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.
- (9) the 50m esplanade reserve along the Paremuka Stream:
- (a) the extent to which the location of the esplanade reserve is in accordance with I600.10.1 Babich: Precinct Plan 1.
 - (b) active restoration and revegetation of 20m wide riparian margins identified on I600.10.1 Babich: Precinct Plan 1:
 - (c) the extent to which active restoration and revegetation of 20m wide riparian margins identified on I600.10.1 Babich: Precinct Plan 1 will be incorporated.
- (10) provision of landscaped areas where sites adjoin Sub-precinct C;
- (a) the extent to which appropriate landscaped areas are provided where sites which adjoin Sub-precinct C.
- (11) infringement of yard standard:
- (a) the extent to which opportunities for landscaped areas in the front yard are maintained; and
 - (b) the extent to which safe traffic movements and parking and manoeuvring off the road are allowed for.
- (12) infringement of impervious surfaces standard:
- (a) the extent to which impervious areas avoid destroying or harming surrounding native vegetation; and
 - (b) the extent to which impervious areas avoid adverse effects resulting from soil loss from the site.

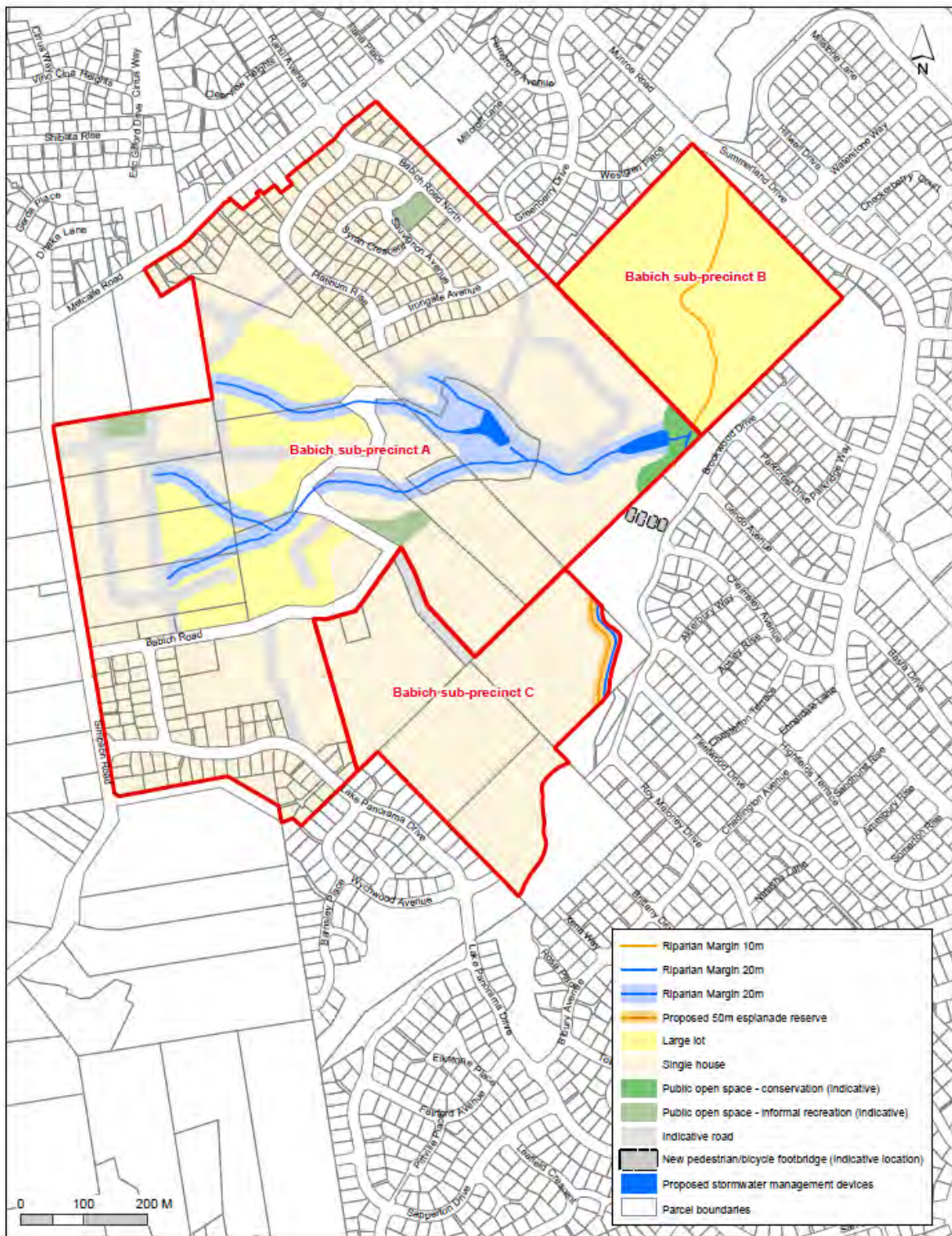
I600.9. Special information requirements

There are no special information requirements in this precinct.

I600.10. Precinct plans

I600 Babich Precinct

I600.10.1 Babich: Precinct plan 1



I601. Bethells Precinct

I601.1. Precinct description

The Bethells Precinct covers a large coastal site at Te Henga – Bethells Beach. The precinct adjoins the Te Henga Precinct and the Wainamu Precinct. It is located in the Waitākere Ranges heritage area, as defined by the Waitākere Ranges Heritage Area Act 2008.

The purpose of the Bethells Precinct is to provide for a range of existing and proposed activities in the modified north-western sector of the area.

The provisions arise from a detailed and comprehensive analysis of the precinct's natural and heritage features and provide for a limited range of development and activities in a manner that enhances and protects the environment. It also reflects the specific ways in which the land use activities have historically been undertaken.

The zoning of land within the Bethells Precinct is Rural – Rural Conservation Zone and the precinct is also subject to the Waitākere Ranges Heritage Area Overlay.

I601.2. Objectives

- (1) Activities, development, and subdivision in this precinct achieve the objectives and policies of the Waitākere Ranges Heritage Area Overlay.
- (2) The precinct provides for an appropriate mix of activities which enable the economic and environmental sustainability of the land.
- (3) The activities and development on the site are compatible with the natural and coastal character, natural landscape and amenity values of the surrounding environment.

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

I601.3. Policies

- (1) Manage the scale and effects of activities and/or development so that they are consistent with the objectives of the Waitākere Ranges Heritage Area Act 2008.
- (2) Limit activities and development which will have cumulative adverse effects on the heritage features of the heritage area.
- (3) Require subdivision and development to be of a scale, design and location in keeping with the unique circumstances of the precinct, taking into account existing and past use of the precinct and the opportunities to achieve net environmental benefits in the precinct.
- (4) Provide for a range of activities in the modified north-western sector of the precinct in a way which enhances the landscape and fosters improved land management.

- (5) Concentrate buildings, grazing and viticulture in the north-western sector of the precinct and provide screening to minimise visual effects.
- (6) Avoid subdivision in the Bethells Precinct.
- (7) Manage the ecological and landscape values of the precinct by enabling the use of land for filming, grazing and forestry.
- (8) Require new dwellings and areas for forestry to be located so that the natural character of the landscape is protected.
- (9) Provide for nature-based, rural and wilderness experiences, outdoor recreation and pursuits, that are compatible with, and appropriate to, the character and amenity values of the area and the natural and rural environment.
- (10) Provide for the reuse of existing buildings that relate to the historic and/or rural character of the precinct.
- (11) Recognise and provide for the relationship between Mana Whenua and the area, including the use of traditional resources and food gathering.

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

I601.4. Activity table

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

Table I601.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Bethells Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

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

If any activity listed in rules (including standards) I601.4.1 to I601.6.8 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.

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

Table I601.4.1 Activity table

Activity		Activity status
Development		
(A1)	Buildings	P
(A2)	Buildings not complying with Standard I601.6.1	D
(A3)	Vegetation alteration within areas identified as grazing, horticulture, viticulture, buildings, forestry and farm forestry in I601.10.1 Bethells: Precinct Plan 1	P
(A4)	Vegetation alteration outside areas identified as grazing, horticulture, viticulture, buildings, forestry and farm forestry in I601.10.1 Bethells: Precinct Plan 1	NC
Use		
Rural		
(A5)	Farming	P
(A6)	Farming that does not comply with Standard I601.6.6	NC
(A7)	Forestry activities within the identified areas for forestry in I601.10.1 Bethells: Precinct Plan 1	RD
(A8)	Forestry activities not complying with Standards I601.6.8(2) to I601.6.8(4)	D
(A9)	Forestry outside the identified areas for forestry in I601.10.1 Bethells: Precinct Plan 1	NC
(A10)	Rural commercial services	D
(A11)	On-site primary produce manufacturing up to 200m ² in gross floor area	D
(A12)	On-site primary produce manufacturing greater than 200m ² gross floor area	NC
(A13)	Post-harvest facilities	D
Accommodation		
(A14)	Dwellings that comply with Standard I601.6.4	C
(A15)	Dwellings that do not comply with Standard I601.6.4(1)	NC
(A16)	Dwellings that do not comply with Standard I601.6.4(2)	Pr
(A17)	Minor dwellings that comply with Standard I601.6.5	RD
(A18)	A minor dwelling not complying with Standard I601.6.5	NC
(A19)	Visitor accommodation accommodating up to 20 guests calculated over the entire precinct	RD
(A20)	Visitor accommodation accommodating more than 20 guests calculated over the entire precinct	D
(A21)	Home occupations, including the establishment of a recording studio, inside an existing dwelling	C
(A22)	Home occupations, including the establishment of a recording studio, that do not comply with Standard I601.6.7	NC
Commerce		
(A23)	Restaurants and cafes up to 300m ² in gross floor area	C
(A24)	Restaurants and cafes greater than 300m ² in gross floor area	D
(A25)	Show homes	D

Community		
(A26)	Care centres	D
Subdivision		
(A27)	Subdivision	NC

I601.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I601.4.1 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 I601.4.1 Activity table and which is not listed in I601.5(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\(4\)](#).

I601.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct unless otherwise specified in the standards or excluded below:

- The provisions in [D11](#) Outstanding Natural Character and High Natural Character Overlay for dwellings, buildings and structures including accessory to pastoral farming;
- [H19](#) Rural – Rural Conservation Zone – Standard [H19.10.2](#) Building height;
- [H19](#) Rural – Rural Conservation Zone – Standard [H19.10.3](#) Minimum yards setback requirement;
- [H19](#) Rural – Rural Conservation Zone – Standard [H19.10.6](#) Free-range poultry farming;
- [H19](#) Rural – Rural Conservation Zone – Standard [H19.10.7](#) Forestry; and
- [H19](#) Rural – Rural Conservation Zone – Standard [H19.10.11](#) Minor dwelling.

All activities listed in Table I601.4.1 Activity table must comply with the relevant standards.

I601.6.1. Building height

- (1) Buildings must not exceed 8m in height.

I601.6.2. Yards

Purpose: to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise adverse effects of buildings on the character and

amenity values enjoyed by occupiers of adjoining properties; and the opportunity for reverse sensitivity effects to arise.

- (1) Buildings must be set back a minimum of 10m from front, side or rear boundaries.
- (2) A building that does not comply with Standard I601.6.2(1) is a restricted discretionary activity provided that the building must be set back a minimum of 3m from the front, side or rear boundary.
- (3) A building that is set back less than 3m from a front, rear or side boundary is a discretionary activity.

I601.6.3. Building coverage

- (1) The total building coverage within the precinct must not exceed 2,500m².
- (2) The building coverage of accessory farm buildings existing on the site as at 30 September 2013 is excluded from the calculation of the total building coverage.
- (3) The maximum building coverage of a single building must not exceed 300m².
- (4) Non-compliance with I601.6.3(1) to (3) is a discretionary activity provided the total building coverage within the precinct does not exceed 3,500m² and no single building has a building coverage greater than 500m².
- (5) Total building coverage within the precinct exceeding 3,500m² is a non-complying activity.
- (6) Any single building with building coverage exceeding 500m² is a non-complying activity.

I601.6.4. Dwellings

- (1) Dwellings must be located in the areas identified for proposed dwellings in I601.10.1 Bethells: Precinct Plan 1.
- (2) The number of additional dwellings (not including minor dwelling) constructed after 30 September 2013 within the precinct must not exceed six.

I601.6.5. Minor dwelling

- (1) Minor dwellings must be located in the areas identified for dwellings in I601.10.1 Bethells: Precinct Plan 1.
- (2) There must be no more than one minor dwelling.
- (3) The minor dwelling must have a floor area less than 65m², excluding decks and garaging.
- (4) The minor dwelling must share the same driveway access as the principal dwelling to which it relates.

I601.6.6. Farming

- (1) Farming activities must be limited to grazing, beekeeping, horticulture and viticulture.

- (2) Viticulture must be located in the areas identified as 'horticulture and viticulture' in I601.10.1 Bethells: Precinct Plan 1.
- (3) Grazing must be located in the areas identified as 'pasture' in I601.10.1 Bethells: Precinct Plan 1.

I601.6.7. Home occupation – recording studio

- (1) Where a home occupation involves a recording studio, the activity must occur within the same building as the dwelling.
- (2) The dwelling or minor dwelling must be located in areas identified for dwellings in I601.10.1 Bethells: Precinct Plan 1.

I601.6.8. Forestry

- (1) Forest activity must be located in the areas identified for forestry in I601.10.1 Bethells: Precinct Plan 1.
- (2) Forestry must be carried out at least 10m from any adjoining site boundary unless the landowner of the forest also owns or controls the adjoining site, or the adjoining site is an area identified in the Significant Ecological Areas Overlay or the adjoining site is already afforested.
- (3) Forestry must be carried out at least 5m from the bank of any permanent stream, river, lake, wetland or coastal edge.
- (4) Forestry must be carried out at least 5m from the Significant Ecological Areas Overlay.

I601.7. Assessment – controlled activities

I601.7.1. 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, Auckland-wide or zone provisions:

- (1) visual impact, amenity values and natural and coastal character;
- (2) landscape treatment;
- (3) design;
- (4) appearance (including colour); and
- (5) sewage/stormwater management.

I601.7.2. 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 overlay, Auckland-wide zone or zone provisions:

- (1) the extent to which buildings are visible from beyond the site, particularly from a public place such as a road or beach;

- (2) the extent to which buildings compromise the visual landscape qualities of the area;
- (3) the extent to which the proposed development adversely affects amenity values and natural and coastal character;
- (4) the extent to which buildings are of a colour and reflectivity compatible with local amenity values and the natural landscape, particularly as viewed from beyond the site, from roads and other public places;
- (5) whether buildings are screened from views if necessary; and
- (6) the extent to which buildings create pressure on the ability of the surrounding natural environment to adequately absorb the effects of wastewater disposal and stormwater drainage.

I601.8. Assessment – restricted discretionary activities

I601.8.1. 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) for all restricted discretionary activities (not including non-compliance with yards and building coverage):
 - (a) sewage/stormwater management;
 - (b) visual impact, natural and coastal character and amenity values;
 - (c) the design, scale and intensity of buildings and activities;
 - (d) retention and maintenance of vegetation;
 - (e) landscape treatment;
 - (f) the duration and hours of operation of activities; and
 - (g) parking, access and traffic movement.
- (2) additional matters for forestry:
 - (a) the natural functioning of water courses;
 - (b) fire safety;
 - (c) protection of mauri and sites of significance and sites of value to iwi; and
 - (d) operations management plan.
- (3) for yards:
 - (a) location, privacy, screening and planting.

(4) for building coverage:

- (a) building bulk, screening and landscape treatment; and
- (b) the provision of outdoor space.

I601.8.2. 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) for all restricted discretionary activities (not including yards and building coverage):

- (a) the extent to which buildings are visible from beyond the site particularly from a public place such as a road or beach;
- (b) the extent to which buildings compromise the visual landscape qualities of the area;
- (c) the extent to which the proposed development should not adversely affect amenity values and natural and coastal character;
- (d) the extent to which buildings are of a colour and reflectivity compatible with local amenity values and the natural landscape, particularly as viewed from beyond the site, from roads and other public places;
- (e) whether the building is screened if necessary; and
- (f) the extent to which buildings create pressure on the ability of the surrounding natural environment to adequately absorb the effects of wastewater disposal and stormwater drainage.

(2) for forestry:

- (a) the extent to which proposed development adversely affects the overall resilience, biodiversity and integrity of the natural environment;
- (b) the extent to which the activity adversely affects or contributes to the degradation of the water table or of natural watercourses in a way that destroys or reduces their ability to support in-stream vegetation and fauna;
- (c) whether adequate provision is made for fire safety;
- (d) whether the proposed development adversely affects the mauri (life force) of native vegetation and fauna habitat within the natural environment; and
- (e) whether the activity adversely affects the historical, cultural or spiritual significance of any site or waahi tapu.

(3) for yards:

- (a) the extent to which buildings are located a sufficient distance back from the site boundary to avoid more than minor adverse effects on the natural landscape;
 - (b) the extent to which buildings are located in a position which maintains opportunities to retain vegetation around the edges of the site; and
 - (c) the extent to which buildings are located a sufficient distance back from site boundaries to ensure a minimum level of privacy.
- (4) for building coverage:
- (a) the extent to which buildings are compatible with the natural and coastal character, in particular, the following will be considered:
 - (i) the extent of landscape modification, including earthworks and vegetation alteration;
 - (ii) the visual prominence of the building; and
 - (iii) the relationship with neighbouring sites.

I601.9. Special information requirement

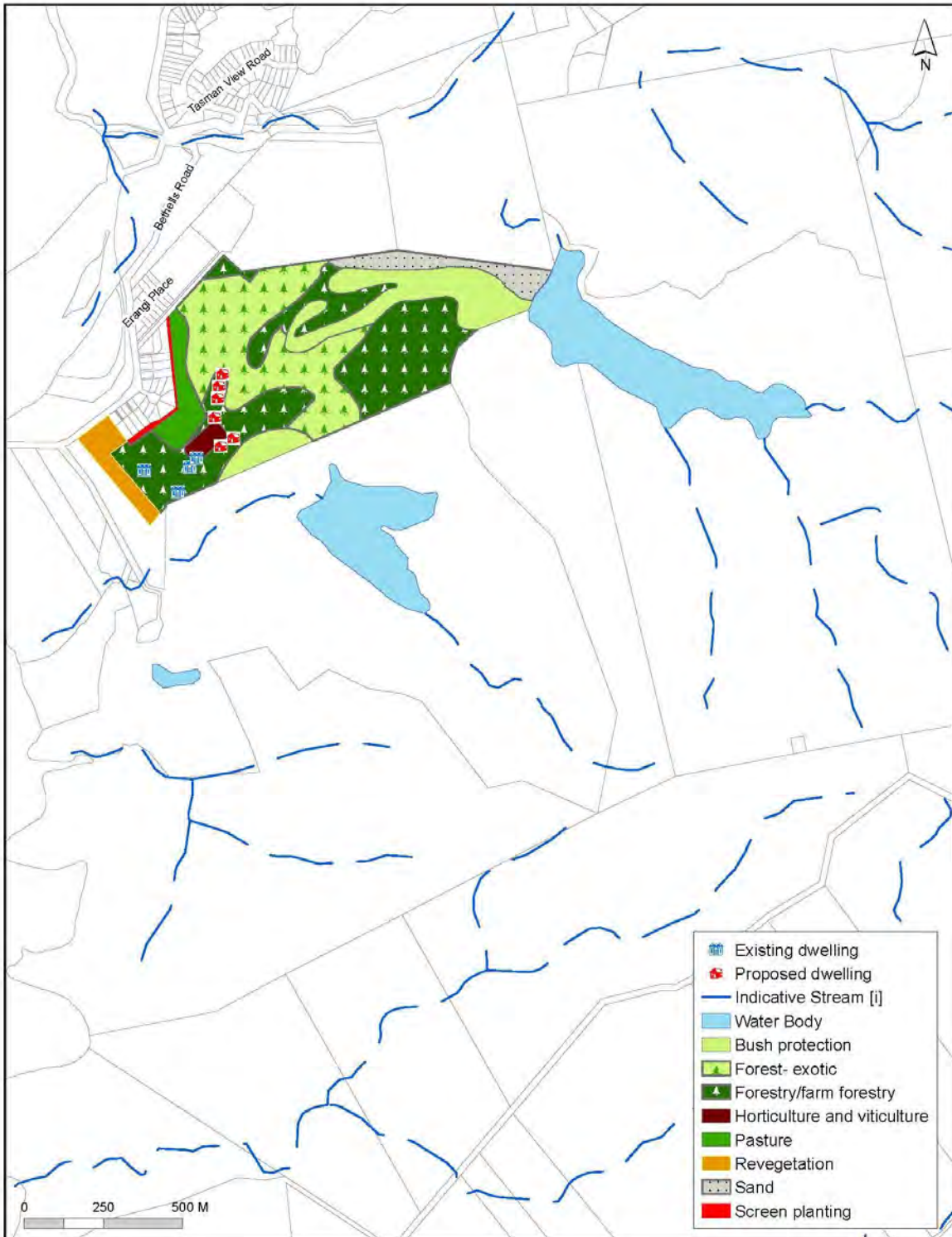
I601.9.1. Forestry Management Plan

- (1) A forestry management plan must be submitted with any resource consent application for forestry activities. The following information must be included:
- (a) the location and dimensions of areas proposed for production planting;
 - (b) the location and extent of any archaeological sites or historic sites within the areas proposed for planting and how those sites will be protected;
 - (c) the measures to be used to protect and enhance any area of native vegetation;
 - (d) the methods to be used to prevent erosion during any planting or harvesting work;
 - (e) the time period over which any planting will take place;
 - (f) the measures to be used to protect water flow and quality of any waterbodies or wetlands in the vicinity;
 - (g) the methods to be employed to inhibit the spread of fire within and in the vicinity of the area to be forested;
 - (h) the likely methods to be employed in harvesting operations;
 - (i) the anticipated dates and time periods of harvesting;
 - (j) the estimated volumes of timber produced and intended methods of transport of harvested timber for milling;

- (k) the likely demands placed on roads through the transportation of harvested timber;
- (l) the details of an appropriate rehabilitation programme for the area to be subject to forestry activities;
- (m) the species to be used; and
- (n) the method of management to be used.

I601.10. Precinct plans

I601.10.1. Bethells: Precinct Plan 1



I604. Hobsonville Marina Precinct

I604.1. Precinct description

Hobsonville Marina Precinct is located at Clearwater Cove, Hobsonville in Auckland's upper Waitemata Harbour. The precinct includes the coastal marine area, the marina and 4.5 hectares of adjoining land.

The purpose of the Hobsonville Marina Precinct is to provide for a range of marine-related, commercial, retail and residential activities in addition to the activities provided for in the Coastal – Marina Zone, including the ferry terminal facility.

The precinct modifies the height standards of the Coastal – Marina Zone. The precinct provides for a range of activities similar to those presently undertaken within the precinct area. This includes marina, ferry terminal, marine-related, commercial, retail and residential activities. The need to maintain the amenity values of the surrounding area, including, where appropriate, views through and over the site to the harbour, and provide for public access to and along the coastal edge is also recognised.

The precinct is comprised of six sub-precincts as shown on the planning maps:

- Sub-precincts A, B, C provide for a broad range of activities and impose specific height standards;
- Sub-precinct D specifically provides access to the boat ramp, trailer parking and park-and-ride facility associated with the ferry terminal; and
- Sub-precincts E and F provide for marina and marine related uses.

The underlying zoning of land within this precinct is Coastal – Marina Zone.

I604.2. Objectives [rcp/dp]

- (1) The activities undertaken within the precinct enhance the existing marina, ferry terminal, marina and marine village activities.
- (2) Development within the precinct is sensitive to the unique marine location, and provides for public access and enjoyment of the coast.
- (3) The amenity values of land adjoining the precinct are maintained.

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

I604.3. Policies [rcp/dp]

- (1) Require new development to be designed and located in a manner that is:
 - (a) sensitive to the unique marine location;
 - (b) does not adversely affect the operation of the marina or ferry terminal;
 - (c) avoids, to the extent practicable, adverse effects on the amenity values of land adjoining the precinct, including visual amenity; and

- (d) maintains, and where possible enhances, public access to and along the coastal edge.

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

I604.4. Activity table

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

For rules relating to works in the coastal marine area, refer to Table [F3.4.1](#) of the Coastal – Marina Zone.

Tables I604.4.1 and I604.4.2 Activity tables specify the activity status of land use, structures constructed in the coastal marine area and associated occupation of the common marine and coastal area activities in the Hobsonville Marina Precinct pursuant to section 9(3), 12 (1), 12(2) and 12(3) of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I604.4.1 Activity table - use [rcp/dp]

Activity		Activity status		
		Sub-precincts A, B, C	Sub-precinct D	Sub-precincts E, F [rcp]
Accommodation				
(A1)	Camping grounds	P	NA	NA
(A2)	Dwellings	P	NA	NA
(A3)	Retirement villages	P	NA	NA
(A4)	Visitor accommodation	P	NA	NA
Commerce				
(A5)	Commercial services	P	NA	NA
(A6)	Food and beverage	P	NA	NA
(A7)	Licensed premises	P	NA	NA
(A8)	Marine retail	P	NA	NA
(A9)	Offices	P	NA	NA
(A10)	Retail	P	NA	NA
Community				
(A11)	Activities associated with the public boat ramp, boat and trailer parking and park-and-ride	NA	P	NA
(A12)	Any activities associated with artworks, open air markets and displays	P	NA	NA
(A13)	Care facilities	P	NA	NA
(A14)	Healthcare facilities	P	NA	NA
(A15)	Parks, playgrounds, walkways	P	P	NA

Industry				
(A16)	Marine and port activities	P	NA	P
(A17)	Marine industry	P	NA	NA
(A18)	Maritime passenger operations	NA	NA	P
(A19)	Public transport facilities	P	NA	NA
(A20)	Activities listed in this table not otherwise provided for in the sub-precinct	D	D	D

I604.4.2 Activity table - Structures [rcp/dp]

Activity		Activity status		
		Sub-precincts A, B, C	Sub-precinct D	Sub-precincts E, F [rcp]
Development				
(A21)	Buildings and structures listed in this table not otherwise provided for in the sub-precinct	D	D	D
(A22)	Construction or alteration of structures or buildings other than for marine and port facilities and marine and port accessory structures and services	C	NA	NA
Use				
(A23)	Marine and port accessory structures and services	P	NA	P
(A24)	Marine and port facilities	P	NA	P
(A25)	Maritime passenger facilities	NA	NA	P

I604.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I604.4.2 Activity table 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 I604.4.1 or Table I604.4.2 Activity tables and which is not listed in I604.5(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\(4\)](#).

I604.6. Standards

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

All activities listed as permitted in Tables I604.4.1 and I604.4.2 must comply with the following permitted activity standards.

I604.6.1. Building height

- (1) Buildings must not exceed the following heights limit in the areas identified in I604.10.1 Hobsonville Marina: Precinct plan 1:
 - (a) Height area 1 – 8m (up to 13.7m above NZVD2016);
 - (b) Height area 2 – 12m (up to 17.7m above NZVD2016);
 - (c) Height area 3 – 15m (up to 17.7m above NZVD2016);
 - (d) Height area 4 – 15m (up to 20.7m above NZVD2016); and
 - (e) Height area 5 – 9m (up to 12.7m above NZVD2016).

I604.6.2. Height in relation to boundary

- (1) The height in relation to boundary standard does not apply to sub-precinct A and C.
- (2) The western boundary of sub-precinct B is subject to the height to boundary standard of the Residential – Mixed Housing Urban Zone.

I604.6.3. Maximum building coverage

- (1) Building coverage must not exceed the limit set out in Table I604.6.3.1.

Table I604.6.3.1 Maximum building coverage

Sub – precinct	Building coverage
A	60 per cent
B	60 per cent
C	60 per cent
D	25 per cent

I604.6.4. Minimum landscaped area

- (1) A landscaped area must be provided within sub-precincts A, B and C.
- (2) The landscaped area provided must meet the minimum percentages as set out in Table I604.6.4.1.

Table I604.6.4.1 Minimum landscaped area

Sub-precinct	Minimum landscaped area
A	10 per cent of each site must be landscaped in trees, shrubs or grass
B	10 per cent of each site must be landscaped in trees, shrubs or grass

	including an 8m wide strip within lot 8 adjoining the northern boundary with the esplanade reserve
C	10 per cent of each site must be landscaped in trees, shrubs or grass

I604.7. Assessment – controlled activities

I604.7.1. Matters of control

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

- (1) construction or alteration of structures or buildings other than for marine and port facilities and marine and port accessory structures and services:
 - (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and material used; and
 - (c) the visual impact of any building over 10m in height, in particular its permeability, enabling views through or around the building for people in the surrounding residential areas and people using the marina berths and harbour waters.

I604.7.2. 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) construction or works methods, timing and hours of operation:
 - (a) whether the proposed construction or works methods avoid, remedy or mitigate adverse effects, on water quality and sedimentation, on marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and
 - (b) the extent to which the construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and public open space areas.
- (2) location, extent, design and material used:
 - (a) whether the development is of a scale, design and materials and located so that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and public open space zoned land, particularly the following:
 - (i) the natural character of the coastal environment;
 - (ii) effects on the recreational, visual, amenity and ecological values in the locality, including lighting effects;
 - (iii) public access to, along and within the coastal marine area;

- (iv) effects on the landscape elements and features;
 - (v) effects on cultural and historic heritage values in the locality;
 - (vi) noise effects including ongoing operational noise, such as halyard slap;
 - (vii) effects on coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents and water quality;
 - (viii) effects on existing activities in the coastal marine area and on adjacent land;
 - (ix) effects on navigation and safety and the need for any aids to navigation; and
 - (x) the provision of shore-based facilities including car and trailer parking, boat storage and maintenance areas, administration buildings, public toilets, boat racks, lockers, public access and esplanade reserves and urban design treatment.
- (3) the extent to which the design of any building over 10m in height provides permeability enabling views through or around the building for people in the surrounding residential areas and people using the marina berths and harbour waters.

I604.8. Assessment – restricted discretionary activities

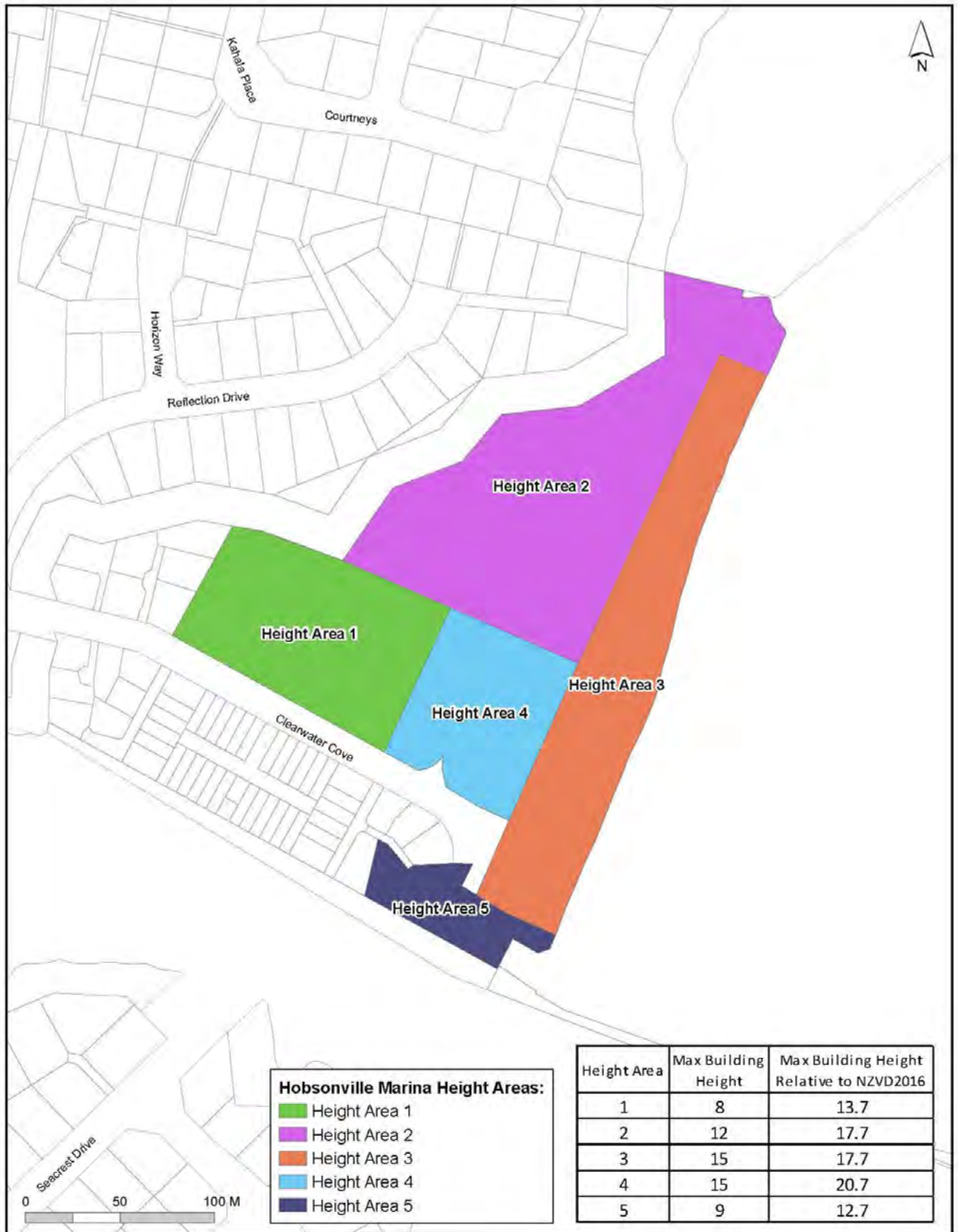
There are no restricted discretionary activities in this precinct.

I604.9. Special information requirements

There are no special information requirements in this precinct.

I604.10. Precinct plans

I604.10.1 Hobsonville Marina: Precinct plan 1 – Height



I613. Trusts Arena Precinct

I613.1. Precinct description

The Trusts Arena Precinct provides specific planning controls for the use, operation, development, redevelopment and intensification of Trusts Arena. The Trusts Arena is located in Henderson, West Auckland. It includes a multi-purpose stadium and sports complex which is used for a wide range of sports, recreation, cultural, event and community activities.

The zoning of the land within the Trusts Arena Precinct is the Special Purpose - Major Recreation Facility Zone.

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

I613.2. Objectives

- (1) The Trusts Arena is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) organised sports and recreation;
 - (b) informal recreation;
 - (c) concerts, events and festivals;
 - (d) markets, fairs and trade fairs;
 - (e) functions, conferences, gatherings and meetings; and
 - (f) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the Trusts Arena are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I613.3. Policies

- (1) Enable the safe and efficient operation of the Trusts Arena for its primary activities.
- (2) Protect the primary activities of the Trusts Arena Precinct from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:

- (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the Trusts Arena, having regard to the amenity of surrounding properties.
- (5) Recognise that the Trusts Arena's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

I613.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table I613.4.1 specifies the activity status of land use and development activities in the Trusts Arena Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I613.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Displays and exhibitions	P
(A5)	Informal recreation	P
(A6)	Organised sport and recreation	P
(A7)	Any primary activity not meeting Standard I613.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P
(A9)	Any accessory activity not meeting Standard I613.6.5 but meeting all other standards	C

I613 Trusts Arena Precinct

Compatible activities		
(A10)	Sports, recreation and community activities	P
(A11)	One care centre within the precinct limited to a gross floor area no greater than 500m ²	P
(A12)	Care centres not otherwise provided for	RD
(A13)	Professional fireworks displays meeting Standard I613.6.10	P
(A14)	Professional fireworks displays not meeting Standard I613.6.10	RD
(A15)	Helicopter flights meeting Standard I613.6.11	P
(A16)	Helicopter flights not meeting Standard I613.6.11	RD
(A17)	Filming activities	P
(A18)	Any compatible activity not meeting Standard I613.6.5 but meeting all other standards	C
Development		
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 25m in height	P
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	RD
(A21)	Light towers and associated fittings up to and greater than 25m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I613.6.8	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

I613.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I613.4.1 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 section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I613.4.1 Activity table and which is not listed in I613.5(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\(4\)](#).

I613.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I613.4.1 must comply with the following standards unless otherwise stated. The following standards do not apply:

- (1) [E27 Transport](#) – Standard [E27.6.1](#) Trip generation; and
- (2) [E27 Transport](#) – Standard [E27.6.2](#) Number of parking and loading spaces.

I613.6.1. Noise

- (1) The noise (rating) level from any activity (including sound checks), must not exceed the noise limits in Table I613.6.1.1.

Table I613.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit	Measurement point
Up to 3 special noise events between 8:00am and 10:30pm on a Friday or Saturday in any 12 month period	75dB L _{Aeq(5min)}	The boundary of any site in a residential zone or at the boundary of the Lincoln Precinct.
Up to 6 special noise events between 8:00am and 10:30pm any other day in any 12 month period	65dB L _{Aeq(5min)}	The boundary of any site in a residential zone or at the boundary of the Lincoln Precinct.
General noise standards between 7:00am and 6:00pm	55dB L _{Aeq}	The boundary of any site in a residential zone.
General noise standards between 7:00am and 6:00pm	60dB L _{Aeq}	The boundary of any other zone.
General noise standards for all other times	40dB L _{Aeq} and 75dB L _{Amax}	The boundary of any site in a residential zone.
General noise standards for all other times	45dB L _{Aeq} and 75dB L _{Amax}	The boundary of any other zone.

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq (5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I613.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I613.6.2, the curfew and pre-curfew times are as stated in Table I613.6.2.1.

Table I613.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:

- (a) The limits in Table I613.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I613.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I613.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I613.6.2.3: Vertical Illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I613.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I613.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I613.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003

(Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

Table I613.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special Lighting Events	25 cd/m ²

(9) Professional fireworks displays are excluded from this standard.

I613.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 9 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I613.6.1.1.
- (3) A single event must be limited to a total duration of 5 hours. Any special noise event lasting longer than 5 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.
- (4) Must not be held on Good Friday or Christmas Day.
- (5) Sound checks must not exceed a total of 1.5 hours duration on any day and may only be undertaken between the hours of 8:00am and 10:30pm. There must be no more than one sound check per event. Sound checks themselves are not counted as special noise events.

I613.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 14 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I613.6.2.4 and I613.6.2.5.

I613.6.5. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or

- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I613.6.6. [Deleted]

- (1) [Deleted]

I613.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone, must be screened from those areas.

I613.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I613.6.9. Height in relation to boundary

- (1) Where the Trusts Arena Precinct directly adjoins a road or an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard.

I613.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I613.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring residentially zoned site.

I613.6.12. Temporary buildings and structures

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I613.7. Assessment – controlled activities

I613.7.1. Matters of control

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 overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I613.7.2. Assessment criteria

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

- (1) Effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I613.8. Assessment – restricted discretionary activities

I613.8.1. Matters of discretion

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

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standard
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:

- (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Care centres not otherwise provided for:
 - (a) the effects of the proposed activity on the efficient operation of the primary activity of the site; and
 - (b) the effects of traffic and parking on the safety and efficiency of the transport network.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I613.6.8:
 - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

I613.8.2. 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 activities in the overlay and Auckland-wide provisions:

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and,
 - (iii) the degree of non-compliance.
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) the extent to which any artificial lighting will create a traffic safety issue.

- (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
 - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
 - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.

- (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The effects of the proposed activity on the efficient operation of the primary activity of the site:
 - (a) whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) The effects of traffic and parking on the safety and efficiency of the transport network:
 - (a) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
 - (b) whether a reduction in carparking will compromise the successful implementation of a Traffic and Transport Management Plan, where relevant or required.
 - (c) whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.

(7) The visual effects of rubbish and storage areas on residential and open space zoned sites:

(a) the extent to which screening is practicable

(b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I613.9. Special information requirements

There are no special information requirements for this precinct.

I613.10. Precinct plans

I613.10.1. Trusts Arena: Precinct plan 1



6.30 Franklin 2

The following objectives and policies apply in the Franklin 2 precinct and sub-precincts as indicated in the planning maps. The location and extent of the precinct and sub-precincts is shown on the Franklin 2 precinct overlay.

Precinct description

The Franklin 2 precinct (“the precinct”) is located approximately 6km north of the centre of Pukekohe and forms the northern edge of the rural urban boundary that surrounds Pukekohe, an identified rural satellite town. The precinct is applied to just under 300 hectares of land that has been principally owned by the Wesley College Trust Board for much of the past century. From 1922 up until the current day Wesley College and its associated agricultural operation has been located on the land.

The precinct provides for the development of a sustainable community with a compatible mix of residential and supporting activities to meet the daily needs of the new, largely residential, community.

The precinct is designed as an accessible, multi-modal, walkable residential community, based on a passenger transport interchange, that achieves high quality environmental outcomes and that offers its residents access to quality connected open space, water sensitive stormwater design, a local commercial centre that will provide a heart for the community as well as meeting their local service needs. This community heart builds on the history of the Wesley College, its people and place.

The precinct provisions provide for the bulk of the land to be developed with a variety of residential activities and housing typologies including terrace, duplex and standalone dwellings, predominantly single and two storey houses, with a limited opportunity for additional height in the local centre. Provision is also made for more comprehensively planned and integrated residential developments including retirement villages. Two distinct Franklin 2 residential sub-precincts have been created. The intent of these is to provide a range of housing choice commensurate with their locality and proximity to amenity.

The Franklin 2 Residential A sub-precinct is applied to the majority of the land in the precinct. The provisions are based on the Mixed Housing Urban zone to achieve the desired medium density outcomes. Specific provisions apply to the northern boundary of the precinct, which adjoins land zoned rural and is accessed from Gellert road, to preserve a sense of space for these neighbouring properties.

The Franklin 2 Residential B sub-precinct is applied to the central part of the precinct, adjoining the local centre, central park and the higher ground where Sim road intersects with the railway line. The Franklin 2 Residential B sub-precinct provides for a higher intensity of residential development to that provided for by Franklin 2 Residential A.

The Wesley sub-precinct provides the commercial and social hub of the new community. The provisions applying to this sub-precinct will enable the redevelopment of this area to provide for the local convenience needs of the surrounding residential community including local retail, commercial services, offices, food and beverage and a small scale supermarket. The new community will remain reliant on commercial facilities further afield for its bulk item retail and professional service needs. The provisions also enable the development of a wide range of residential activities.

The provisions recognise the area’s historical links to Wesley College, with retention of the W.H.

Smith Memorial Chapel as a focal point in the local centre along with other features that provide important links to the site's past.

Wesley College is to be relocated to a new rural location outside the precinct. In the interim, the precinct provisions continue to recognise and make provision for the operation of the College and its associated activities.

Objectives

1.The Franklin 2 precinct is developed in a comprehensive and integrated way that provides for a compatible mix of residential living, housing typologies and locations designed to increase housing supply and to support passenger rail.

2.Development makes efficient use of land based on a series of walkable neighbourhoods in close proximity to passenger transport, local centres and open space.

3.Development is of a height, bulk, form, scale and design that provides for high quality amenity for residents and responds to the precinct's intended residential character.

4.Different types of housing and levels of intensification are enabled through application of development controls that allow a choice of living environments while providing for good quality on-site amenity for residents on adjoining residential sites.

5.Commercial and retail activities are enabled at a scale and intensity which complements and serves the primarily residential development, while avoiding adverse effects on the social and economic function and viability of the Pukekohe town centre.

6.Subdivision and development is sensitive to the precinct's built heritage values and natural ecological values, and those values are a significant feature of the precinct's development.

7.Subdivision and development is integrated with transport networks and provides a well-connected internal street network supporting pedestrian, cycle and public transport use along with facilities to promote use of public transport, including rail.

8.Subdivision and development in the precinct will not adversely impact on the safe and efficient operation of the adjoining state highway network or the National Grid line (GLN-DEV A).

9.Subdivision and development provides a high level of recreation and open space amenity for residents through provision of a network of public open spaces and parks, catering for both active and passive recreational opportunities.

10.Adverse effects of stormwater runoff are avoided or mitigated through incorporating the use of water sensitive design principles.

11.Subdivision and development of the precinct depends on provision of adequate water and wastewater infrastructure.

12.Subdivision of the precinct will facilitate restoration of riparian margins.

13.Development will be undertaken to ensure the continued operation of Wesley College and farm on its current site in the short to medium term.

Policies

Development

1.Require the development of framework plans prior to subdivision, the establishment of land use activities or development to ensure that the precinct is developed in a co-ordinated, integrated and comprehensive manner.

2.Require the framework plan to demonstrate the interrelationship and future integration with other land and features in the precinct, including the National Grid Corridor.

3. Encourage higher density and mixed use development centred on the public transport network, particularly rail, with pedestrian and cycleway facilities, to provide alternatives to, and reduce dependency on, private motor vehicles as a means of transport.
4. Enable medium and high density housing to make efficient use of the land resource while maintaining the reasonable amenity of adjoining lower intensity residential sites and providing high-quality on-site amenity.
5. Provide sufficiently flexible development controls to provide for a range of living situations to accommodate extended families, sub-tenancies and multiple units in a dwelling that will foster quality long term density outcomes including the opportunity for the provision of habitable roof space.
6. Enable activities for the local convenience needs of the surrounding residential area, including local retail, commercial services, office, food and beverage and small scale supermarkets.
7. Discourage large scale commercial activity that would adversely affect the:
 - a. retention and establishment of a mix of activities in the local centre;
 - b. function, vitality or amenity of the Pukekohe Town Centre zone;
 - c. safe and efficient operation of the transport network.

Built Form

8. Require residential development to achieve a high quality of on-site amenity by:
 - a. providing functional and accessible outdoor living spaces;
 - b. controlling fence heights to provide a reasonable level of on-site privacy while enabling passive surveillance of the street and open space;
 - c. controlling building coverage, impervious areas and minimum landscaped areas;
 - d. applying design assessment criteria in sub-precincts to manage privacy effects;
 - e. specifying minimum setbacks from boundaries for primary and secondary outlooks to minimise overlooking, maximise daylight access and to mitigate noise effects;
 - f. creating developments with visual interest when viewed from the street and reducing the dominance of garage doors.

Heritage

9. Apply controls in the Wesley sub-precinct to protect and to enhance the precinct's heritage values, amenity and character features including recognising the significant historic heritage of the W.H. Smith Memorial Chapel.
10. Protect and recognise the heritage values in the detailed design for the precinct.
11. Require the design of any proximate new buildings to be sensitive to the location, scale and setback of historic buildings identified in the precinct plan.
12. Provide for identified historic buildings in the Wesley sub-precinct to be retained and, together with their surrounds, managed in accordance with a heritage management plan approved as part of a framework plan.

Open space

13. Protect and enhance the natural values of, and public access to, streams and ecological habitats within the precinct.

14. Provide for establishment of public open space to recognise and protect the ecological values of the precinct and to provide public amenity.

15. Enhance ecological and natural character values, and avoid additional stream bank erosion by requiring the riparian margins of the identified streams in the precinct plan to be planted with suitable native vegetation at the time of subdivision.

16. Require integrated, accessible and usable public open spaces as shown in precinct plan 1 to provide for the recreational needs of the community within walkable distances for all residents.

17. Incorporating the Electricity Transmission corridor as part of the east west, informal recreation open space corridor traversing the precinct.

Stormwater management

18. Apply a Water Sensitive Design (WSD) approach that promotes at-source stormwater management to avoid as far as practicable the adverse effects of stormwater runoff on the ecological values and the ecological functions of receiving environments.

19. Apply specific stormwater measures to protect the different receiving environments of the identified Stormwater Management Areas in the precinct as shown on precinct plan 3.

20. Enable the use of ephemeral stream gullies, restored wetlands, and constructed watercourses for the detention and attenuation of stormwater runoff in locations that suit existing topography and in a manner that will enhance the landscape amenity and ecology of the precinct.

21. Avoid adverse effects of flood risk by keeping the floodplain for the 1 percent Annual Exceedance Probability (AEP) event free of development and using flood attenuation to avoid more than minor effects of flooding downstream.

Other Infrastructure

22. Require the construction of new roads in accordance with an approved framework plan to achieve a highly interconnected pedestrian and road system that provides for all modes of transport, particularly cycling as shown in precinct plan 5.

23. Require pedestrian and cycle links in accordance with an approved framework plans to allow for safe and efficient movements within the precinct and where practicable the surrounding network, as shown in precinct plan 5.

24. Limit the number and location of vehicle access and egress points from the precinct to State Highway 22 as shown in precinct plan 1.

25. Require the construction of water and wastewater network services in conjunction with the staged subdivision and development of the project.

26. Applying rules to allow for the continued operation of the existing Wesley College and its farming operation.

Subdivision

27. Require subdivision to give effect to an approved framework, concept plan and/or the precinct plan.

28. Require subdivision to be consistent with the Electricity Transmission overlay provisions.

29. Subdivision design should respond to the natural landscapes by:

- a. locating and designing roads, access and infrastructure in a manner which minimises earthworks;
- b. locating roads and blocks to follow land contours;

c.enhancing the riparian margins of the stream network within the precinct.

30.Require subdivision to be designed to create integrated communities and to provide a street and block pattern that supports the concepts of liveable, walkable and connected neighbourhoods including:

a.a road network that:

i.is easy and safe to use for pedestrians and cyclists;

ii.is connected with a variety of routes in the immediate neighbourhood and between adjacent sites;

iii.is connected to public transport, shops, schools, employment, open spaces and other amenities.

b.vesting roads as public infrastructure;

c.a road network which is set out in a manner that supports the needs of the public transport system;

d.incorporating principles of crime prevention through environmental design.

Precinct Rules

Franklin 2 Residential sub-precincts

The following activities, controls and assessment criteria and Auckland-wide rules apply in the Franklin 2 Residential sub-precincts unless otherwise specified. Refer to the planning maps for the location and extent of the sub-precincts.

1. Activity Table

The following table specifies the status of activities in the Franklin 2 Residential A and Franklin 2 Residential B sub-precincts.

Activity	Franklin 2 sub-precinct A	Franklin 2 sub-precinct B
Framework plans		
A framework plan, amendments to an approved framework plan or a replacement framework plan	RD	RD
New buildings on land subject to but not in accordance with an approved framework plan	NC	NC
Development		
Demolition of buildings and structures	P	P
New buildings on land subject to and in compliance with an approved framework plan	RD	RD
Alterations to existing buildings that are less than 10% of the existing GFA of the building	P	P
Internal alterations to buildings	P	P
Additions and alterations to buildings not otherwise provided for	RD	RD
Accessory buildings	RD	RD
Residential		
Dwellings	P	P
Home occupations	P	P
Integrated Residential Development	RD	RD
Retirement villages	D	RD
Supported residential care and boarding houses up to 200m ² GFA per site	P	P
Supported residential care and boarding houses not provided for above	D	RD
Visitor accommodation up to 200m ² GFA per site	RD	RD
Visitor accommodation not provided for above	D	D
Commerce		
Dairies up to 100m ² GFA per site	RD	RD
Restaurants and cafés up to 100m ² GFA per site	D	RD
Restaurants and cafés not provided for above	NC	NC
Offices up to 200m ² GFA per site	D	RD

Retail up to 200m ² GFA per site	D	RD
Service stations on arterial roads	D	D
Community		
Care centres up to 200m ² GFA per site	P	P
Care centres between 200m ² - 400m ² GFA per site	D	RD
Care centres not provided for above	D	D
Community facilities (including places of worship, halls and marae complex)	D	D
Education facilities	D	D
Emergency services on arterial roads	D	D
Healthcare facilities up to 200m ² GFA per site	RD	RD
Healthcare facilities and associated buildings not provided for above	D	RD
Pedestrian and cycling facilities	P	P
Rural		
Farming	P	P

2. Notification

1. Restricted discretionary activity resource consent applications for framework plans, and amendments to framework plans, can be expected to be considered without the need for public notification. However, limited notification may be undertaken, including notice being given to any land owner and occupiers in the precinct who have not provided written approval.

2. All other restricted discretionary activities will be considered without public or limited notification, or the need to obtain written approval from affected parties, unless otherwise specified in the Unitary plan or special circumstances exist in accordance with s. 95A(9) of the RMA that make notification desirable.

3. To avoid doubt, discretionary and non-complying activities are subject to the statutory tests for notification under the relevant sections of the RMA, unless otherwise specified in the Unitary plan.

4. Buildings that do not comply with the following development controls will be subject to the statutory tests for notification under the relevant sections of the RMA:

- a. building height;
- b. height in relation to boundary;
- c. building coverage and landscaping;
- d. privacy;
- e. outdoor living space.

3. Land use controls

The following land use controls apply in the Franklin 2 Residential sub-precincts. Any activity that does not comply with the land use controls is a non-complying activity unless otherwise stated.

3.1 Density

No density limits apply where dwellings are proposed in the Franklin Residential sub-precincts.

3.2 Framework plans

A resource consent application for a framework plan, amendment(s) to a framework plan or for a replacement framework plan:

1. Must comply with the rules, assessment criteria and special information requirements for framework plans specified for the Franklin 2 precinct;
2. May seek consent for the following land uses:
 - a. mix and location of housing types; and/or
 - b. the design and location of public open spaces, community or social infrastructure; and/or
 - c. the design and location of blocks, roads and pedestrian connections; and/or
 - d. stormwater, water and wastewater infrastructure; and/or
 - e. earthworks associated with the development; and/or
 - f. vehicle accessways.
3. Identify the location of pedestrian, cycle and other transport connections in the precinct and to the surrounding neighbourhood.

4. Development controls

4.1 Development control infringements

Buildings that infringe three or more of the following development controls are a restricted discretionary activity:

1. Building height.
2. Height in relation to boundary.
3. Yards.
4. Maximum impervious area.
5. Building coverage.
6. Landscaping.
7. Outlook.

4.2 Height

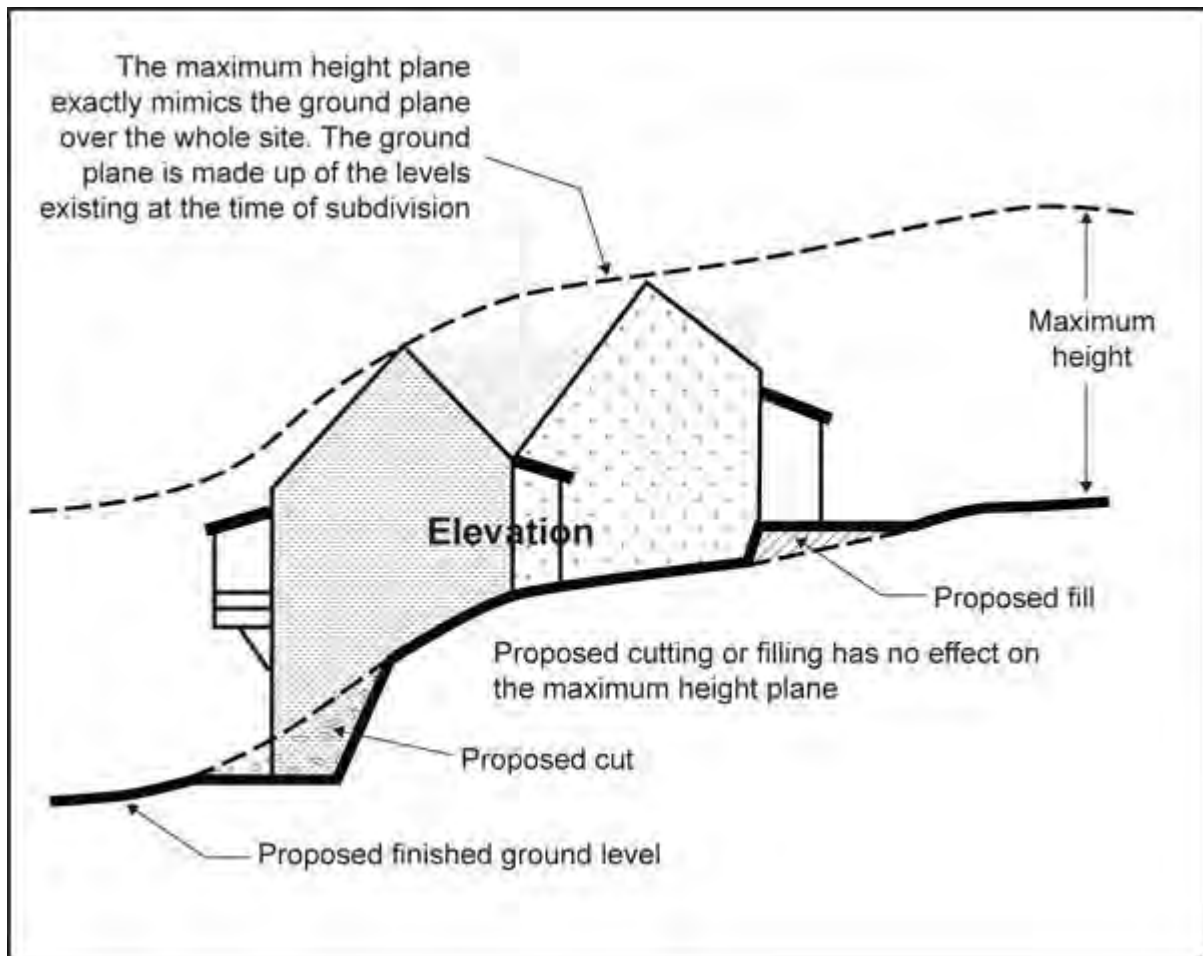
Purpose:

To manage the height of buildings to be consistent with an urban residential character of up to three storeys, particularly in the Franklin 2 Residential 2 sub-precinct area where greater height reflects the development potential of smaller site sizes.

Buildings must not exceed the heights set out below:

Sub precinct	Buildings and landscape
Franklin 2 Residential A	10 m except that 50% of a building's roof, measured vertically from the junction between wall and roof, may exceed this height by 1m where the entire roof slopes 15 degrees or more
Franklin 2 Residential B	13.5m

For the purpose of applying this control height is measured in accordance with the diagram below:



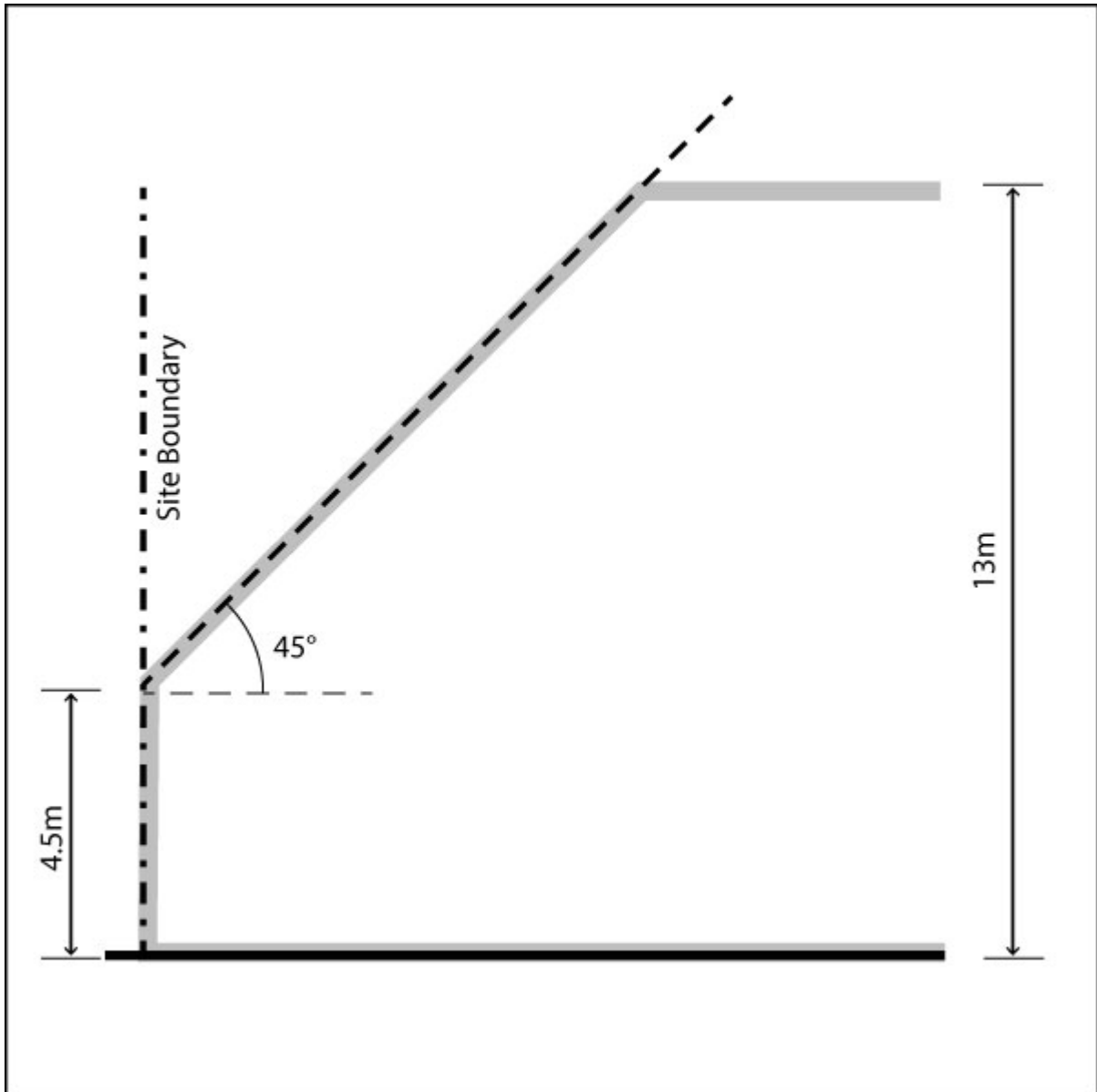
4.3 Height in relation to boundary

Purpose:

To manage the bulk and scale of buildings at boundaries to limit overshadowing of neighbouring sites and to provide a setback space between buildings on adjoining sites, particularly where dwellings are detached. The control in the Residential B sub-precinct is to enable dwellings to achieve the greater height intended by the zone while maintaining a good quality design outcome.

1. In the Franklin 2 Residential A sub-precinct buildings must not exceed a height of 3m measured vertically above ground level on the side and rear boundaries. Thereafter buildings must be set back 1m for every additional metre in height (45 degrees).

2. In the Franklin 2 Residential B sub-precinct buildings must not exceed a height of 4.5m measured vertically above ground level and thereafter must be set back 1m for every additional metre in height (45 degrees), as per the diagram below, for 50 percent of the side boundary. For the remaining 50 percent buildings must not exceed a height of 3m plus 45 degrees in accordance with the control for the Residential A sub-precinct.



3. Where the boundary forms part of a legal right of way, pedestrian accessway, or access site, the control applies from the furthest boundary of that legal right of way, pedestrian access way or access site.

4. A gable end or dormer may project beyond the recession plane where it is:

- a. no greater than 1m in height and width measured parallel to the nearest adjacent boundary; and
- b. no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary.

4.4 Common walls

Purpose:

To enable greater flexibility in housing mix and the pattern of development by enabling attached development as one form of residential development throughout the wider precinct.

The height in relation to boundary and yard controls do not apply where a common wall is proposed.

4.5 Yards

Purpose:

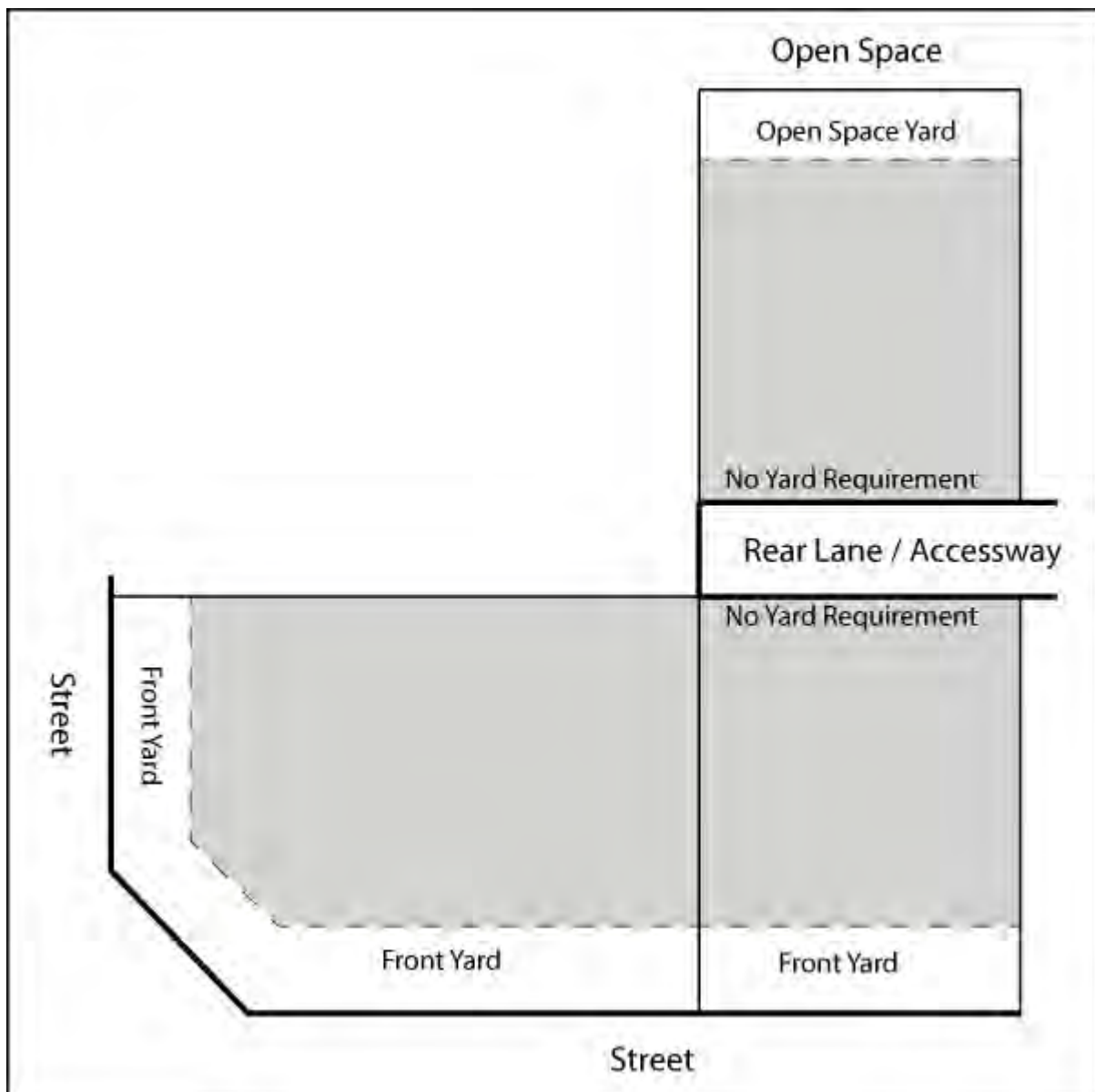
To create a transition from the front façade of the dwelling to the street that contributes to the quality of the streetscape commensurate with the nature of development. Open space and riparian yards ensure dwellings are adequately set back from the open space and stream network in the precinct to maintain a sense of open space and water quality respectively and to provide protection from natural hazards.

No buildings shall be located in the following yards set out in table 2 and the diagram below:

Table 2

Yard	Franklin 2 Residential A sub precinct	Franklin 2 Residential B sub precinct
Front	2.5m applies except where there is a provision for garages and carports, in which case there shall be a minimum setback of 5m in that part of the yard. Except that where vehicle access is from a rear lane or rear access way no yard is required on that boundary with the rear lane or access way.	1m front yard except where there is a provision for garages and carports, in which case there shall be a minimum setback of 5m in that part of the yard. Except that where vehicle access is from a rear lane or rear access way no yard is required on that boundary with the rear lane or access way.
Riparian	10m from the edge of all permanent and intermittent streams as shown on precinct plan 1.	
Open space	Where the rear boundary on any site adjoins land zoned open space, a 3m set back from the boundary applies on these sites to create a private-public open space interface.	
Rural	15m set back from the boundary applies on sites identified in the precinct plan 1, to create a sense of openness and space between the precinct and the adjoining rural zoned land.	N/A

Where a site adjoins riparian margin and/or land zoned public open space, the more restrictive of the yard controls will apply.



4.6 Maximum impervious area

Purpose:

To manage the amount of stormwater runoff generated by a development.

1. Maximum impervious area for a site to be occupied by detached dwellings that are greater than or equal to 300m²: 60 percent.
2. Maximum impervious area for a site to be occupied by detached dwellings that are less than 300m²: 70 percent.
3. Maximum impervious area for a site to be occupied by attached dwellings: 70 percent.
4. Maximum impervious area applying to a site to be occupied by apartment building(s): 100 percent.

4.7 Building coverage

Purpose:

To ensure the scale of buildings and on site amenity are consistent with the urban residential character of the precinct.

1. Maximum building coverage for a site to be occupied by detached dwellings that are greater than or equal to 300m²: 40 percent.
2. Maximum building coverage for a site to be occupied by detached dwellings that are less than 300m²: 50 percent.
3. Maximum building coverage for a site to be occupied by attached dwellings: 55 percent.
4. Maximum building coverage does not apply to a site to be occupied by apartment building(s).

4.8 Landscaping

Purposes:

To provide for on-site amenity consistent with the urban residential character of the precinct;

To improve stormwater absorption on site.

1. Where a site to be occupied by detached dwellings that are greater than or equal to 300m²: 40 percent of the site must comprise landscaped area.
2. Where a site to be occupied by detached dwellings that are less than 300m²: 30 percent of the site must comprise landscaped area.
3. Where a site is to be occupied by attached dwellings: 30 percent of the site must comprise landscaped area.
4. The landscaping requirement does not apply to sites to be occupied by apartment buildings (Note: this requirement does apply to retirement villages).

4.9 Privacy

Purposes:

To ensure a reasonable standard of visual and acoustic privacy between different dwellings, including their outdoor living spaces, on the same or adjacent sites.

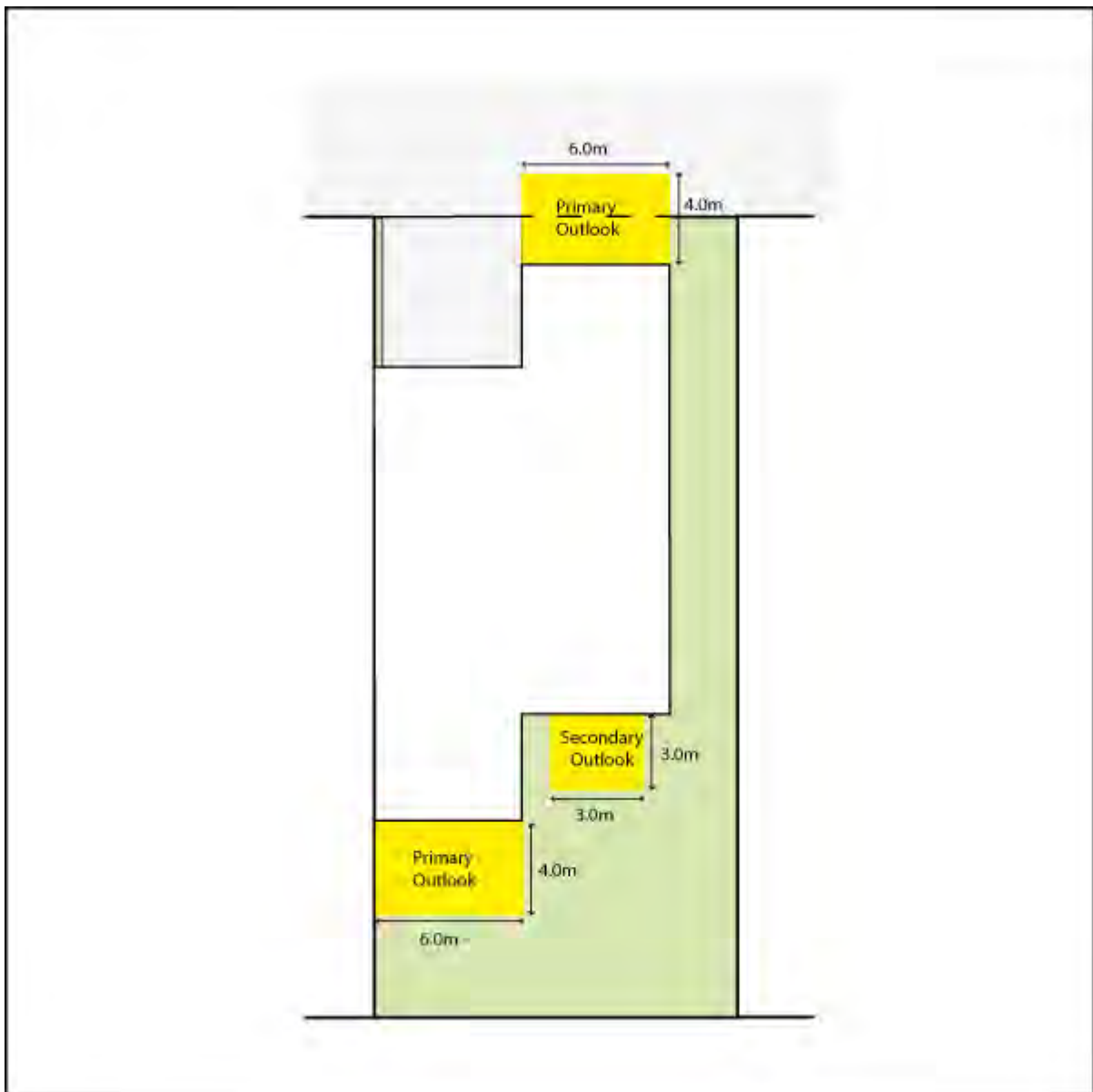
To encourage the placement of habitable room windows to the site frontage or to the rear of the site in preference to side boundaries, to maximise both passive surveillance of the street and privacy, and to avoid overlooking of neighbouring sites.

1. Privacy to and for dwellings is regulated through outlook space for individual dwellings and separation of buildings within a site for sites with apartments or multiple dwellings. The controls below replace those for outlook space and separation of buildings in the Unitary Plan.
2. All detached and attached housing in the precinct must be designed so that each external wall of a building is nominated with a primary outlook (i.e. principal living room), secondary outlook (i.e. other habitable rooms including bedrooms), or no outlook (i.e. non-habitable rooms).
3. The minimum set-backs are set out in the table below:

Minimum set-back primary outlook	Minimum set-back secondary outlook	Minimum set-back for no outlook
6m x 4m	3m x 3m	0m

4. The minimum set-back of the outlook space is measured at right angles to and horizontal from the window or balcony to which it applies. Where the outlook space applies to a balcony, it will be measured from the edge of the balcony.

5. The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the control applies.
6. Outlook space may be over the street, public open space, shared access sites and private lanes.
7. Outlook spaces required from different rooms within the same dwelling may overlap.
8. Outlook spaces must:
 - a. be clear and unobstructed by buildings;
 - b. not extend over adjacent sites.
9. Apartments in the precinct are required to have a minimum set-back of 15m between the faces of the buildings for the primary outlook (i.e. living room) of any apartments that face the primary outlook of other apartments (whether in the same building or not).



4.10 Outdoor living space

Purpose:

To provide dwellings with outdoor living space that is of a usable size and dimension for the type of dwelling and is accessible from the principal living room.

1. The following development controls for outdoor living spaces apply to all:

a. detached and attached dwellings at ground level with 3 or more bedrooms;

b. principal living rooms above ground level;

c. entire dwellings located above ground level.

2. A dwelling at ground level must have an outdoor living space measuring at least 40m² that:

a. is free of buildings, parking spaces, servicing and manoeuvring areas;

b. excludes any area with a dimension less than 1m.

3. Where a dwelling has the principal living room at ground level part of the required outdoor living space must be able to contain a delineated area measuring at least 20m² that:

a. has no dimension less than 4m;

b. is directly accessible from the principal living room ;

c. has a gradient not exceeding 1 in 20.

4. Where a dwelling has the principal living room above ground level, part of the required outdoor living space must include a balcony or roof terrace that:

a. is directly accessible from the principal living room;

b. has a minimum area of 8m²;

c. has a minimum depth of 2.4m.

5. Except that the following outdoor living space controls apply where a detached or an attached dwelling at ground level has:

a. a studio or 1 bedroom: a minimum unobstructed outdoor living space of 20m² is required with no dimension less than 3m, being accessible from the unit to which it relates;

b. 2 bedrooms: a minimum unobstructed outdoor living space of 25m² is required with no dimension less than 4m, being accessible from the unit to which it relates.

6. Where an entire dwelling is above ground level, it must have an outdoor living space in the form of a balcony or roof terrace that is at least 10m² and has a minimum depth of 2.4m.

4.11 Dwellings fronting the street

The underlying Mixed Housing Urban zone control for dwellings fronting the street does not apply to this precinct. This is regulated by the controls for privacy and by assessment criteria for building design for integrated residential developments.

4.12 Fences

Purpose:

To provide a reasonable level of privacy for dwellings while enabling passive surveillance over the street and public open space.

1. Fences on a road boundary, or adjoining a public open space, must not exceed 1.2m in height.

2. A combined fence and retaining wall on a front boundary must not exceed 1.2m in height.

3. Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be setback at least 1m from the front corner of the building.

4. Fences on a rear boundary must not exceed 1.8m in height and where the rear boundary faces onto a lane the fence must be visually permeable across 50 percent of the area.

5. Fences on a side boundary must not exceed 1.8m in height.



4.13 Garages

Purpose:

To ensure a strong residential interface and to reduce the dominance of cars on the street frontage.

1. A garage door facing a street must be no greater than 50 percent of the width of the front elevation of the dwelling to which the garage relates.
2. Garage doors must not project forward of the front elevation of a dwelling.
3. The garage door must be set back at least 5m from the front boundary.



4.14 Minimum Dwelling Size

Purpose:

Dwellings are a sufficient size to provide for the day-to-day needs of residents.

Dwellings must have a minimum net internal floor area of 45m² for a one bedroom dwelling

4.15 Daylight to dwellings

The daylight to dwellings controls do not apply. This is regulated through the yard, height in relation to boundary, and outlook space controls.

4.16 Minimum dimensions of principal living rooms or principal bedrooms

The minimum dimensions of principal living rooms or principal bedrooms do not apply in this precinct. These are controlled by assessment criteria in section 5.

4.17 Servicing and Waste

Purpose:

Dwellings in medium to large scale residential development have sufficient space within the building to accommodate the storage of waste.

1. A building or site containing 10 or more dwellings must provide a communal storage area for waste. The size of the communal storage area must be a minimum area of 1.25m² per dwelling.

2. An additional 30 percent in area of the total floor area required above must be provided in the communal storage area for manoeuvring or sorting within the waste storage area.

4.18 Water and Wastewater

Purpose:

To ensure development occurs only where it can be serviced by connections to the water supply and wastewater networks.

At the framework plan stage, the applicant must demonstrate to the satisfaction of the council that there is an available connection to the water supply and wastewater networks.

4.19 Storage

Purpose: to ensure dwellings have sufficient space for the storage of everyday household items and bulky items such as bicycles.

1. A building or development containing 5 or more dwellings must provide covered storage space for each dwelling with internal measurements of at least 4m³, excluding storage within the kitchen and bedroom wardrobes. The storage may be within the dwelling or external to it, within the site.

2. The required storage space for each dwelling must include a single covered storage space within internal dimensions of at least 2m³.

4.20 Universal access

Purpose:

Medium to large scale residential development provides equal physical access and use for people of all ages and abilities.

1. Where a new building or development contains 10 or more dwellings, 20 percent of those dwellings must comply with the following:

a. doorways must have a minimum clear opening width of 810mm;

b. stairwells must have a minimum width of 900mm;

c. corridors must have a minimum width of 1050mm;

d. the principal means of access from the frontage, or the parking space serving the dwelling, to the principal entrance of the dwelling must have:

i. a minimum width of 1.2m;

ii. a maximum slope of 1:20;

iii. a maximum cross-fall of 1:50.

2. Where the calculation of the dwellings required to be universally accessible results in a fractional dwelling, any fraction that is less than one-half will be disregarded and any fraction of one-half or more will be counted as one dwelling.

3. All dwellings required to be universally accessible must provide at least one parking space for people with a disability. The dimensions and accessible route requirements for such parking spaces are detailed in Section 5.5 of the New Zealand Building Code D1/AS1 New Zealand Standard for Design for Access and Mobility – Buildings and Associated Facilities (NZS 41212001).

5. Assessment

5.1 Restricted discretionary activities

5.1.1. Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table:

1. Framework plans

The council will restrict the exercise of its discretion to the matters listed below for creation of a framework plan, including any amendments to an approved framework plan or replacement framework plan, in the Franklin 2 precinct:

- a. site layout and configuration;
- b. the location, physical extent and design of public open space;
- c. the location and design of roads, access and parking;
- d. the location and capacity of infrastructure servicing;
- e. integration of development with neighbouring areas;
- f. staging of development;
- g. the location, form of control, function and layout of road connections and corridor treatments, in particular those connecting with SH22;
- h. the location and design of public transport and active mode infrastructure including walking and cycling;
- i. design, layout and proposed use in relation to the GLN-DEV A National Grid Line, including:
 - i. impacts on the operation, maintenance, upgrade and development of the National Grid line;
 - ii. compliance with NZCEP34: 2001;
 - iii. the risk of electrical hazards affecting public or individual safety;
 - iv. the nature and location of any vegetation to be planted in the vicinity of the National Grid line.

2. Integrated Residential Development

- a. building design and external appearance;
- b. design and scale of buildings adjoining or across the street from identified buildings to be retained in the Wesley sub-precinct;
- c. topography, earthworks and natural features;
- d. design and layout of dwellings, visitor accommodation and boarding houses;
- e. design of landscaping;
- f. design of parking and access;
- g. infrastructure and servicing;
- h. design of infrastructure that promotes walking and cycling.

3. Retirement Villages

- a. building design and external appearance;
- b. topography, site orientation and earthworks;
- c. design of communal open space and of the site landscaping;

- d. design and layout of dwellings;
 - e. design of parking and access;
 - f. infrastructure and servicing.
4. Visitor Accommodation, Dairies, Restaurants and Cafés and Offices
- a. intensity and scale;
 - b. noise, lighting and hours of operation;
 - c. design of parking, access and servicing.
5. Retail up to 200m²
- a. intensity and scale;
 - b. noise, lighting and hours of operation;
 - c. design of parking, access and servicing.
6. Care centres between 200m²-400m² and Healthcare facilities
- a. intensity and scale;
 - b. noise, lighting and hours of operation;
 - c. design of parking, access and servicing.

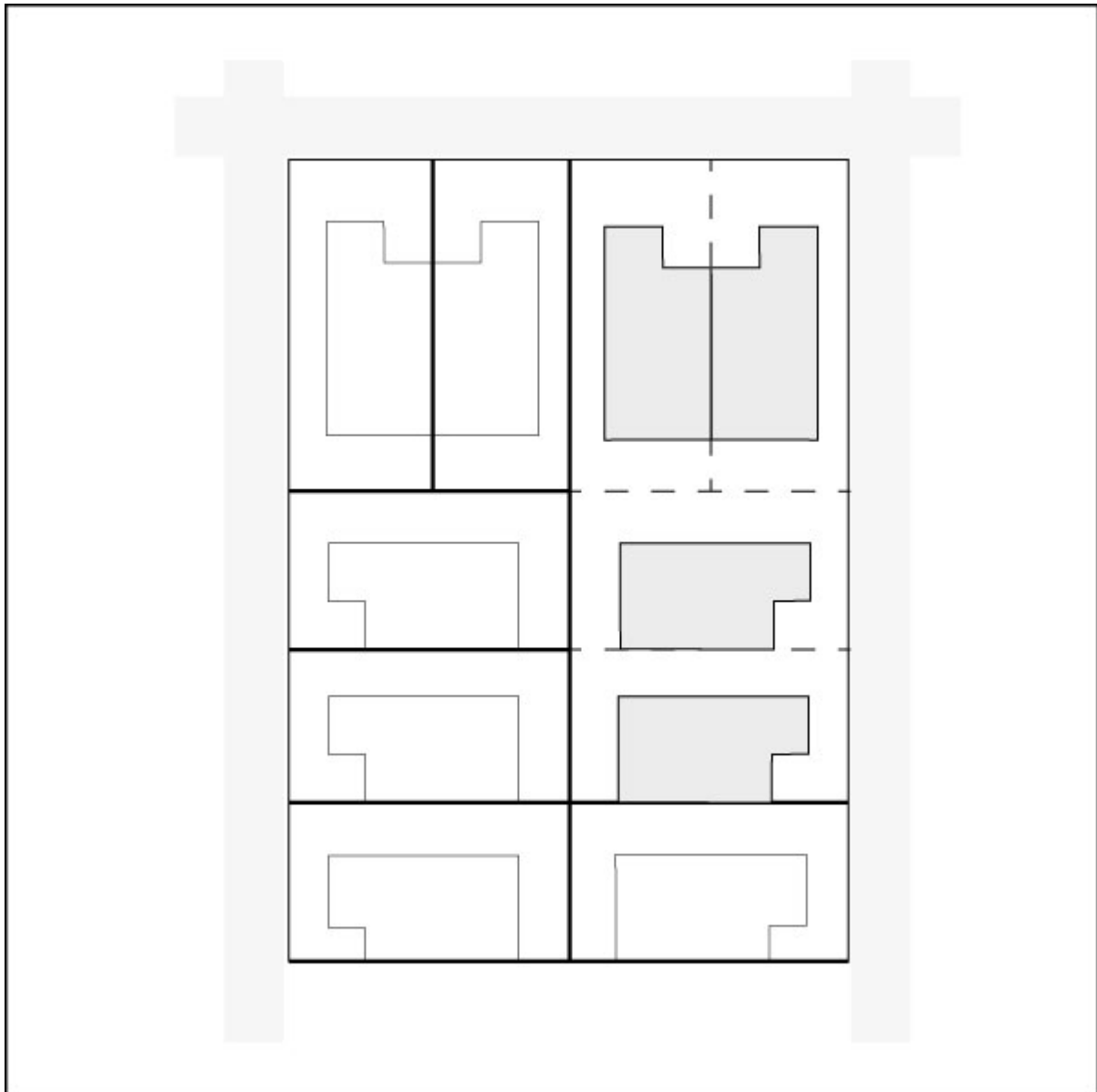
5.2 Assessment Criteria

For development that is a restricted discretionary activity in the Franklin Residential sub-precincts, the following assessment criteria apply:

1. Framework plans

When considering a restricted discretionary application for a framework plan, amendments to an approved framework plan or replacement framework plan, the council will consider the proposal against the following criteria:

- a. site layout and configuration (refer to the diagram below):
 - i. orientation of sites to support appropriate solar access for development on the site;
 - ii. site configuration and size to enable a range of appropriate housing typologies and encourage scale and modulation of built form when viewed from public open space;
 - iii. site proportion to enable provision of setback and quality, private outdoor living spaces for dwellings/developments;
 - iv. site configuration that enables the provision of dwellings/development that provides good passive surveillance of the street and contributes to streetscape amenity.



b.the location, physical extent and design of public open space:

Public open spaces should be provided in the location(s) identified in the precinct plan to meet the needs of the local community. Where no location is identified, open space should be provided and located to serve the future needs of the local community.

c.the location and design of roads, access and parking:

Streets and pedestrian connections should be provided in the location identified in the precinct plan to achieve a legible street network. Where no location is identified, an integrated and efficient street and pedestrian network should be provided, including connections to existing and future streets and networks.

d.the location and capacity of infrastructure servicing:

Adequate infrastructure should be provided to service the proposed development including stormwater, wastewater, water supply, electricity and telecommunications.

e.integration of development with neighbouring areas:

Where the framework plan is for a particular site or sub-precinct within a wider precinct, the framework

plan should demonstrate how the development achieves the overall objectives of the precinct, including the integration of streets, pedestrian connections, open spaces and other infrastructure that will serve the development.

f. staging of development:

The framework plan should provide details of how the development will be staged. The council may impose conditions enabling a lapse period longer than five years, having regard to s. 79 of the RMA and the need for unimplemented resource consents generally to reflect the planning strategy in the Unitary plan.

g. the location, form of control, function and layout of road connections and corridor treatments, in particular those connecting with SH22:

The framework plan should provide details of the location, form, function and layout of road connections, corridor treatments and access/egress points. The framework plan should demonstrate how the development achieves the overall objectives of the precinct, in particular delivery of an integrated transport network with well-connected internal streets. Particular attention should be given to any connection with SH22 to ensure the safe and efficient operation of the adjoining State Highway network is not adversely impacted.

h. the location and design of public transport and active mode infrastructure including walking and cycling:

The framework plan should provide details on the design and location of all public transport and active mode infrastructure to be provided to demonstrate how these will deliver a highly interconnected, safe and efficient network that provides for all modes of transport, particularly walking and cycling.

i. design, layout and proposed use in relation to the GLN_DEV A National Grid Line:

Where the framework plan includes land that is identified in the Electricity Transmission Overlay the council will consider:

i. the effects on the ability of Transpower to operate, maintain, upgrade and develop the National Grid line, including access to the line;

ii. the extent to which the design and layout will enable earthworks, buildings and structures to comply with NZECP34: 2001;

iii. the extent to which the design and layout, including the location of roads and reserves, landscaping and building platforms, allows for activities to be set back from the National Grid line to ensure adverse effects on, and from, the National Grid and on public safety are appropriately avoided;

iv. the extent to which the design and layout will minimise the potential for reverse sensitivity effects.

2. Integrated Residential Development

The council will consider the assessment criteria applying to more than one dwelling in the Residential A and B sub-precincts as set out below:

a. building design and external appearance

i. buildings should have clearly defined public fronts that contribute positively to the amenity and pedestrian safety of streets and public open space as set out in the diagram below:

- maximising doors, windows and balconies over all levels on the front façade;
- introducing visual interest through a variety of architectural detail and building materials;

• clearly defining the boundary between the site and the street or public open space by planting or fencing.



ii. ground level balconies or patios that front to a street or public open space should be at a height sufficient to provide privacy for residents while enabling sightlines to the public realm.

iii. the number of dwellings that directly front, align and orientate to public streets should be maximised.

iv. buildings should be designed to break up their mass into visually distinct elements, particularly when of a greater height or bulk than surrounding buildings, to reflect a human scale.

v. techniques to achieve this include the use of physical separation, variations in building height and roof form, façade modulation and articulation and building materials.

vi. building frontages to streets, accessways and public open spaces should avoid blank walls. Side or rear walls should be designed to provide interest in the façade; including modulation, relief or surface detailing.

vii. for larger scale developments:

- encourage modulation of building façade
- balconies should be designed as an integral part of the building and a predominance of cantilevered balconies should be avoided

vii. quality, durable and easily maintained materials should be used on the façade of dwellings, with particular emphasis on frontages to the street and public open space.

b. topography, site orientation and earthworks

i. the topography, orientation, size and proportions of the site should be suitable to accommodate the housing type proposed. In particular, development on steep land with poor solar orientation or narrow sites is discouraged unless sites are carefully designed to optimise on-site amenity values and to complement the surrounding neighbourhood landform;

ii. building platforms, outdoor living spaces, car parking areas and driveways should be located and designed to respond to the natural landform and site orientation in an integrated manner;

iii. earthworks should be minimised and retaining avoided where possible. However, where retaining or earthworks are required they should be incorporated as a positive landscape or site feature by:

- integrating retaining as part of the building design
- stepping and landscaping earthworks or retaining over 1m in height to avoid dominance or overshadowing effects

- ensuring all earthworks or retaining visible to the public, including neighbours, is attractively designed and incorporates modulation, landscaping and quality materials to provide visual interest

c. design and layout of dwellings, visitor accommodation and boarding houses

i. dwellings should be located, proportioned and orientated on a site to maximise the amenity of future residents by:

- clearly defining communal, semi-private and private areas, including outdoor living space, within the development

- maximising passive sunlight access, particularly for high density development, by methods including maximising north facing windows, while balancing the need for dwellings to front the street

- providing for natural cross ventilation by window openings facing different directions

ii.outdoor living space should balance the need to achieve the following, in order of priority:

- avoid a southerly orientation and be located on site to maximise the number of hours that the outdoor living space receives winter sunlight

- maintain privacy between the outdoor living space of adjacent dwellings and between outdoor living space and the street

- be sheltered from the prevailing wind

- be located to take advantage of any views or outlook from or within the site

iii.in addition to the above, any communal outdoor living spaces should be designed to:

- provide an attractive, functional and high quality outdoor environment, located on the site to form a focus of the development

- be conveniently accessible to all residents

- be overlooked by the principal living rooms and balconies of dwellings, at ground or lower levels, to enhance safety

iv.the size of the communal outdoor living space should be adequate for the number of people the development is designed to accommodate.

v.appropriate management and maintenance systems should be provided for communal outdoor living space, depending on the scale of development and the extent of communal access, to ensure it is available for all residents of the development.

d.design of landscaping

i.development should integrate and retain significant natural features including trees, streams and ecological areas;

ii.site landscaping should be located and designed to:

- complement the streetscape and/or any adjacent public open space

- enhance energy efficiency and stormwater management, including shading and swale systems

- enhance on-site amenity and improve privacy between dwellings

e.design of parking and access

i.developments on larger sites with frontages to two or more streets should extend and connect a pedestrian and cycle link.

ii.individual or communal car parking areas should be located and designed to:

- be close and convenient to dwellings

- be secure, well lit, or visible from dwellings

- be well ventilated, if enclosed

- minimise noise and fumes by providing separation from bedroom windows

- avoid surface car parking areas fronting streets and public open spaces

- provide visual interest and an attractive appearance, including the use of paving patterns and different material types in combination with landscaping

iii. where practicable, parking should be located underground, or in semi-basements projecting no more than 1m above ground.

f. location and design of vehicle and pedestrian access

i. vehicle crossings and accessways should be designed to reduce vehicle speed, be visually attractive and clearly signal to pedestrians the presence of a vehicle crossing or accessway.

ii. vehicle crossings and accessways should be clearly separated from pedestrian access. The spaces may be integrated where designed as a shared space with pedestrian priority.

iii. the design of pedestrian routes between dwelling entries, carpark areas, private and communal open space and the street should provide equal physical access for people of all ages and physical abilities and provide a high level of pedestrian safety and convenience.

g. accessibility of common areas

Common areas in buildings should be designed to provide equal physical access for people of all ages and abilities.

h. infrastructure and servicing

i. required infrastructure should integrate into the design of the site. This includes stormwater management devices, overland flow paths/floodplains, wastewater systems, and water supply.

ii. rubbish storage areas should be incorporated into the design of the building and screened from public view.

iii. plant, exhaust, intake units and other mechanical and electrical equipment located on the roof of a building should be integrated into the overall design and be contained in as few structures as possible.

3. Retirement villages

Refer to the assessment criteria set out in Wesley sub-precinct at clause 2.7.

6. Sub-precinct: Wesley

The following activities, controls and assessment criteria and Auckland-wide rules apply in the Wesley sub-precinct unless otherwise specified. Refer to the planning maps for the location and extent of the sub-precincts.

1. Activity table

1.1 Area A

The following table specifies the status of activities in Area A of the Wesley sub-precinct concept plan:

Activity	
Framework plans	
Framework plan, amendments to an approved framework plan or a replacement framework plan	RD
New buildings on land subject to, but not in accordance with, an approved framework plan	NC
Accommodation	
Dwellings	P
Conversion of building or part of a building to dwellings, visitor accommodation or boarding houses	RD

Retirement villages	RD
Supported residential care	P
Visitor accommodation and boarding houses	P
Commerce	
Commercial Services	P
Commercial sexual services	NC
Drive-through facilities	RD
Entertainment facilities	D
Food and Beverage	P
Funeral directors' premises	P
Garden Centres	D
Offices up to 500m ² GFA per site	P
Dairies up to 100m ² GFA per site	P
Motor vehicle sales	D
Restaurants and cafés up to 100m ² GFA per site	P
Restaurants and cafés not otherwise provided for	RD
Retail up to 450m ² GFA per site	P
Retail between 450m ² -799m ² GFA per site	RD
Retail greater than 800m ² GFA per site	NC
Service stations on arterial roads	D
Supermarkets up to 4000m ² GFA per site	P
Supermarkets greater than 4000m ² GFA per site	RD
Trade suppliers	NC
Community	
Care centres	P
Community facilities (including marae complex)	P
Emergency services	D
Educational facilities	P
Healthcare facilities	P
Places of assembly	P
Industry	
Artisan industries	P
Repair and maintenance services	P
Transport infrastructure	
Pedestrian and cycling facilities	P
Development	
Integrated Residential Development	RD

New Buildings	RD
Alteration to building façades that are less than: - 10% of its total surface area, or - 15m ² whichever is the lesser	P
Alteration to buildings that are less than: - 10% of the existing GFA of the building, or - 250m ² whichever is the lesser	P
Internal alterations to buildings	P
Additions and alterations to buildings not otherwise provided for	RD
Demolition of Buildings (except those defined on the concept plan as scheduled, proposed or potentially to be retained)	P
Demolition of the following buildings located on Lot 1 DP 72819: - William Henry Caughey Memorial Hospital - Fire station - Water tower	RD
Demolition of the W H Smith Memorial Chapel	NC
Accessory Buildings	RD

1.2 Area B

In Area B of the Wesley sub-precinct concept plan, the activities in the Franklin 2 Residential B sub-precinct apply.

2. Notification

1.Restricted discretionary resource consent applications for framework plans, and amendment to framework plans, can be expected to be considered without the need for public notification. However, limited notification may be undertaken, including notice being given to any land owner and occupiers in the precinct who have not provided written approval.

2.Buildings that infringe the building height and height in relation to boundary development controls set out in the Wesley sub-precinct are subject to the statutory tests for notification under the relevant sections of the RMA.

3. Development controls

In the Wesley sub-precinct the following development controls will apply in conjunction with the Wesley sub-precinct concept plan.

3.1 Maximum Retail Floor Area

In Area A of the Wesley sub-precinct concept plan, the gross floor area of retail activity is 15,000m².

3.2 Development control infringements

Buildings that infringe three or more of the following development controls are a discretionary activity:

- 1.Building height;
- 2.Height in relation to boundary;

3. Buildings fronting the street;

4. Yards;

5. Outlook.

3.3 Building height

Purpose:

To manage the effects of building height;

To allow reasonable sunlight and daylight access to streets, public open space and adjoining sites;

To minimise visual dominance effects particularly on historic buildings.

1. Within the Chapel street overlay area buildings must not exceed 13.5m (or 3 storeys).

2. Elsewhere in the Wesley sub-precinct buildings must not exceed 16.5m (or 4 storeys) in accordance with the underlying Local Centre zone.

3.4 Height in relation to boundary

Purpose:

To manage the effects of building height;

To allow reasonable sunlight and daylight access to streets, public open space and adjoining sites;

To avoid visual dominance effects on neighbouring residential zones where lower height limits apply.

The underlying Centre's height in relation to boundary controls apply except where the boundary of a site adjoins the Franklin 2 Residential A sub-precinct or the Franklin 2 Residential B sub-precinct. In these situations the residential height in relation to boundary controls will apply.

3.5 Building setback at upper levels

The building setback at upper levels control does not apply in the Wesley sub-precinct. The height limit and height in relation to boundary and buildings fronting the street controls will determine setbacks.

3.6 Buildings fronting the street

Purpose:

To encourage built form on the principal streets within the local centre to define the street edge and to contribute to:

Providing an attractive streetscape by positively contributing to street definition and enclosure;

Creating a vital, active street and enhancing pedestrian amenity;

Making buildings universally accessible by providing convenient and direct access between the street and the building;

While recognising that a different setback may be more appropriate in the context of the historic College buildings to preserve a sense of green space.

1. With the exception of required vehicle access, any new building located within the identified Main street frontage areas must adjoin the entire length of the road frontage.

2. Any new building located within the identified Chapel street overlay must be setback 10m from the road frontage.

3.7 Building entrances

Purpose:

To ensure the pedestrian entrances are clearly visible from the street, universally accessible and facilitate pedestrian movement along the street.

- 1.The principal pedestrian entrance to any new building must be located on or within 3m of the site road frontage.
- 2.This control does not apply in the Chapel street overlay area.

3.8 Verandahs

Purpose:

To provide pedestrians with weather protection, safety and amenity on the frontages of sites on retail oriented streets.

1.The ground floor of a new building fronting Main street must provide a verandah along the full extent of the frontage. The verandah must:

a.be related to its neighbours to provide continuous pedestrian cover of the footpath, excluding vehicle access;

b.have a minimum height of 3m and a maximum height of 4.5m above the footpath;

c.be set back at least 600mm from the kerb.

2.Lighting outside daylight hours must be provided under a verandah to a minimum of 20 lux (light illumination) on the footpath, where the lux level is measured at ground level on a horizontal plane at 2m from the building adjoining the footpath. Lighting of the footpath must have a uniformity ratio of 0.5.

3.Lighting levels required under verandahs may be met by one or more of the following methods, providing it also complies with the Auckland-wide lighting rules in [Chapter H 6.1.1](#):

a.providing lighting beneath a verandah;

b.providing lighting within the shop/office that spills out through windows to the outside footpath;

c.the use of internally illuminated advertising signage of light colour which will spill light out onto the footpath;

d.providing downwardly directed lighting on the exterior of the building.

3.9 Building Frontage Heights

Purpose:

To ensure buildings provide an attractive streetscape by positively contributing to street definition and enclosure and to enhance pedestrian amenity.

Any new building in the Wesley sub-precinct fronting Main street must have a minimum height of 8.5m or two storeys for a minimum depth of 10m from the road frontage.

3.10 Minimum floor to floor/ceiling height

Purpose:

To ensure buildings are adaptable to a wide variety of uses over time and create a sense of spaciousness inside the building.

1.The ground floor of a new building or any addition to an existing building in the Chapel street or Main street frontage areas must have a minimum finished floor to floor height of 4.5m for a minimum depth of 10m.

2.Except as identified above, for all other sites in the Wesley sub-precinct, the ground floor of a new building must have a minimum finished floor to floor height of 4m for a minimum depth of 6m.

3.The finished floor to floor height of new buildings above ground floor must be at least 3.6m where those floors will accommodate non-residential activities.

4. The finished floor to finished ceiling height of new buildings above ground floor must be at least 2.55m where those floors will accommodate dwellings.

3.11 Glazing

Purpose:

To avoid blank walls at the ground floor to:

Create an attractive streetscape environment and enhance the amenity of streets and public open space;

Provide a high degree of visibility between the street / public open space and the building interior and positively contribute to pedestrian amenity;

Enable passive surveillance of the street from the ground floor of buildings.

1. The ground floor of a building must have clear glazing for:

a. at least 50 percent of its width and 50 percent of its height where it fronts a street or public open space; and

b. at least 30 percent of its width and 75 percent of its height where its side or rear boundary adjoins a public open space.

2. Where a publicly accessible through-site link is provided through a site or block as part of a development, the ground floor of those buildings with façades facing the through-site link must have clear glazing for at least 30 percent of the length of the ground floor building façade that faces the through-site link and 75 percent of its height.

3.12 Roller Doors

Purpose:

It is recognised that security devices (e.g. grills/roller doors) may be required for retail and commercial premises. Where used these should, as much as practicable, be integrated into the design of the building to create an attractive streetscape environment and to enhance the amenity of streets and public open space as well as to provide a high degree of visibility between the street / public open space and the building interior and contribute to pedestrian amenity and safety.

Roller doors on street facing ground floor facades must be:

1. Located inside the building façade;

2. At least 75 percent transparent.

3.13 Ground Floor at Street Frontage

The ground floor at street frontage controls do not apply in the Wesley sub-precinct. There is a desire to retain the identified existing Wesley College buildings in this locality which will influence the pattern of development and relationship to the street frontage.

3.14 Yards

Purpose:

To provide a buffer and screening between commercial activities and neighbouring residential activities and public open space, to mitigate adverse visual and nuisance effects;

To ensure buildings are adequately setback from the streams, maintain water quality, amenity, provide protection from natural hazards, and potential access to the stream network.

1. No yards are required in the Wesley sub-precinct except where sites adjoin the Franklin 2 Residential sub-precincts.

2. Where sites adjoin the Franklin 2 Residential sub-precincts a 3.0 m setback will apply.

3.15 Dwellings, Visitor Accommodation and Boarding Houses

Purpose:

To ensure a good standard of amenity within and between dwellings and visitor accommodation dwellings in relation to the Wesley local centre.

1. Dwellings must comply with the zone controls specified in the Franklin 2 Residential B sub-precinct.
2. Visitor accommodation and boarding houses must comply with the outlook space controls of the Franklin 2 Residential sub-precincts.

4. Assessment

4.1 Restricted discretionary activities

4.1.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the activity table.

1. Framework Plans

The council will restrict the exercise of its discretion to the matters listed below for the creation of a framework plan, including any amendments to an approved framework plan or replacement framework plan, in the Wesley sub-precinct:

- a. site layout and configuration;
- b. the location, physical extent and design of public open space;
- c. the location and design of roads, access and parking;
- d. the location and capacity of infrastructure servicing;
- e. integration of development with neighbouring areas;
- f. staging of development.
- g. the location, form of control, function and layout of road connections and corridor treatments, in particular those connecting with SH22;
- h. the location and design of public transport and active mode infrastructure including walking and cycling;
- i. design, layout and proposed use in relation to the GLN_DEV A National Grid Line, including:
 - i. impacts on the operation, maintenance, upgrade and development of the National Grid line.
 - ii. compliance with NZECP34: 2001.
 - iii. the risk of electrical hazards affecting public or individual safety.
 - iv. the nature and location of any vegetation to be planted in the vicinity of the National Grid line.

2. Conversion of a building or part of a building to dwellings, visitor accommodation and boarding houses

- a. design and layout of dwellings, visitor accommodation and boarding houses.

3. Restaurants and Cafés greater than 100m²

- a. intensity and scale;
- b. noise, lighting and hours of operation;
- c. design of parking and access.

4. Drive-through facilities and Supermarkets greater than 4000m²

a. building design, form and relationship to public realm;
b. intensity and scale;

c. design of landscaping;

d. design of parking, access and servicing;

e. compatibility with surrounding activities;

f. noise, lighting and hours of operation.

5. Retail greater than 450m²

a. centre vitality;

b. intensity and scale;

c. lighting and hours of operation;

d. design of parking, access and servicing.

6. Integrated Residential Development and new buildings and alterations and additions to buildings not otherwise provided for

a. building form and relationship to public realm that promotes walking and cycling.

7. Retirement Villages

a. building form and relationship to the public realm;

b. topography, site orientation and earthworks;

c. design of communal open space and of landscaping for the site;

d. design and layout of dwellings;

e. design of parking and access;

f. infrastructure and service

8. Demolition of buildings identified as proposed to be retained or potentially retained

a. effect demolition or partial demolition will have on the heritage values and character of the Chapel street overlay area;

b. effect demolition will have on the grouping of remaining buildings proposed to be retained;

c. pedestrian amenity and safety during and post demolition;

d. potential for re-use of building materials;

e. site condition post demolition;

f. traffic generation.

4.1.2 Assessment criteria

For development that is a restricted discretionary activity in the Wesley sub-precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the underlying Local Centre zone, or where applicable the Mixed Housing Urban zone.

1. Framework Plans

When considering a restricted discretionary application for a framework plan, amendments to an approved framework plan or replacement framework plan, the council will consider the proposal against the following criteria:

a. site layout and configuration:

i. site proportion to enable provision of setback and quality relationship to street;

ii. site configuration to enable good passive surveillance of the street and contribute to streetscape amenity.

b. the location, physical extent and design of public open space:

i. public open spaces should be provided in the location(s) identified in the precinct plan to meet the needs of the local community. Where no location is identified, open space should be provided to and located to serve the future needs of the local community.

c. the location and design of roads, access and parking:

i. streets and pedestrian connections should be provided in the location identified in the precinct plan to achieve a legible street network. Where no location is identified, an integrated and efficient street and pedestrian network should be provided, including connections to existing and future streets and networks.

d. the location and capacity of infrastructure servicing:

i. adequate infrastructure should be provided to service the proposed development including stormwater, wastewater, water supply, electricity and telecommunications.

e. integration of development with neighbouring areas:

i. where the framework plan is for a particular site or sub-precinct within a wider precinct, the framework plan should demonstrate how the development achieves the overall objectives of the precinct, including the integration of streets, pedestrian connections, open spaces and other infrastructure that will serve the development.

f. staging of development:

i. the framework plan should provide details of how the development will be staged. The council may impose conditions enabling a lapse period longer than five years, having regard to s. 79 of the RMA and the need for unimplemented resource consents generally to reflect the planning strategy in the Unitary Plan.

g. the location, form of control, function and layout of road connections and corridor treatments, in particular those connecting with SH22.

i. the framework plan should provide details of the location, form function and layout of road connections, corridor treatments and access/egress points. The framework plan should demonstrate how the development achieves the overall objectives of the precinct, in particular delivery of an integrated transport network with well-connected internal streets. Particular attention should be given to any the connection with SH22 to ensure the safe and efficient operation of the adjoining state highway network is not adversely impacted.

h. the location and design of public transport and active mode infrastructure including walking and cycling.

The framework plan should provide details of the design and location of all public transport and active mode infrastructure to be provided to demonstrate how these will deliver a highly interconnected, safe and efficient network that provides for all modes of transport, particularly walking and cycling.

i. design, layout and proposed use in relation to the GLN_DEV A National Grid Line.

i. where the framework plan includes land that is identified in the Electricity Transmission Overlay the council will consider:

ii. the effects on the ability of Transpower to operate, maintain, upgrade and develop the National Grid line, including access to the line.

iii. the extent to which the design and layout will enable earthworks, buildings and structures to comply with NZECP34: 2001.

iv.the extent to which the design and layout, including the location of roads and reserves, landscaping and building platforms, allows for activities to be set back from the National Grid line to ensure adverse effects on, and from the National Grid and on public safety are appropriately avoided.

v.the extent to which the design and layout will minimise the potential for reverse sensitivity effects.

2.Conversion of a building or part of a building to dwellings, visitor accommodation and boarding houses

a.design and layout of dwellings, visitor accommodation and boarding houses

i.common areas in buildings containing dwellings, visitor accommodation or boarding houses should provide equal physical access for people of all ages and physical abilities, in particular by providing doorways, corridors and circulation spaces of sufficient dimension to allow ease of movement and minimising stairs where possible.

ii.visitor accommodation and boarding houses should be designed to achieve a reasonable standard of internal amenity. Consideration will be given to:

- any specific internal design elements that facilitate the more efficient use of internal space
- the relationship of windows or balconies to principal living rooms

- the provision of larger indoor or outdoor living spaces, whether communal or exclusive to the dwelling, especially in dwellings that are not self-contained

3.Drive-through facilities, activities within 30m of a residential zone, supermarkets greater than 4000m²

a.building design, form and relationship to the public realm:

Contributing to sense of place

i.the design of buildings should contribute to the local streetscape and sense of place by responding to the existing and planned future form and character of the surrounding area;

Creating a positive frontage

ii.buildings should have clearly defined public frontages that address the street and public open spaces to contribute positively to the public realm and pedestrian safety;

iii.pedestrian entrances should be located on the street frontage and be clearly identifiable and conveniently accessible from the street;

iv.for mixed use buildings, separate pedestrian entrances should be provided for residential uses;

v.activities that engage and activate streets and public open spaces are encouraged at ground and first floor levels;

vi.internal space at all levels in buildings should be designed to maximise outlook onto street and public open spaces;

vii.servicing elements should be avoided on the street frontage of buildings unless integrated into the façade design.

Visual interest and variation in building form

viii.buildings, including external alterations and additions, should be designed as a coherent scheme and should demonstrate an overall design strategy that positively contributes to the visual quality of development;

ix.where the proposed development is an extension or alteration to an existing building, it should be designed with consideration to the architecture of the original building and respond positively to the visual amenity of the surrounding area;

x.buildings should be designed to:

- visually break up their mass into distinct elements to reflect a human scale and the typical pattern of development in the area

- differentiate the ground level from upper levels and the roof (techniques to achieve this include use of recesses, variation in building height and roof form, horizontal and vertical rhythms and façades modulation and articulation)

xi.blank walls should be avoided on all levels of building frontages to streets and public open spaces;

xii.where side or rear walls do not have windows or access points, these should be used as an opportunity to introduce creative architectural solutions that provide interest in the façade including modulation, relief or surface detailing;

xiii.buildings should provide a variety of architectural detail at ground and middle levels including maximising the use of entrances, and windows and balconies overlooking the streets and public open spaces;

xiv.roof profiles should be designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and the surrounding area. This includes integrating plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design.

b.intensity and scale

i.the intensity and scale of the land use activity, in particular the number of people involved and traffic generated by the activity, should not compete with the Pukekohe Town Centre.

c.noise, lighting and hours of operation

i.noise and lighting from the activity should not adversely affect the amenity of surrounding residential properties. In determining this, consideration will be given to the location of any potentially noisy activities e.g. outdoor play areas associated with a care centre, and any proposed measures to mitigate noise including:

- locating noisy activities away from neighbouring residential boundaries
- screening or other design features

- the proposed hours of operation

d.design of parking, access and servicing

i.parking should be separated from the street frontage by uses that activate the street (e.g. parking should be underground or to the rear of the building);

ii.vehicle crossings and accessways should be designed to reduce vehicle speed, be visually attractive, and clearly signal the presence of a crossing or accessway to both vehicles and pedestrians;

iii.surface parking should be softened with landscaping, including tree planting;

iv.pedestrian access between parking areas, building entrances/lobbies and the street should provide universal access for people of all ages and physical abilities and provide a high level of pedestrian safety;

v.separate vehicle and pedestrian access should be provided in parking areas, and between parking areas, buildings and the street. Shared pedestrian and vehicle access may be appropriate where a lane or street is proposed within a development site. The shared access should prioritise pedestrian movement;

vi.ventilation and fumes from parking structures or other uses should not be vented into the adjacent pedestrian environment at ground level;

vii.where practicable service lanes should be provided within blocks to allow access to the rear of buildings and to minimise gaps in the streetscape;

viii. where ramps are used they should be minimal in length and integrated into the design of the building;

ix. for commercial activities, suitable provision should be made for on-site rubbish storage and sorting of recyclable materials that:

- is a sufficient size to accommodate the rubbish generated by the proposed activity
- is accessible for rubbish collection

- for new buildings, is located inside the building

- for alterations or additions to existing buildings where it is not possible to locate the storage area inside the building, is located in an area not visible from the street or public open spaces

x. the development must be able to be adequately served by wastewater and transport infrastructure.

4. Restaurants and cafés greater than 100m²

a. intensity and scale

Refer to the assessment criteria in 3.b. above.

b. noise, lighting and hours of operation

Refer to the assessment criteria in 3.d. above.

c. design of parking and access

Refer to the assessment criteria in 3.e. above.

5. Retail greater than 450m²

a. intensity and scale

Refer to the assessment criteria in 3.b. above.

b. centre vitality

Retail and office activities should be of a scale and form that:

i. provides for the day-to-day needs of the local community living in Franklin;

ii. does not have a substantial adverse effect upon the amenity values, vitality and functions of Pukekohe as the principal service centre for the greater locality.

c. lighting and hours of operation

Refer to the assessment criteria in 3.d. above.

d. design of parking, access and servicing

Refer to the assessment criteria in 3.e. above.

6. Integrated residential development and new buildings, accessory buildings and alterations and additions to buildings not otherwise provided for:

a. building design and external appearance

Contributing to sense of place

i. the design of buildings should contribute to the local streetscape and sense of place by responding to the planned future form and character of the surrounding area;

Creating a positive frontage

ii. buildings should have clearly defined public frontages that address the street and public open spaces to contribute positively to the public realm and to pedestrian safety;

iii. pedestrian entrances should be located on the street frontage and be clearly identifiable and conveniently accessible from the street;

iv. where buildings have a mix of uses, separate pedestrian entrances should be provided for residential uses;

v. activities that engage and activate streets and public open spaces are encouraged at ground and first floor levels;

vi. internal space at all levels in buildings should be designed to maximise outlook onto streets and public open spaces;

vii. servicing elements should be avoided on building façades unless integrated into the façades design;

viii. mechanical and electrical equipment located on the roof of a building should be integrated into the overall design and contained in as few structures as possible;

Visual interest and variation in building form

ix. buildings, including alterations and additions, should be designed as a coherent scheme and should demonstrate an overall design strategy that positively contributes to the visual quality of development;

x. where the proposed development is an extension or alteration to an existing building, it should be designed with consideration to the architecture of the original building and respond positively to the visual amenity of the surrounding area;

xi. buildings should be designed to:

- visually break up their mass into distinct elements to reflect a human scale and the typical pattern of development in the area
- differentiate the ground level from upper levels and the roof
- techniques to achieve this include the use of recesses, variation in building height and roof form, horizontal and vertical rhythms and façade modulation and articulation

xii. side or rear walls without windows or access points should be modulated or contain relief or surface detailing;

xiii. buildings should provide a variety of architectural detail at ground and middle levels including maximising the use of entrances, and windows and balconies overlooking the streets and public open spaces;

xiv. roof profiles should be designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and the surrounding area. This includes integrating plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design;

xv. for residential development:

- balconies should be designed as an integral part of the building avoiding cantilevered balconies
- apartments above ground floor should generally be accessed from internal corridors or entrance ways, avoiding the use of external walkways / breezeways

Materials and finishes

xvi. buildings should use quality, durable and easily maintained materials and finishes on the façade, particularly at street level;

xvii. buildings should not use reflective materials that would adversely affect safety, pedestrian amenity or the amenity of surrounding properties;

xviii. where provided, signage should be designed as an integrated part of the building façade.

b. design and scale of buildings in or adjoining the Chapel street overlay

New Buildings in or adjoining the Chapel street overlay:

i. should be located and designed to have regard to the history and built form of the place, particularly those buildings proposed to be retained. This does not mean a rigid adherence to the height of the place, nor does it reduce the development potential of the site, but it does require careful consideration in terms of the form and design of the building to minimise the effects of dominance;

ii. may not be required to adjoin the site frontage if a better design outcome could be achieved by respecting the setback and/or spatial location of the place;

iii. should use materials and/or design detail that respects rather than replicates any patterns or elements existing in the place, however new and contemporary interpretations in form and detail may be used.

c. design of public open space

i. where provided, through-site links and public open spaces should be designed to integrate with the existing or planned streets and public open spaces, be visually attractive and contribute positively to the streetscape and sense of place;

ii. through-site links should be publicly accessible preferably with 24 hour a day and seven day a week access;

iii. public open spaces should provide a high level of pedestrian safety and prioritise pedestrian and cycle movement over vehicle and service traffic;

iv. where new publicly accessible open spaces are provided they should be designed and managed to be accessible to people of all ages and abilities.

d. design of landscaping

i. where provided, landscaping should:

- integrate the development into the surrounding area and contribute to the site and surrounding area amenity
- maintain the personal safety of people and enhance pedestrian comfort
- be designed for on-going ease of maintenance

ii. where landscaping is provided for a visual buffer to an adjoining residential or open space zone it should form a continuous screen at all times of the year.

e. topography, earthworks and natural features

i. building platforms, parking areas and vehicle entrances should be located and designed to respond to and integrate with the natural landform, landscape features and site orientation.

ii. earthworks should be minimised and retaining walls avoided where possible. However, where retaining walls or earthworks are required they should be incorporated as a positive landscape or site feature by:

- integrating retaining walls as part of the building design
- stepping and landscaping earthworks or retaining walls over 1m in height, to avoid dominance or overshadowing effects
- ensuring that earthworks or retaining walls visible to the public, including adjoining sites, provide visual interest through attractive design and by incorporating modulation, landscaping and quality materials
- where practicable retain mature vegetation and large trees on site. Retention of mature trees is particularly encouraged where their size, location or species makes a significant contribution to the streetscape or where they could be logically incorporated to enhance on-site amenity

f. design of parking, access and servicing

i. refer to the assessment criteria in 3.d. above.

g. design and layout of dwellings, visitor accommodation and boarding houses

i. dwellings should be located, proportioned and orientated on a site to maximise the amenity of future residents by:

- clearly defining communal, semi-communal and private areas in a development

- maximising passive solar access while balancing the need for buildings to front the street
- providing for natural cross-ventilation by window openings facing different directions
- ii.adequate storage space for larger items such as bikes, gardening and cleaning equipment, should be provided either in each dwelling or in the building containing the dwellings;
- iii.common areas in buildings containing dwellings, visitor accommodation and boarding houses should provide equal physical access for people of all ages and physical abilities, in particular by providing doorways, corridors and circulation spaces of sufficient dimension to allow ease of movement and minimising stairs where possible;
- iv.visitor accommodation and boarding houses should be designed to achieve a reasonable standard of internal amenity. Consideration will be given to:
 - any specific internal design elements that facilitate the more efficient use of internal space
 - the relationship of windows or balconies to principal living rooms
- the provision of larger indoor or outdoor living spaces whether communal or exclusive to the dwelling, especially in dwellings that are not self-contained

7.Retirement villages

a.building design and external appearance

i.refer to the assessment criteria set out in 6.a. above.

b.topography, orientation and earthworks

i.building platforms, outdoor living spaces, car parking areas and driveways should be located and designed to respond to the natural landform and site orientation;

i.significant natural features including trees, streams, and ecological areas should be retained and integrated into the development.

c.design of communal open space

i.communal open spaces should be located at ground or lower levels and be designed to:

- provide an attractive, functional and high quality outdoor environment
- be conveniently accessible to all residents

- maximise winter sunlight access

- be overlooked by the principal living rooms and balconies of dwellings to enhance safety

- be located within the site to form a focus of the development

- be sheltered from the prevailing wind

d.design and layout of dwellings

i.dwellings should be located, proportioned and orientated on a site to maximise the amenity of future residents by:

- clearly defining communal, semiprivate and private areas within the development
- maximising passive sunlight access, particularly, while balancing the need for dwellings to front the street and maximise views

- providing for natural cross ventilation by window openings facing different directions

ii.dwellings should be designed to provide a good standard of internal amenity by providing adequate circulation space around standard sized household furniture. The Auckland Design Manual illustrates possible ways of achieving this;

iii.outdoor living space should balance the need to achieve the following, in order of priority:

- be located to maximise winter sunlight access

- maintain privacy between the outdoor living space of adjacent dwellings and between
- outdoor living space and the street
- be sheltered from the prevailing wind
- be located to take advantage of any views or outlook from or within the site

e.design of parking and access

i.individual or communal parking areas should be located and designed to:

- be close and convenient to the facilities/l dwellings they service
- be secure and well lit

- be well ventilated if enclosed

- provide visual interest and an attractive appearance

ii.parking areas should be designed and grouped to make efficient use of land;

iii.vehicle access ways should be designed to reduce vehicle speed and be visually attractive by limiting the width of the access and using quality paving and landscaping clearly separated from pedestrian access;

iv.the design of pedestrian routes between building entries, parking areas, open space areas and the street should provide equal physical access for people of all ages and abilities provide a high level of pedestrian safety and convenience;

f.infrastructure and servicing

i.there should be adequate and confirmed capacity in the existing stormwater and wastewater network to service the proposed development;

ii.rubbish storage areas visible from the street or public open space should be either incorporated into the design of the building or screened from public view.

8.Demolition of buildings

a.pedestrian amenity and safety

i.sites containing buildings that are proposed to be demolished should not have significant adverse effects on the quality and amenity of the public realm and the safety and efficiency of the surrounding transport network. In particular:

- a high-quality and safe temporary hard or landscaped edge should be provided along the site boundaries so that a defined boundary to streets and public open spaces is maintained. This should include the provision and maintenance of continuous pedestrian cover along Main Street
- an edge treatment should be maintained that is designed to reduce its vulnerability to graffiti and vandalism

b.re-use of building materials

Demolished materials should be re-used and recycled as much as possible.

c.site condition post demolition

If the site is not developed following demolition, the site should be landscaped to provide good standard of visual amenity and the site should not be used for temporary or permanent parking.

d.traffic generation

With regard to the effects of building demolition on the transport network, consideration should be given to the proposed hours of operation, the frequency and timing of truck movements to and from the site, and the location of vehicle access.

7. Additional Provisions

1. Passenger Transport Interchange – Additional development provisions

Where land with the underlying Mixed Housing Urban zone is located within a 400m radius of a designated passenger transport interchange, the provisions of the Franklin Residential 2B sub-precinct will apply.

2. Wesley College

Wesley College is currently located in the precinct in the area depicted on precinct plan 4. Planning is underway to relocate the college to a new site outside the precinct. While the existing college operation remains on this site the provisions of the Special Purpose School zone will apply in addition to the precinct provisions.

3. Affordable Housing

Where a new development contains 15 or more dwellings or the creation of 15 or more vacant sites, 7 percent of the total number of dwellings or vacant sites must meet the following affordability criteria:

1. The price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price for the most recent full month, as published by the Real Estate Institute of New Zealand, at the date that the relevant building consent is issued for the development; and
2. If the application is for a subdivision consent, the applicant—
 - a. identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (1.); and
 - b. specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and
3. If the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

4. Vehicle Access to State Highway 22

1. Paerata road and Karaka road form part of State Highway 22 (SH 22) and are Limited Access Roads. The maximum number of direct vehicle access/egress points from the precinct to SH 22 is limited to four and these will be located generally at the points shown on precinct plan 1, with the final location and design of each intersection to be approved by the New Zealand Transport Agency.

2. Any development that does not comply with this rule shall be a restricted discretionary activity and will be assessed in accordance with the development control infringement provisions set out in [Chapter H.1.2.5](#) Limited notification may be undertaken in relation to the application, including notice being given to the New Zealand Transport Agency.

5. Access upgrades and timing of development

Purpose:

To ensure that the rate of development is aligned with access upgrades

The number of dwellings in the Franklin 2 precinct must not exceed the numbers in the table below until the relevant access upgrade has been constructed and is operational. For the purposes of this rule “dwelling” is a dwelling that has been granted building consent under the Building Act 2004.

Table 1: Rate of development and alignment with access upgrades

Trigger (completion of)	Access Measure
Prior to the first dwellings in the Franklin 2 precinct	Interim Access off SH22 Paerata in one of the four locations generally consistent with precinct plan 1 for the Franklin 2 precinct
Prior to 350 dwellings being completed across the Franklin 2 precinct	Upgrade of the “Interim Access” off SH22 Paerata road. The upgrade, in conjunction with the subsequent SH22 accesses shown on precinct plan 1, shall be able to cater for the full build out of the Franklin 2 precinct
Prior to 1200 dwellings and 5000m ² GFA of commercial development (in Area A shown in precinct plan 2) being completed across the Franklin 2 precinct	A second SH22 Paerata road access in one of the four locations generally consistent with precinct plan 1 for the Franklin 2 precinct
More than 1200 dwellings and a further 5000m ² GFA of commercial development (in Area A shown on Franklin 2 precinct plan 2) being completed across the Franklin 2 precinct	Two additional SH22 Paerata road accesses in the remaining two locations generally consistent with precinct plan 1 for the Franklin 2 precinct
Any framework plan and/or subdivision resource consent for commercial development in Area A shown on precinct plan 2	Assessment of the need for one or both of the access points off SH22 Paerata road immediately adjacent to the Wesley sub-precinct, in the locations generally consistent with precinct plan 1 for the Franklin 2 precinct and the construction of such access point(s) if assessed to be necessary
Between 2500 and 3900 residential units across the Franklin 2 precinct	Assessment of the need for an upgrade of the SH22 Karaka road/Sim road intersection and associated Sim road upgrade and the construction of such upgrade(s) if assessed to be necessary

Development that does not comply with the table above shall be a restricted discretionary activity.

Assessment criteria

In addition to the general assessment criteria for development control infringements in clause 2.3 of the general provisions the council will consider the relevant criterion below for the listed development control infringements:

1. Access upgrades and timing of development

Development that exceeds the trigger in relation to a specific infrastructural upgrade item will need to demonstrate that the actual trip generation of the additional development proposed will not have unacceptable adverse effects on the efficiency of the roading network.

8. Special information requirements

1. Framework plans

An application for a framework plan, amendment(s) to an approved framework plan or a replacement framework plan must be accompanied by the following information:

1. The overall context of the land area relative to existing buildings, including any public open space, transport connections, the electricity transmission corridor, any approved buildings and approved framework plans;
2. Where land re-contouring is proposed, the relationship of site contours to existing and proposed streets, and, where information is available, public open space;

- 3.The location and layout of any proposed public open space including the general location of soft and hard landscaping areas, such as pocket parks, plazas and linking spaces, ecological linkages and any natural features to be retained or enhanced;
- 4.An indicative layout of proposed sites and the location of building platforms;
- 5.The general location and design of streets and lanes, including the design of all main road linkages as identified in precinct plans 1 and 5, and including cross sections where applicable;
- 6.Identification of the location and function of main pedestrian and cycling routes to and within the sub-precincts, and their relationship to schools, parks and community services, connections with Paerata road and/or Karaka road (SH22) and transport nodes. This must include representative cross-sections showing the width of the paths;
- 7.The location of stormwater, wastewater and water supply infrastructure;
- 8.Areas to be developed for stormwater treatment and detention purposes consistent with the relevant network discharge consent;
- 9.The distribution of various densities/site sizes throughout the application area;
- 10.The general location of activity types (residential and non-residential);
- 11.Proposed staging of development and the means of managing any vacant land through the staging process;
- 12.Development should be generally in accordance with the Neighbourhood Design Statement for the Franklin 2 precinct;
- 13.The location, form of control, function and layout of road connections and corridor treatments, in particular those connecting with SH22;
- 14.The location and design of public transport and active mode infrastructure including walking and cycling network.

Note: All connections to SH22 are required to be designed in accordance with the NZTA's requirements for physical works to State Highways.

9. Stormwater Mitigation

Purpose:

To ensure all development and subdivision in the precinct is capable of including water sensitive design (WSD) approaches to manage the quality and quantity of stormwater runoff.

These rules control the management of stormwater that arises from development in the Franklin 2 precinct.

1. Activity Table

Activity	Activity Status
Impervious areas (including roads created through subdivision of land) in SMAF 1	P
Stormwater devices designed in accordance with the criteria set out in clause 5 3.1	P
Stormwater devices that fail to comply with the criteria set out in	RD

2. Notification

1. Restricted discretionary activities will be considered without public or limited notification, or the need to obtain written approval from affected parties, unless special circumstances exist in accordance with s. 95A(9) of the RMA that make notification desirable.

2. To avoid doubt, discretionary and non-complying activities are subject to the statutory tests for notification under the relevant sections of the RMA.

3. Development controls

Stormwater management

1. Development shall comply with the maximum impervious areas in the precinct impervious coverage rules set out in clause 1.4.6.

2. Any new development in the precinct shall meet the following design criteria:

a. retention of stormwater runoff of 10mm/m², for all new impervious surfaces (Note: retention of runoff is independent of native soil permeability);

b. detention of stormwater runoff of 28mm/m² for all new impervious surfaces. (Note: If retention is in a separate device the detention shall be 18mm/m²). Release of the net detention of 18mm/m² shall be over 24 hours;

c. treatment to achieve stormwater runoff quality of total zinc <30 µg/l, copper <10 µg/l, TSS <20 mg/l, and temperature <25°C from all high use roads (>5000 vehicles per day) and car parks greater than 1000m²;

d. new roofing, spouting, external wall cladding or architectural features used on buildings shall not exceed:

i. an exposed surface or surface coating of metallic zinc or any alloy containing greater than 10 percent zinc;

ii. exposed surface or surface coating of metallic copper or any alloy containing greater than 10 percent copper.

e. where a development meets the retention and detention criteria in 2.a. and b., there is no further requirement to include specific stormwater treatment devices.

3. All development shall achieve the stormwater management design criteria set out in 2.a. at-source.

4. At-source stormwater management shall be provided by one or a combination of the following approaches:

a. rain tanks

i. retention of stormwater runoff will be met for a dwelling where rain tanks, collecting rooftop stormwater, meet the design criteria set out in 2.a. and are plumbed to provide the non-potable water supply for toilets, washing machines, and irrigation purposes for the dwelling;

ii. rain tanks may also be used to comply with the required detention of stormwater runoff design criteria set out in 2.b.;

iii. rain tanks shall be located in a position that is easily accessible for maintenance and inspection purposes.

b. bioretention and infiltration devices

i. retention of stormwater runoff from all impervious surfaces will be met where devices are designed and installed to meet the design criteria set out in 2.a.

ii. detention of stormwater runoff from all impervious surfaces may be met where devices are designed and installed to meet the design criteria set out in 2.b.

iii. all bioretention and infiltration devices shall be easily accessible for maintenance and inspection purposes.

c. permeable pavements

Requirements for retention, detention and attenuation of stormwater runoff do not apply to permeable paving, provided it is in accordance with council and manufacturers' requirements.

5. Alternatively, detention volumes may be directed to an identified lower-catchment stormwater management control in an ephemeral stream or restored wetland, where these locations suit the existing topography, and in a manner that will enhance the landscape amenity and ecology of the precinct.

6. Where a site is within the contributing catchment of an existing wetland, the design criteria of 2.a. for the retention of stormwater shall be achieved by infiltration practices such as bioretention or infiltration devices.

7. All stormwater management devices shall be installed as soon as practicable after site construction is complete and earth surfaces are stabilised.

8. A council approved covenant under s. 108 of the RMA or a consent notice under s. 221 of the Act shall be registered against the Title of every site required to undertake at-source stormwater management. The effect of the covenant or consent notice shall be to ensure the efficient future functioning and ongoing maintenance of the at-source stormwater management system.

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

1. The council will restrict its discretion to the following matters when dealing with applications for stormwater management that fail to comply with the design criteria set out in development controls 5.3.1:

a. the extent of impervious area

b. the best practicable option (BPO) for the management of adverse effects of stormwater runoff on receiving environments, buildings, and property

c. the methodology and programme for implementing the BPO for both existing and, where relevant, future development.

d. operations and maintenance requirements.

4.2 Assessment criteria

1. Stormwater devices that fail to comply with the design criteria set out in development controls 5.3.1:

a. the extent to which the proposal prevents or minimises the adverse effects of stormwater runoff and discharge, including cumulative effects, having regard to:

i. the nature, volume, and peak flow of the stormwater discharge;

ii. the ecological functions of receiving environments;

iii. the sensitivity of the receiving environment to stormwater contaminants and flows;

iv. avoiding the creation or increase of flood risk to other properties;

v. options for managing stormwater at-source or through communal management devices;

vi.degree of compliance with the criteria set out in clause 5.3.1;

vii.practical limitations on the measures that may be used.

b.opportunities to reduce existing adverse effects and to enhance receiving environments.

10. Subdivision controls

The Auckland-wide [Chapter H. 5 Subdivision](#) rules apply in the Franklin 2 precinct unless otherwise specified below.

1. Activity Table

Activity	Activity Status
Subdivision in accordance with an approved framework plan	RD
Subdivision around existing buildings and development in accordance with an approved framework plan	RD
Subdivision not in accordance with an approved framework plan	NC
Subdivision not in accordance with the stormwater management rules 6.3.4	RD

2. Notification

1.Restricted discretionary activities will be considered without public or limited notification, or the need to obtain written approval from affected parties, unless special circumstances exist in accordance with s. 95A(9) of the RMA that make notification desirable.

2.To avoid doubt, discretionary and non-complying activities are subject to the statutory tests for notification under the relevant sections of the RMA.

3. Development controls

The subdivision controls in the Auckland wide rules – subdivision apply in the Franklin precinct unless otherwise specified below:

3.1 Minimum site size

All proposed sites shall comply with the minimum areas set out in the following table 1:

Table 1: Minimum net site area

Zone	Minimum net site area
Franklin 2 Residential sub-precinct A	300m ² for vacant proposed sites
Franklin 2 Residential sub-precinct B	200m ² for vacant proposed sites
Wesley sub-precinct	200m ² for vacant proposed sites

3.2 Size shape

All proposed vacant sites shall contain the following:

- 1.Access and manoeuvring that meets the requirements of the Auckland-wide and underlying zone rules
- 2.Private outdoor space required by the precinct rules

3.A rectangle measuring 8m by 15m shall be able to be located outside any of the following:

a.natural hazard area identified in a council natural hazard register/database or GIS viewer

b.slopes greater than an average of 1 in 5

c.protected root zone of a notable tree

d.network utility installations, including private and public lines

e.building line restrictions in the Unitary Plan and on a Certificate of Title

f.right-of-way easements

g.area of esplanade reserves and esplanade strips required by clause 2.1.6

h.yard setback

i.riparian yard

j.separation distance from national grid transmission lines.

3.3 Rear lanes/Rear accessways

Vehicle access to residential sites where direct vehicle access to a formed legal road is not feasible shall be by way of a formed rear lane or accessway. A rear lane shall be a minimum width of 8m and shall provide a surface that creates a slow zone to allow shared pedestrian and vehicle movement.

3.4 Stormwater Management

1.These rules control the management of stormwater that arises from subdivision in the Franklin 2 precinct. In applying the following rules reference shall be made to the Stormwater Management zones depicted in precinct plan 3.

2.Subdivision proposals shall demonstrate that the sites to be created can reasonably accommodate development able to comply with the stormwater management development controls in 5.3.1, including the actions to be taken to address the on-going operation and maintenance of at-source stormwater management devices (including covenants and/or consent notices under s. 221 of the Act).

3.In the case of sites where infiltration practices are required to meet the design criteria of 5.3.1 but are precluded by potential geotechnical instability or steepness of slope, the retention of stormwater runoff shall be met by a nearby at-source device. Where this is not practicable, the retention of stormwater runoff shall be provided by raintank or added to the detention volume 5.3.1.2.b. of a lower-catchment stormwater management control such as an ephemeral stream gully, restored wetland, or communal stormwater management device.

It is anticipated that approaches to areas of land instability and steep sites, and the potential to utilise ephemeral streams, existing wetlands, and centralised stormwater devices for detention and attenuation of stormwater runoff, will be identified through the subdivision approval process.

4.Stormwater Management zone A (SWMZ A)

Stormwater management in SWMZ A shall be in accordance with rule 5.3.1.

5.Stormwater Management zone Ai (SWMZ A.i)

Stormwater management in SWMZ A.i shall be in accordance with rule 5.3.1 above except retention of stormwater runoff shall be achieved solely by infiltration practices, such as bioretention or infiltration devices or permeable paving, designed in accordance with the requirements of 5.3.1.2.a. in order to recharge upper catchment stream environments.

6. Stormwater Management zone B (SWMZ B)

Stormwater management in SWMZ B shall be in accordance with rule 5.3.1 above except:

- a. detention of stormwater runoff may be directed to a stormwater device lower in the catchment, prior to discharge to the receiving environment; and
- b. attenuation of stormwater runoff from the 10 percent and 1 percent AEP events shall match pre-development flood peaks for properties outside the precinct boundary. To achieve this, live storage volume of 20mm/m² of new impervious area and a weir type outlets shall be provided.

7. Stormwater Management zone C (SWMZ C)

Stormwater management in SWMZ C shall be in accordance with rule 5.3.1 above except the attenuation of stormwater runoff from the 10 percent and 1 percent AEP events shall match pre-development flood peaks for properties outside the precinct boundary. To achieve this live storage volume of 20mm/m² of new impervious area and a weir type outlet shall be provided.

8. Existing overland flow paths and post-development overland flowpaths shall be identified and provided for, taking into account the need for connectivity with overland flow paths above and below the site.

9. Where stormwater devices are proposed to serve more than one unit title, or are located on public land or land vested in the council, then these shall be vested in council. If communally-owned measures are to be partly relied upon, then:

- a. bio-retention, rain tanks and other localised detention and treatment devices designed to serve a number of sites under the one unit title (e.g. multi-unit apartment building) shall be retained in private ownership and shall be managed by an appropriate management structure (e.g. body corporate);
- b. the use of proposed reserves for stormwater management will be accepted only where these are to vest as local purpose drainage reserves and will not be deducted from development contributions for parks and reserves.

3.5 Water and Wastewater

Subdivision proposals shall demonstrate that the sites to be created can be serviced for water and wastewater purposes and that there is sufficient capacity available in the respective networks.

3.6 Riparian Enhancement

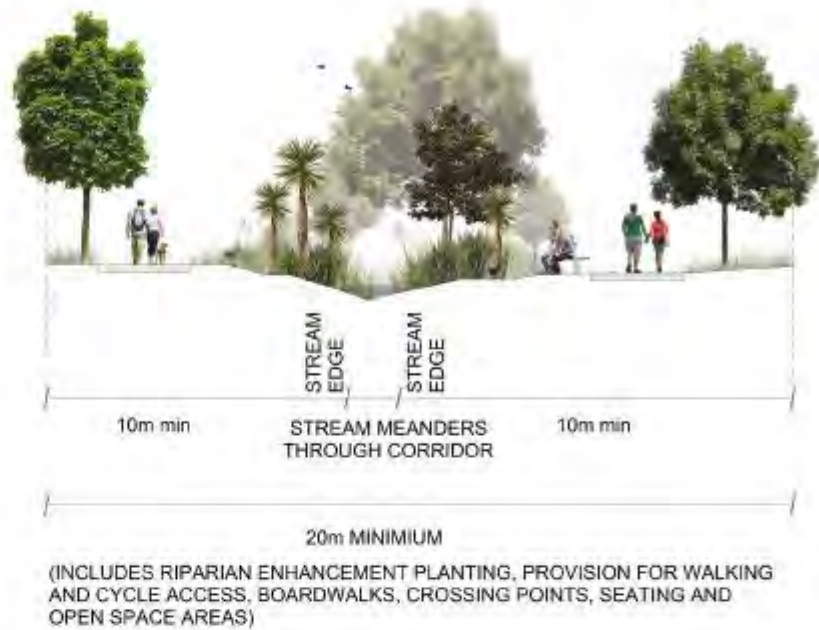
Purpose:

Riparian yards ensure residential development is adequately set back from the open space and stream network within the precinct to enhance ecology and water quality respectively, to provide protection from natural hazards and to maintain a sense of open space. The Riparian Enhancement provisions are designed to facilitate the restoration of the riparian margins while enabling public access and enjoyment of these natural features.

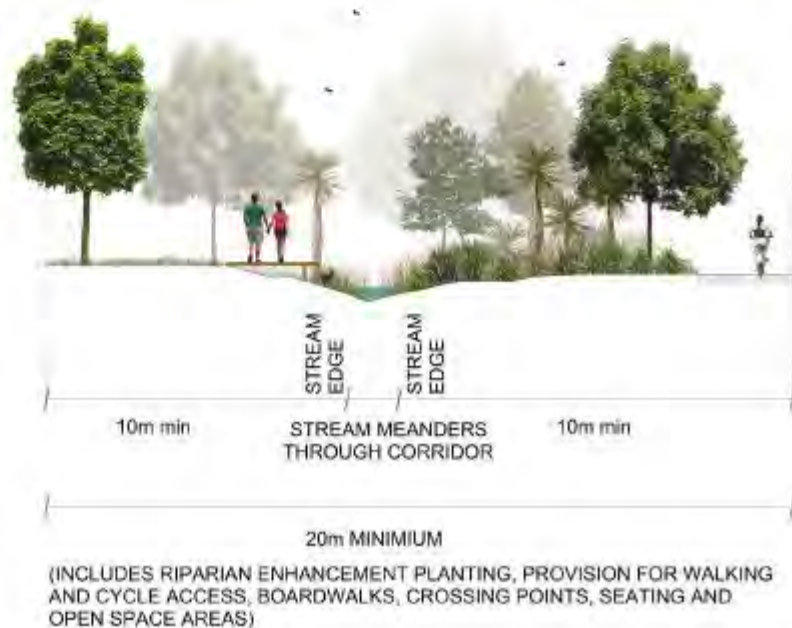
1. All subdivision plans in the Franklin 2 precinct, excluding boundary adjustments, must show any stream or wetland depicted on precinct plan 1 that exist on, or on the boundary of, the land being subdivided along with the riparian yard requirement.
2. All subdivisions which include riparian yards shall be accompanied by a riparian enhancement plan that must give effect to objectives and policies that will facilitate the restoration of the riparian margins while enabling public access and enjoyment of these natural features.
3. The riparian enhancement plan shall include the following information:
 - a. identification of the area of land within the riparian yard to be set aside for planting;
 - b. identification of stream banks, slope, soil type and existing or potential erosion;
 - c. details of the areal extent of any existing and proposed structures (e.g. boardwalks, footpaths, cycleways, furniture) in the yard;

- d. identification of all existing areas of native and exotic bush and vegetation including that to be retained and removed;
- e. details of soil quality and depth including any required soil reconditioning of compacted areas as the result of previous land uses and site works;
- f. species types, source of plant material, size of plants and density of planting;
- g. details of noxious weed, pest and animal control;
- h. details of timing of planting and possible staging of planting;
- i. details of maintenance programme to be implemented and a programme for replanting where the survival rate of planting is less than 90 percent;
- j. details of any fencing or alternative stock proof methods proposed;
- k. proposed means of ownership and ongoing management.

TYPICAL EXAMPLE 1



TYPICAL EXAMPLE 2



4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the Activity Table:

1. Subdivision in accordance with an approved framework plan, including around existing buildings and development.

a. consistency with approved framework plan;

b. site sizes and dimensions;

c. location and design of roads, lanes and reserves;

d. location and design of reserves;

e. location and capacity of infrastructure servicing;

f. stormwater management.

2. Subdivision not in accordance with the stormwater management rules 6.3.4.

a. the council will restrict its discretion to the following matters when dealing with applications for stormwater management that fails to comply with the design criteria set out in development controls 6.3.5:

i. geotechnical matters;

ii. the extent of impervious area;

iii. the best practicable option (BPO) for the management of adverse effects of stormwater runoff on receiving environments, buildings, and property;

iv. the methodology and programme for implementing the BPO for both existing and, where relevant, future development;

v. operations and maintenance requirements.

4.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

1. Subdivision in accordance with an approved framework plan, including around existing buildings and development.

a. matters should be in accordance with the approved framework plan;

b. site sizes and dimensions should be appropriate for the intended housing typology and able to accommodate stormwater treatment devices;

c. location and design of roads, lanes and reserves should be detailed including carriageway design, footpaths and berms, utilities and on-site stormwater management;

d. location and design of proposed reserves and public spaces to be set aside and/or vested with the council;

e. location and capacity of infrastructure servicing;

f. stormwater management in accordance with the precinct design criteria.

2. Stormwater devices that fail to comply with the design criteria set out in development controls 6.3.4.

a. the extent to which the proposal prevents or minimises the adverse effects of stormwater runoff and discharge, including cumulative effects, having regard to:

- i. ground stability and steepness of slope;
 - ii. the nature, volume, and peak flow of the stormwater discharge;
 - iii. the ecological functions of receiving environments;
 - iv. the sensitivity of the receiving environment to stormwater contaminants and flows;
 - v. avoiding the creation or increase of flood risk to other properties;
 - vi. options for managing stormwater at-source or through communal management devices;
 - vii. degree of compliance with the criteria set out in clause 6.3.4;
 - viii. practical limitations on the measures that may be used.
- b. opportunities to reduce existing adverse effects and enhance receiving environments.
- c. bioretention devices are generally not suitable for meeting the intent of the rules in locations with ground instability or steep slopes.

11. Definitions

Apartment

A multi-storey set of dwelling units contained in one building.

Attached dwelling

A self-contained dwelling that adjoins with another dwelling, sharing walls and/or intermediate floors. Unlike the apartment typology, all ground floor dwellings must have direct street access.

Detached dwelling

A free standing dwelling that does not share walls with another dwelling. The ground floor plan shape may or may not have one edge on a side boundary known as a zero lot condition. The zero lot setback typically occurs in the southern or eastern quarters giving a more efficient use of private open space to the opposing side and capitalising on good solar orientation to the north and west. Parking and servicing is from the street or a rear lane and can be integrated with the house or be detached.

Integrated Residential Development

Residential development on sites greater than 2000m² where elements of the development such as building design, open space, landscaping, vehicle access, roads and subdivision are designed to form an integrated whole. The height in relation to boundary and yards development controls do not apply to internal site boundaries within the integrated residential development.

Open Space Yard

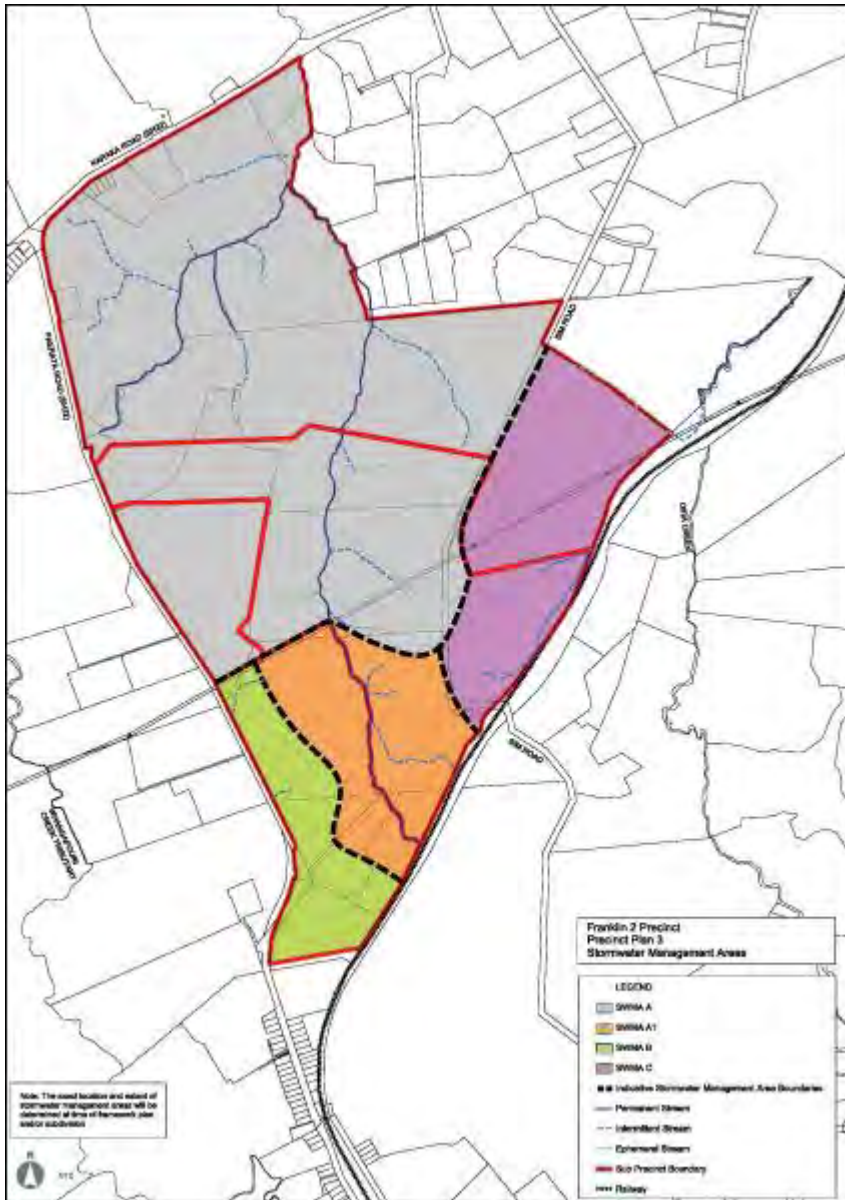
The area along the full length of a site's rear boundary which adjoins land zoned or proposed to be zoned public open space, except that the yard does not apply to any area zoned or proposed to be zoned open space where the primary purpose of the area is to provide access to the open space area.

Bioretention device

A device that collects stormwater to pass through vegetation into a relatively porous media (e.g. rock aggregate, loam) below ground for disposal to either a stormwater system via sub-soils, or baseflow into nearby streams or to the groundwater system. Bioretention devices can accommodate both retention and detention of stormwater flow. Examples of bioretention devices include raingardens, tree pits, planter boxes, swales with an infiltration trench, and filter strips with loam topsoil layer.



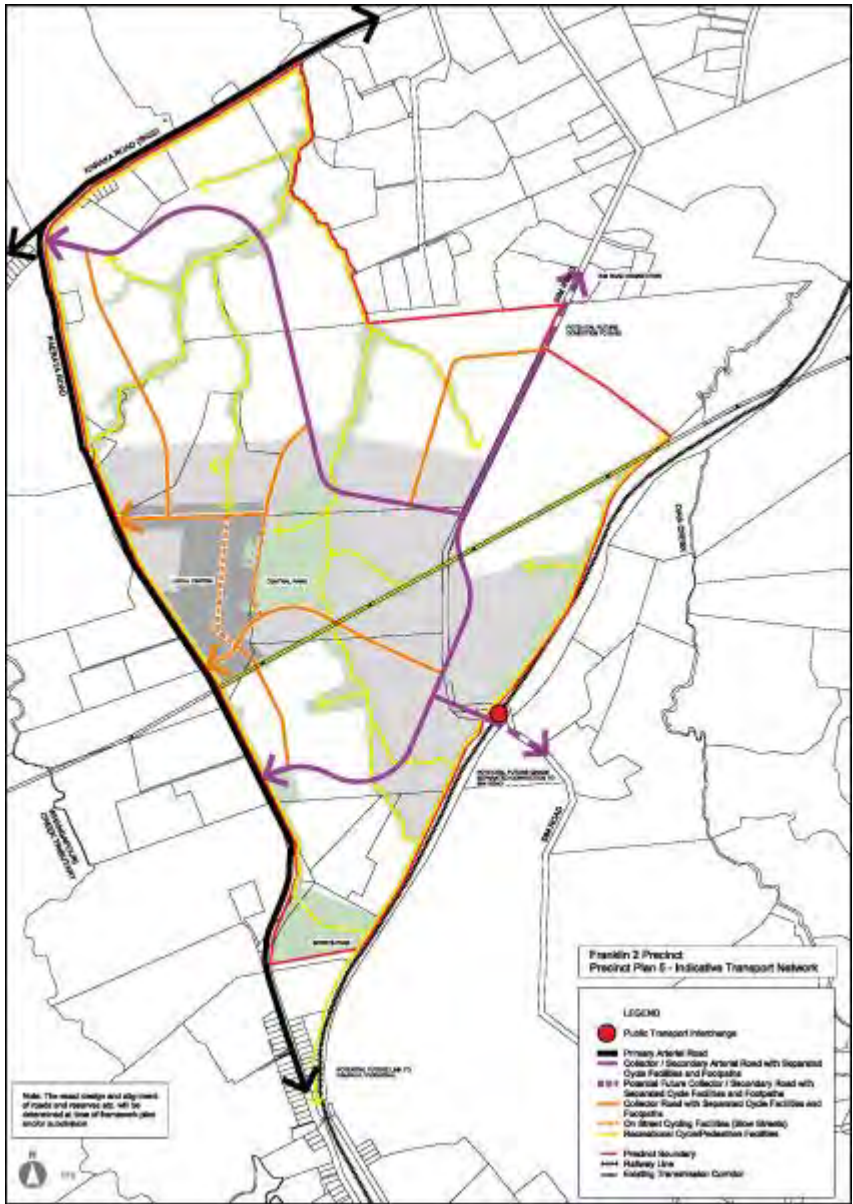
Precinct plan 3: Stormwater Management Areas



Precinct plan 4: Wesley College



Precinct plan 5: Indicative Transport Network



6.31 Hingaia 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 Hingaia 1 precinct is the area shown on the Hingaia 1 zoning map showing all Hingaia 1 sub-precincts A-D.

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 (including affordable 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.

Objectives

The objectives are as listed in the underlying Mixed Housing Urban zone, Mixed Housing Suburban zone, Neighbourhood Centre zone and Auckland-wide rules in addition to those specified below:

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. Retain and enhance the existing stream network and provide stream corridors as illustrated on the Hingaia 1 precinct plan.
4. Subdivision and development occurs in a manner that achieves the co-ordinated delivery of infrastructure, including transport, wastewater, and water services. Stormwater management approaches should promote the use of water sensitive design options.
5. Control the location of vehicle crossings to individual properties which adjoin shared paths.
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. Major overland flowpaths are retained or provided for in the site layout to manage risks from flood events up to the 1 percent AEP, taking account of maximum probable development in the upstream catchment.
8. To ensure that affordable housing provided in any residential development is distributed throughout the development.

9. Subdivision and development adjoining the coast has larger site sizes to provide for enhanced amenity and to avoid coastal erosion.

10. Subdivision and development in the precinct will not adversely impact on the safe and efficient operation of the adjoining State Highway network and/or the National Grid.

11. Develop a neighbourhood centre that provides for small scale convenience retail, service and commercial activities that meet the day-to-day needs of the area, and which does not undermine the viability and role of either the Hingaia Mixed Use Town Centre or the Papakura Metropolitan Centre.

Policies

The policies are as listed in the underlying Mixed Housing Urban zone, Mixed Housing Suburban zone, Neighbourhood Centre zone and Auckland-wide rules in addition to those specified below:

1. Require the structural elements of the Hingaia 1 precinct plan to be incorporated into all subdivision and development.

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.

3. Ensure that a range of lot sizes, housing typologies and densities is enabled to reflect a choice of living environments and affordability by enabling higher density integrated residential development to be dispersed between lower density vacant lots.

4. Enable a range of residential living opportunities (including a range of lot sizes) with more intensive housing to be generally located in close proximity to the neighbourhood centre and locations 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.

6. Require subdivision and development to be staged to align with the co-ordinated provision of infrastructure, including transport, water and wastewater.

7. Subdivision and development should 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 to achieve a natural appearance with appropriate native species and wetland areas.

9. Create walkways along stream corridors. Where possible, walkways should integrate with existing open space areas and enable future connections to adjoining undeveloped sites.

10. Stormwater retention devices in public areas are designed 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. Stormwater infrastructure and devices are designed and sized to incorporate projected climate change.

12. Protect and enhance the natural character of the coast and avoid erosion through:

a. restoration planting with eco-sourced plants at the time of subdivision

b. requiring larger site sizes adjoining the coast or proposed esplanade reserve

c.providing for viewshafts out to the coast along roads and from the esplanade reserve back into the development

d.providing for ecological corridors through Hingaia.

13.Subdivision and development promote enhancement and protection of coastal character, heritage items, cultural and ecological features.

14.New residential developments containing 15 or more dwellings/sites provide for affordable housing.

15.New retirement village developments containing 15 or more dwellings provide for affordable housing.

16.Require sites in sub-precincts A-D to be developed in general accordance with Hingaia 1 precinct map.

17.Require subdivision to be consistent with the Electricity Transmission and High Noise Land Transport overlay provisions.

18.Ensure that in the Neighbourhood Centre zone:

a.the total land area for the neighbourhood centre is limited in extent to a maximum of 4,000m² in the Hingaia 1 precinct

b.a range of convenience retail and commercial services is provided that meets the day-to-day needs of local residents and wider public

c.activities are compatible with adjoining residential land uses

d.development of the neighbourhood centre occurs in a manner that protects and safeguards the viability and roles of the Hingaia Mixed Use Town Centre and the Papakura Metropolitan Centre.

19.Subdivision and development contribute to a positive sense of place and identity through in-street landscape elements, including retaining existing landscape features, and maximising coastal vistas.

6.31 Hingaia 1

The activities, controls and assessment criteria in the underlying Mixed Housing Urban zone, Mixed Housing Suburban zone, Neighbourhood Centre and Auckland-wide rules apply in the Hingaia 1 precinct unless otherwise specified.

For the purposes of this precinct the definition of “Integrated Residential Development” applies with the following modification:

“Residential development on sites more than 800m² where elements of the development such as building design, open space, landscaping, vehicle access, roads and subdivision are designed to form an integrated whole. The height in relation to boundary, and yards development controls do not apply to internal site boundaries in the Integrated Residential Development. The maximum density land use controls do not apply to Integrated Residential Development.”

1. Activity Table

The activities in the Auckland-wide rules, Mixed Housing Urban zone, and Mixed Housing Suburban zone apply in the Hingaia 1 precinct unless otherwise specified in the activity table below.

Residential Activity Table 1 – Hingaia 1 Precinct

Activity	Activity Status
Residential	
Integrated Residential Development on front sites	RD
Dwelling(s) on sites that adjoin the coast/and or esplanade reserve and that have a net site area of 600m ² or less	RD

Land Use Controls – All Zones

A. Affordable Housing

Purpose:

To ensure that the Precinct contains affordable housing to help address Auckland’s housing affordability needs.

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/vacant sites that are either (a) relative affordable or (b) retained affordable that will meet the requirements of rules 2-9 below.
2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of affordable dwellings/vacant sites.
3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.
4. For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with rule 3 above.
5. For apartments, no more than one-third of the total number of identified affordable dwellings shall be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings shall be located on a single level.
6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) of one-half or more, that fraction is counted as 1 dwelling (or vacant sites) and any lesser fraction may be disregarded.
7. For avoidance of doubt, the land use rules in this section 6.31.4 do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 (“HASHAA”) as the provisions specified in the relevant Order in Council apply. The above provisions apply to consents that are not processed under the HASHAA.

B. Relative Affordable

Number of Relative Affordable Dwellings or Sites

Purpose:

To ensure that the precinct contains price relative affordable housing available to first home buyers to help address Auckland’s housing affordability needs.

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:
 - a. The price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of 3 calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent

application are finally resolved, whichever is the later) that is published by the Real Estate Institute of New Zealand.

b.If the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) for ensuring that the combined value of the building and the land upon completion will meet that criterion or is a building associated with such a dwelling.

c.Dwellings must be sold to first home buyers who must reside in the dwelling and retain ownership from the date of transfer.

C. Eligibility for Relative Affordable Housing

Purpose:

To ensure relative affordable housing is purchased by appropriate persons

1.Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites that are identified for affordable dwellings), the consent holder shall provide the Council with a statutory declaration that confirms the sale complies with the following eligibility requirements:

a.the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income at the date the sale and purchase agreement was made unconditional.

b.the consent holder has sold the dwelling (and any associated parking that is required by resource consent and storage) at a price which is not more than that defined by the 75 percent median price in accordance with rule [B.1\(a\)](#).

c.the purchaser is a first home buyer and has never owned any other real property.

d.the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

2.Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser shall be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in clause 1 above or is a building associated with such a dwelling.

3.Prior to the transfer of a vacant site identified for an affordable dwelling, the consent holder shall provide the Council with a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:

a.the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement became unconditional;

b.any development of the site shall be such that the combined value of the dwelling and the land on completion, as confirmed by a registered valuation, shall be no more than that defined by the 75 percent median price in accordance with rule [B.1\(a\)](#);

c.the purchase is a first home buyer and has never owned any other real property;

d.the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name, or on behalf, of any other person or entity.

4.A consent notice shall be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria to be met for 3 years from the date of transfer to the first eligible purchaser.

D. Retained Affordable

Eligibility for Retained Affordable Housing

Purpose:

To ensure that the precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.

1. Purchasers in respect of retained affordable housing must be a registered community housing provider or the Housing New Zealand Corporation. This rule does not apply to Retirement Villages which are dealt with by rule E below.

Number of Retained Affordable Dwellings or Sites

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites in any development must be retained affordable and meet the following criteria:

a. The price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter calculated as an average of 3 calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:

i. The dwelling is purchased with a 10 percent deposit; and

ii. The balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. The interest rate used is to be that published most recently by the Reserve Bank of New Zealand, in relation to the date the application for resource consent is made.

2. As part of the resource consent application evidence shall be provided to demonstrate a community housing provider will purchase the dwellings/sites. Prior to transfer of the retained affordable dwellings/sites a Council approved statutory declaration must be returned to the Council by the consent holder to demonstrate the dwellings/sites are to be sold at the price point outlined in clause 1 above.

E. Affordable Housing in Retirement Villages

Purpose:

To ensure affordable housing is provided in retirement village complexes

1. For retirement village developments (including any redevelopment creating additional units) containing 15 or more units:

a. At least 10 percent of the total number of units must be relative affordable for three years from the date of purchase. If a dwelling is transferred (including by way of lease or licence) during this timeframe it must continue to meet the required price point set out below in clause (i) below.

i. The units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price published by the Real Estate Institute of New Zealand for the most recent full calendar month preceding the date on which the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

ii. The price point required by clause (i) above shall include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates and insurance.

Eligibility for Relative Affordable in a Retirement Village

Purpose:

To ensure relative affordable housing is purchased by qualified persons

1. The purchaser(s)/resident(s) shall have a gross household income that does not exceed 150 percent of the NZ superannuation income receivable, current at the date of purchase.

Neighbourhood Centre Zone Activity Table

The activities in the Auckland-wide rule and the Neighbourhood Centre zone apply to the Hingaia 1 precinct unless otherwise specified in the activity table below

Activity	Activity Status
Retail	
Individual retail tenancies not exceeding 450m ² (gross floor area)	P
Individual retail tenancies exceeding 450m ² (gross floor area)	NC
Any Retail Activity that results in the total gross floor area of all Commercial and Retail Activities in the Neighbourhood Centre zone exceeding 1,000m ²	NC

2. Notification

1. The notification provisions for sub-precincts A and C outlined in Chapter [G.2.4](#) and [Chapter I.1.2](#) apply.

2. Subdivision and resource consent applications for urban development within 37m of the centerline of a National Grid transmission line, or over underground Counties Power electricity lines, or adjoining the southern motorway in sub-precincts B, C or D will be notified on a limited basis to Transpower, the New Zealand Transport Agency and/or Counties Power if written approval from these parties is not included with the resource consent application.

3. Subdivision and resource consent applications that do not meet the minimum berm width adjacent to the road boundary shown in the figures referenced in Activity Table 4, and/or where planting is proposed on berms accommodating services, will be notified on a limited basis to Counties Power if written approval from this party is not included with the resource consent application.

4. All other restricted discretionary activities will be considered without public or limited notification, or the need to obtain written approval from affected parties, unless otherwise specified in the Unitary Plan or special circumstances exist in accordance with section 95A(9) of the RMA that make notification desirable.

3. Land use controls

The land use controls in the Mixed Housing Urban zone, Mixed Housing Suburban and Neighbourhood Centre zone apply to the Hingaia 1 precinct.

4. Development controls

The development controls in the Mixed Housing Urban zone, Mixed Housing Suburban and Neighbourhood Centre zone apply to the Hingaia 1 precinct subject to any additional or more permissive rules provided below. For the avoidance of any doubt, where the same development control is provided in the underlying zoning and in this section, the more permissive control will apply.

4.1 Impervious area, building coverage and landscaping

Purpose:

To provide for flexibility of built form for higher density development

1. Integrated residential development

a. Maximum impervious area: 70 percent

b. Maximum impervious surface within riparian yard: 10 percent

c. Building Coverage: 50 percent

d. Landscaping: 30 percent

e. At least 10 percent of the required landscaped area must be planted including at least one tree that is pB95 or larger at the time of planting.

f. At least 40 percent of the front yard must comprise landscaped area.

4.2 Dwellings fronting the street

Purpose:

To provide for flexibility of built form for higher density development

1. Integrated residential development

a. The front façade of a dwelling or dwellings on a front site must contain:

i. glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door)

ii. a main entrance way that is visible from the street.

4.3 Maximum building length

Purpose:

To manage the length of buildings along side boundaries and the separation between buildings on the same site, to integrate them visually with the surrounding neighbourhood

1. Integrated residential development

a. Where any part of a building is within 5m of a side boundary, the maximum length of the building along the side boundary is to be 20m, after which there must be a separation of at least 5m along the same boundary to any other building on the same site.

4.4 Fencing

Purpose:

To ensure a safe and inviting streetscape for pedestrians

1. Where there is no separation between the lot and the adjacent footpath, fencing located within 0.6m of the front boundary must not exceed 1.2m in height and be 50 percent visually permeable (i.e. with 50 percent material spaced evenly across the width of the fence).

4.5 On-site Stormwater Management – new impervious surfaces

1. In catchments draining to intermittent or permanent streams (as indicated on Hingaia 1 – Precinct Map) all new impervious surfaces of 50m² and over are to be designed to achieve the following:

a. Provide retention (volume reduction) of at least 5mm of run-off depth for the impervious area for which hydrology mitigation is required;

b. Provide 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 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

2. In all other catchments (catchments draining to the coast) all new impervious surfaces of 50m² and over are to be designed to achieve the following:

a. Provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area, alternatively the equivalent of the retention component can be met by filtration devices or a first flush diverter.

3. Stormwater run-off must be directed to an on-site device designed and sized to accommodate stormwater runoff from the areas described in clause 1 and 2 above.

4. Stormwater device/s on private land:

a. Must be maintained by the site owner in perpetuity.

b. If rainwater tanks are proposed for a dwelling to achieve the retention requirements of (a), the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum.

5. Compliance shall be demonstrated to the Council in conjunction with any application for building consent, or by way of certificate of compliance or at the time of subdivision.

4.6 Garages

Purpose:

To ensure garages are not a dominant feature of the streetscape

1. A garage door facing a street must be no greater than 45 percent of the width of the front façade of the dwelling to which the garage relates.

2. Garage doors must not project forward of the front façade of a dwelling.

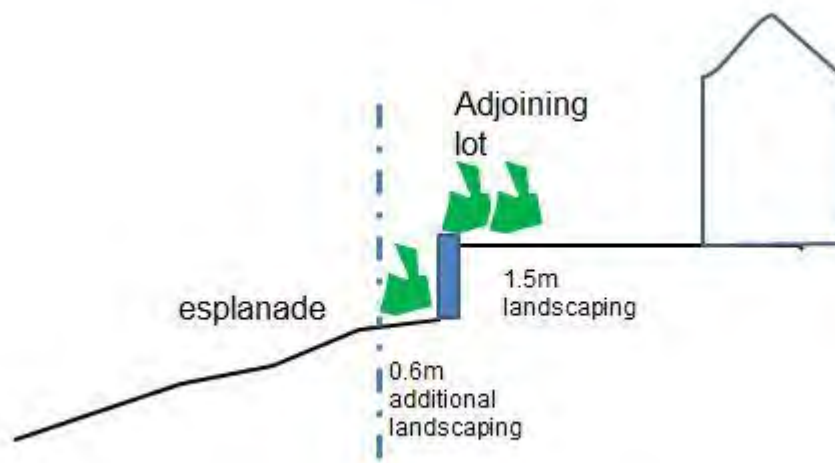
3. The garage door must be set back at least 5m from the site frontage.

4.7 Landscaping for Coastal Retaining Walls

Purpose:

To soften the visual impact of retaining walls from the esplanade reserve

1. Retaining walls of 1.0m or more in height adjoining the esplanade reserve boundary must have trees planted for a depth 0.6m in front of the retaining wall and within the site as illustrated in the figure below.



5. Subdivision controls

5.1 Activity Table

The Activity Table 1 – General and Activity Table 2 – Residential Zones in [Part 3, Chapter H Section 5](#) of the Unitary Plan, and related controls, apply to the Hingaia 1 precinct, except as otherwise specified in Table 3 below.

Activity Table 3 – Hingaia 1 Precinct

Subdivision Activity	Activity Status
Vacant lot subdivision in accordance with the Hingaia 1 precinct plan	RD
Vacant lot subdivision not in accordance with the Hingaia 1 precinct plan	D
Vacant lot subdivision adjoining the coast and/or esplanade reserve of 600m ² net site area or more	RD
Vacant lot subdivision adjoining the coast and/or esplanade reserve of less than 600m ² net site area	NC
Subdivision of sites in accordance with an approved (or concurrent) land use consent, resulting in sites less than 600m ² net site area adjoining an existing or proposed esplanade reserve	RD

5.2 Development Controls

The subdivision controls in the Hingaia 1 precinct are those listed in the Auckland- wide rules - subdivision except as specified below.

1. In addition to the controls in table 1 of [Chapter H Section 6.2.3](#), subdivision of a parent site of 1ha or more and where 15 or more vacant sites are proposed, each site that will contain a building must comply with the average net site area for the zone below, provided that the proposed minimum net site area is no less than 20 percent less of the required minimum net site areas for the relevant zone and that the average lot size is not less than:

a. 300m² net site area for the Mixed Housing Suburban Zone

2. Any lot which is 800m² or greater (and identified for future development) will be excluded from the calculation of average lot size under clause 1 above.

5.3 Rooding Standards

1. Roads must be provided in accordance with the Hingaia 1 precinct plan.
2. New roads are to be constructed to the standards contained in Table 4 for Additional Road Types.
3. New roads in sub-precinct A must be constructed in accordance with the road construction standards in figures 1 – 4 in Table 4 and the corresponding figure in the precinct figures.
4. New roads in sub-precincts B - C must be constructed in accordance with figures 1 – 3 in Table 4 and the corresponding figure in the precinct figures.
5. New roads in sub-precinct D must be constructed in accordance with figures 1, 2, 3, 5 and 6 in Table 4 and the corresponding figure in the precinct figures.
6. On Collector, Amenity Connector and Local Roads an unsealed strip of land with a minimum width of 600mm must be provided immediately adjacent to the road boundary of all lots for electricity supply infrastructure installation and maintenance.
7. In the Minor Residential Street, an easement in favour of Counties Power Limited must be provided over a strip of land with a minimum width of 700mm in all residential allotments immediately adjacent to the road boundary as outlined in Figure 4 in Table 4 and the corresponding figure in the precinct figures.
8. The unsealed strip of land required by standards 5 and 6 must be kept free of planting, fencing, buildings and structures.
9. No vehicle access to allotments adjoining a Collector or Amenity Connector road is to be provided over the combined cycle / footpath.
10. For the avoidance of doubt:
 - a. Construction of a Minor Residential Street will require resource consent as a restricted discretionary activity;
 - b. Private vehicle access over a combined cycle/footpath to allotments adjoining a Collector and/or Amenity Connector road will require consent as a restricted discretionary activity.

Activity Table 4 – Minimum Road Construction Standards

Types of Road	Road Width	Carriageway	Footpath Width	Combined Cycle / Footpath	Figure
Collector	21m	7.0m	1.8m (one side)	3.0m (one side)	Figure 1
Amenity Connector	18m	6.0m	1.8m (one side)	3.0m (one side)	Figure 2
Local Road	16m	6.0m	1.8m	N/A	Figure 3
Minor Street	12m	5.6m	1.8m	N/A	Figure 4
Reserve Edge Link	12m	6.0m	1.8m	N/A	Figure 5
Park Edge Road	14.7m	5.8m	1.8m	N/A	Figure 6

5.4 Riparian Margins

1. Riparian margins shall be established either side of the banks of a perennial stream (shown on sub-precincts A-D as Indicative Intermittent Stream and Stream Buffer) 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 vest in the Council as local purpose drainage reserves.

6. Assessment of Restricted Discretionary Activities

6.1 Matters for Discretion

1. Integrated Residential Development

The Council will restrict its discretion to those matters listed under “four or more dwellings” in the Mixed Housing Suburban zone.

2. Subdivision in accordance with the Hingaia 1 precinct

The Council will restrict its discretion to those matters listed for subdivision under the Auckland-wide rules and the following matters:

- a. Consistency with the Hingaia 1 precinct plan
- b. Limitations on access for future lots adjoining a Collector and/or Amenity Connector road
- c. Shape of lots earmarked for Integrated Residential Development
- d. Distribution of lots earmarked for Integrated Residential Development
- e. The matters for discretion outlined in [Part 3, Chapter H, Section 5.4, Table 13](#).

3. Development Control Infringements

The Council will restrict its discretion to those matters listed in [Part 3, Chapter I, Section 1.11](#), and [Part 3, Chapter G, Section 2.3](#) for development in the Hingaia 1 precinct

6.2 Assessment Criteria

For development that is a restricted discretionary activity in the Hingaia 1 precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the Mixed Housing Urban zone, Mixed Housing Suburban zone and Auckland Wide Rules:

1. Integrated Residential Development

The Council will consider the assessment criteria applying to four or more dwellings in the underlying Mixed Housing Suburban zone.

2. Subdivision

- a. The structural elements of the Hingaia 1 precinct plan are incorporated into the subdivision design including:
 - i. Roads; and
 - ii. Stream Corridors
- b. Staging of development accords with the Hingaia 1 precinct plan.
- c. Development is consistent with the Hingaia 1 precinct objectives and policies.

d. Vehicle access to lots adjoining that portion of the Amenity Connector which has the wider of the two berms should be provided by way of a rear access, or from an alternative road boundary where possible. Where this is not practical or feasible, the layout should provide alternative solutions for access to individual properties which minimise the frequency with which the berm will be crossed by vehicles entering or exiting the properties and maximise the safety of pedestrians and cyclists.

e. Pedestrian access to an Amenity Connector from all adjoining allotments.

f. Compliance with the on-site stormwater management solutions contained in the relevant approved Stormwater Management Plan.

g. The assessment criteria outlined in [Part 3, Chapter H, Section 5.4](#).

h. Vacant front sites which are 800m² (or greater):

i. The shape and dimensions of the lot should be at least 20m wide at the frontage of the site, for at least 80% of the length of site boundaries; and

ii. The location of the lot(s) should be distributed across the proposed subdivision in clusters.

3. Development Control Infringements

The Council will restrict its discretion to those matters listed in [Chapter I.1.11, Chapter G.2.3](#), for development in the Hingaia 1 precinct.

7. Special Information Requirements

For Integrated Residential Development, the Special information requirements applying to four or more dwellings in the underlying Mixed Housing Suburban zone apply.

For subdivision, the relevant special information requirements in the Auckland-wide subdivision rules apply.

For subdivision that includes a Collector and/or Amenity Connector road, proposed vehicle crossings to proposed allotments adjoining these roads must be shown on the subdivision scheme plan.

Subdivision and development within 50m of the coast requires a coastal erosion and geotechnical assessment.

8. Definitions

Retained affordable

Housing that is:

1. Built by a registered community housing provider or the Housing New Zealand Corporation; or
2. Sold to a registered community housing provider or the Housing New Zealand Corporation; and
3. Sold at a price defined by the Auckland median household income as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

Relative affordable

Housing that is:

1. Bought by first home buyers, where the purchaser has a gross household income that does not exceed 120 percent of the Auckland median household income as set at the date of signing the sale and purchase agreement.

2. Sold at a price that does not exceed 75 percent of the Auckland region median house price published by the Real Estate Institute of New Zealand and calculated as an average of the 3 calendar months previous to the date of application for resource consent is approved or the date on which all appeals to the resource consent application are finally resolved, whichever is the later.

Community Housing Provider

Means a housing provider (other than the Housing New Zealand Corporation) that has, as one of its objectives, the provision of one or both of the following types of housing:

1. Social rental housing:
2. Affordable rental housing

Household Income

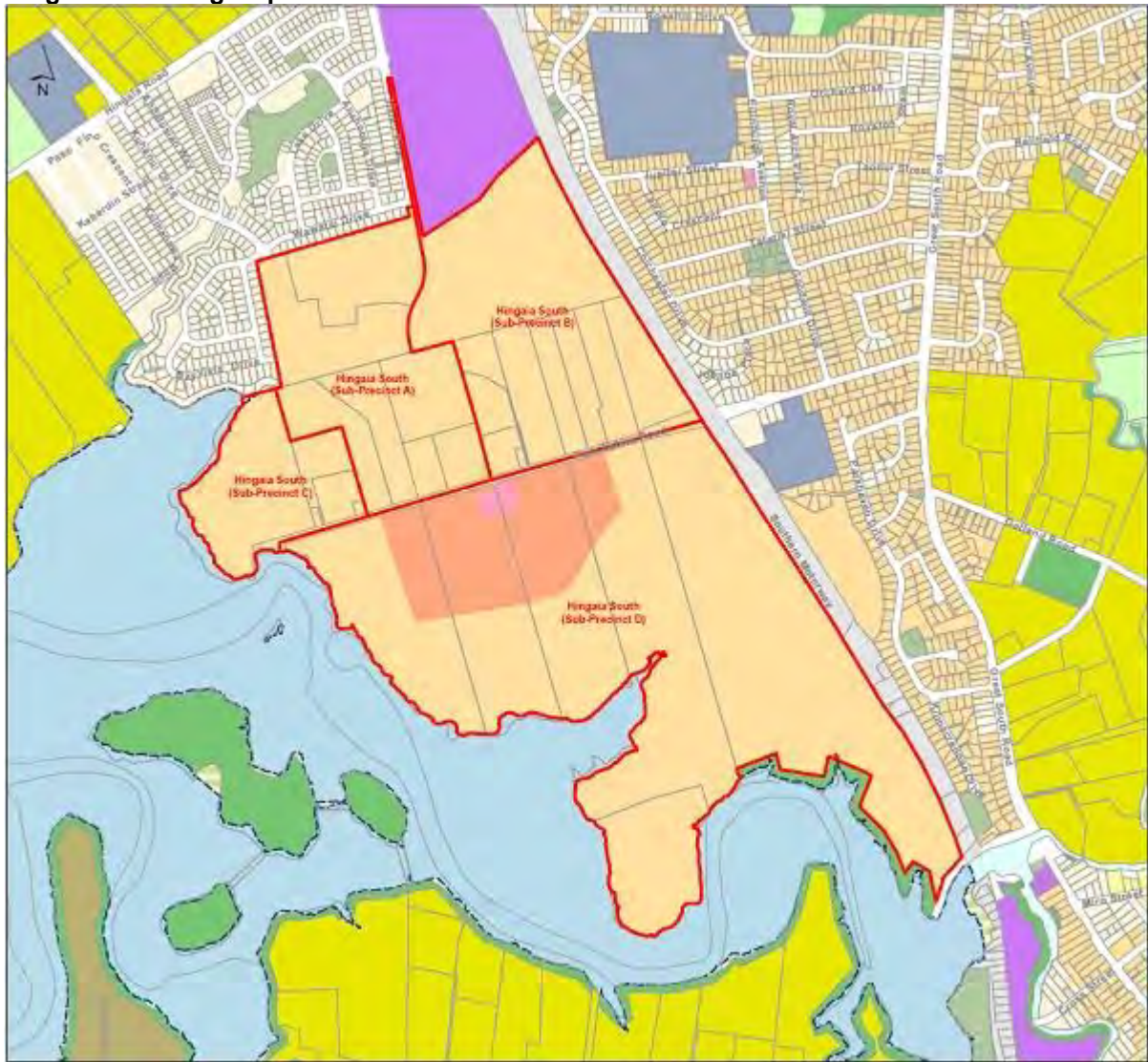
Household income includes all taxable income as defined by the New Zealand Inland Revenue Department.

Minor Residential Street

Means a narrow street which is not anticipated to have high traffic volumes as it serves primarily as access to properties, rather than a through movement function. Such streets can be utilised only as part of a comprehensive development and not for vacant lot subdivision. If widespread use of such a street is proposed, specific traffic calming measures will need to be incorporated in the design

9. Precinct Plans

Hingaia 1 - Zoning Map



Hingaia 1 - Precinct Map

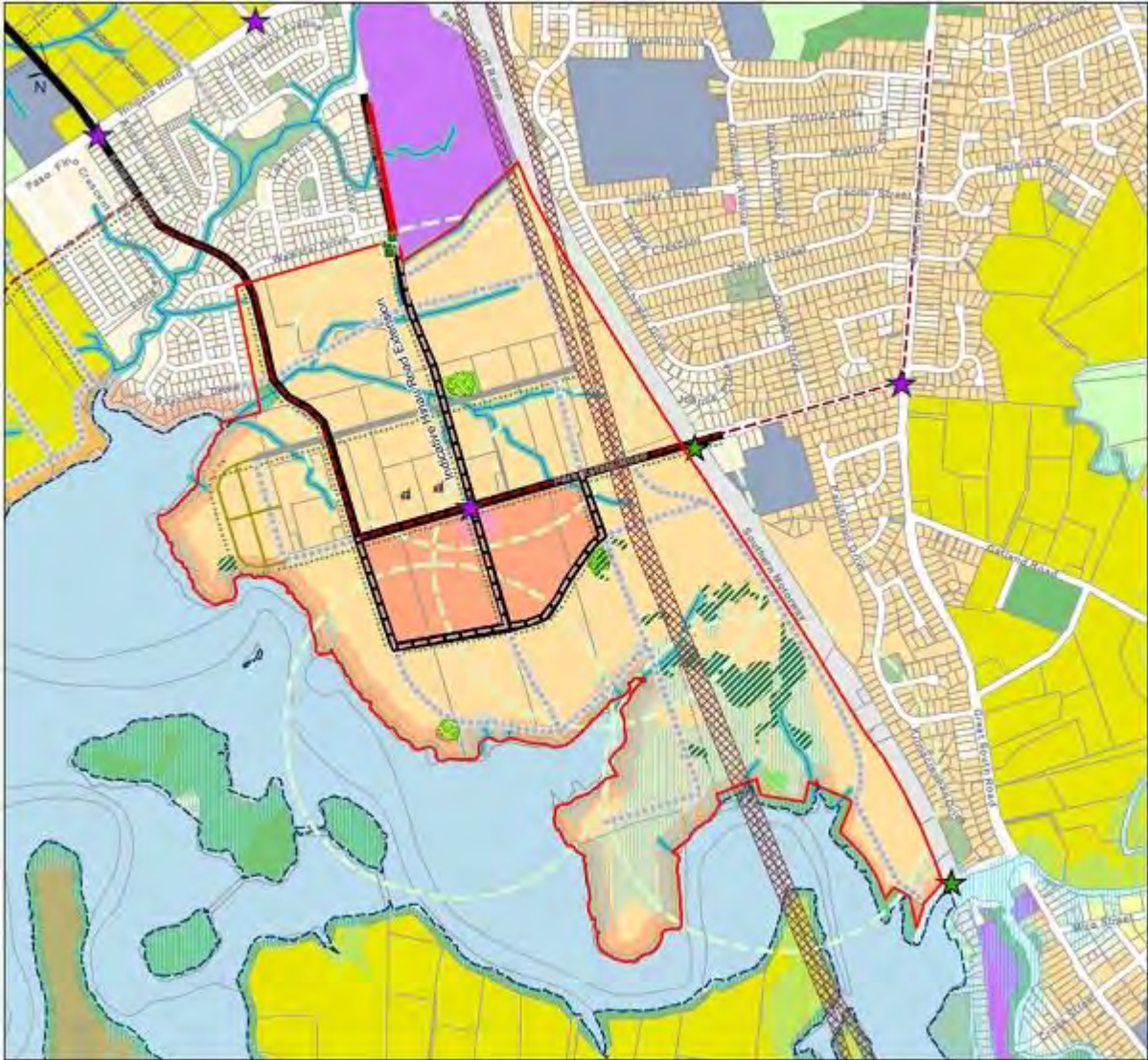


Figure 1 - Collector Road



Figure 2 - Amenity Connector Road

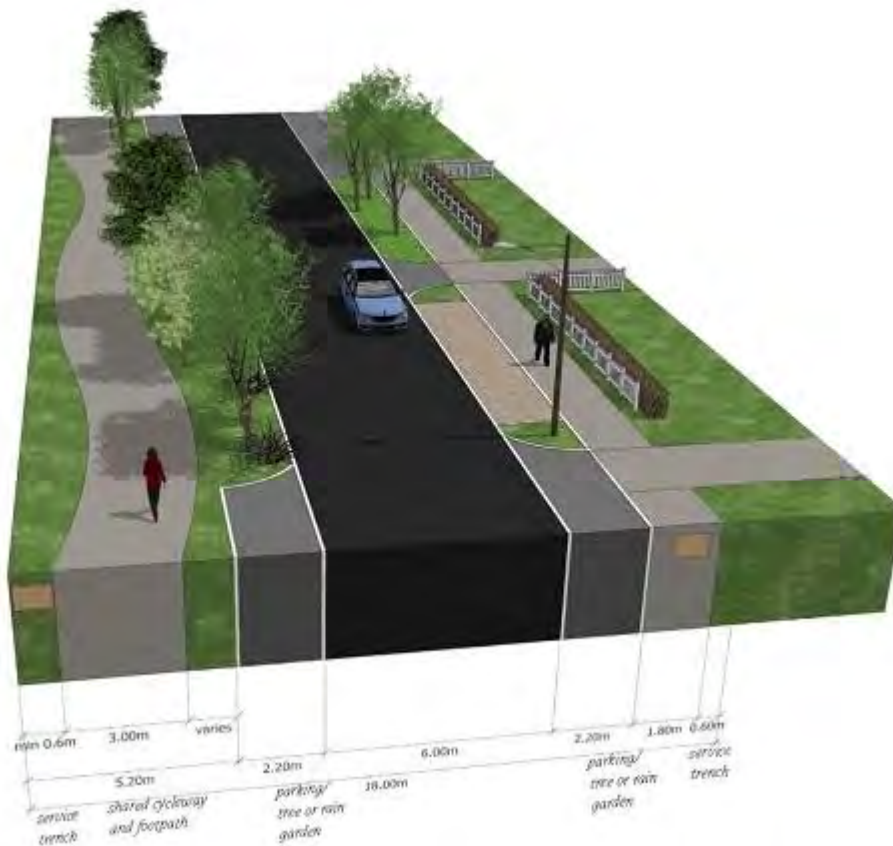


Figure 3 - Local Road

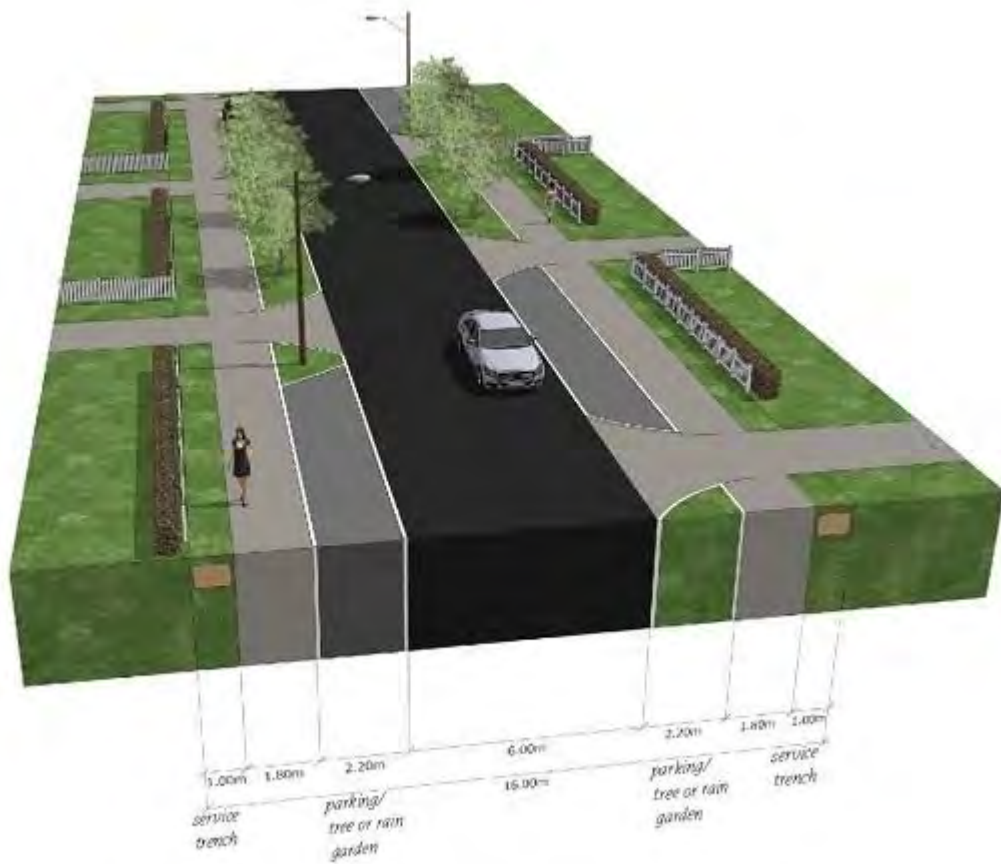


Figure 4 - Minor Residential Road



Figure 5 - Reserve Edge Link

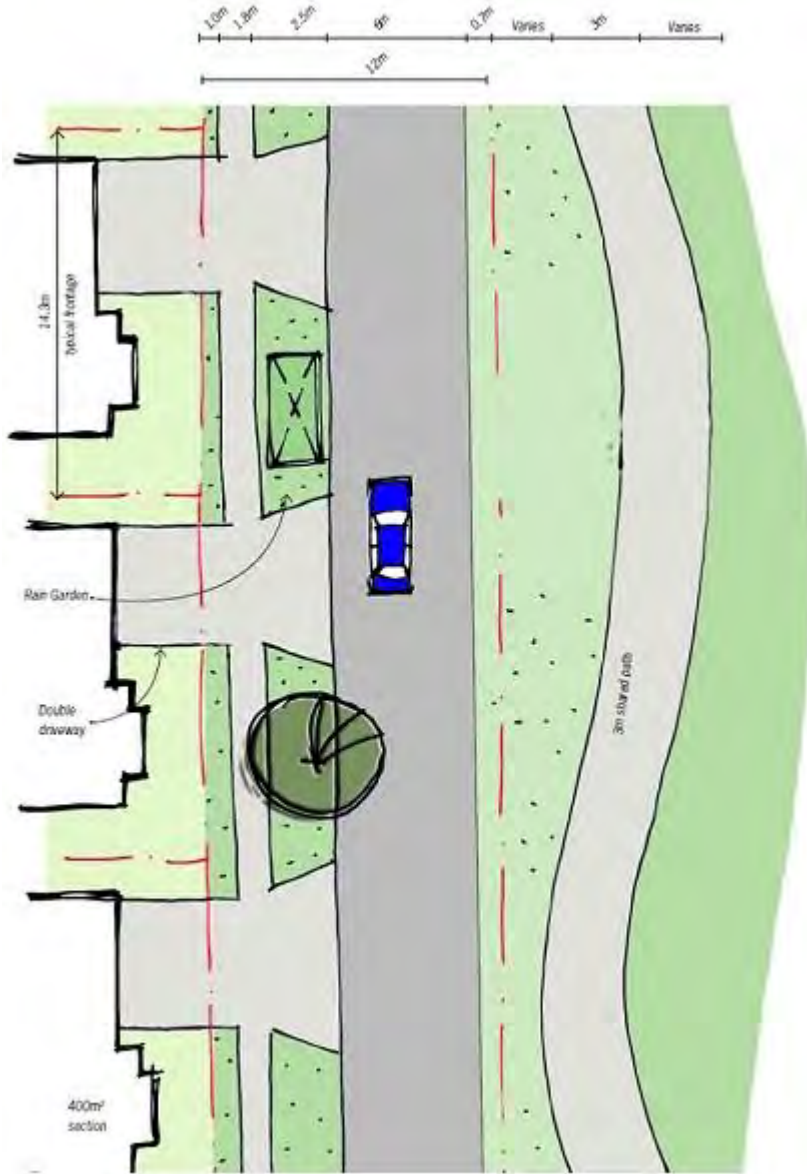


Figure 6 - Park Edge Road

