

I1. Financial contributions

I1.1. Background

Section 108 of the Resource Management Act 1991 provides that when the Council grants a resource consent it may impose a condition of consent requiring that a financial contribution be made.

In certain precincts, financial contributions will be taken in accordance with the precinct rules in order to avoid, remedy or mitigate adverse effects of an activity on the environment. The precinct rules set out the purpose for which land may be required as a financial contribution, and the manner in which the level of contribution (i.e. the amount of land required) is determined.

A financial contribution taken by the Council is for a different purpose to any development contribution listed in the Council's current contributions policy and may be imposed in addition to a development contribution.

I1.2. Objective

- (1) Financial contributions of land are required in accordance with in the precinct rules in order to avoid, remedy or mitigate adverse effects of the proposed activity on the environment.

I1.3. Policies

- (1) Require financial contributions of land for the purpose specified in the precinct rules.
- (2) Determine the amount of financial contributions of land in accordance with the precinct rules and on a case by case basis.

For further precinct provisions (objectives, policies, activity table, standards, matters and assessment criteria) refer to the relevant precinct.

I100. Boat Building Precinct

I100.1. Precinct description

The Boat Building Precinct applies to the boat building yards at Alwick Street, Warkworth and the properties at 90, 92, 94 and 105 Rame Road, Greenhithe where long established boat building and boat repair activities continue to operate. These sites have an underlying zoning of Business – Light Industry Zone and are located directly adjacent to the coastal marine area.

The purpose of the precinct is to enable the continued operation of existing boat building, repair, maintenance, and associated activities in a manner that avoids, remedies or mitigates adverse effects on the environment, particularly the marine environment, and the amenity values of the surrounding area.

The objectives and policies of the underlying Business – Light Industry Zone are generally aligned with the purpose of the boat building precinct. However, other light industry activities are not appropriate in these locations and are therefore excluded from the Boat Building Precinct.

I100.2. Objectives [rcp/dp]

- (1) Boat building, repair, maintenance and associated activities continue to be undertaken within the precinct.
- (2) The activities undertaken in the precinct do not result in adverse effects on the water quality or ecological values of the coastal marine area.
- (3) The activities undertaken in the precinct maintain the amenity values of the surrounding area.

The zone and Auckland-wide objectives apply in this precinct, in addition to those specified above, with the exception of Business – Light Industrial Objectives H17.2(1) and H17.2(2).

I100.3. Policies [rcp/dp]

- (1) Enable boat building, repair, maintenance and associated activities, and avoid activities that do not have an operational need to be located in the precinct.
- (2) Manage use and development within the precinct to maintain amenity values and ensure that it is compatible with surrounding residential neighbourhoods and open space areas.
- (3) Require activities in the precinct to manage traffic volumes to avoid adverse effects on residential streets.

The Auckland-wide policies apply in this precinct in addition to those specified above. The Business – Light Industry Zone Policies do not apply, with the exception of H17.3(5) and H17.3(6).

I100.4. Activity table [rcp/dp]

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

Table I100.4.1 Activity table specifies the activity status for land use, development and subdivision activities and structures in the coastal marine area and the occupation of the common marine and coastal area in the Boat Building Precinct pursuant to sections 9(3), 11, 12(1) and 12(2) of the Resource Management Act 1991.

Table I100.4.1 Activity Table

Activity		Activity status
Use		
Residential		
(A1)	Workers accommodation	P
(A2)	Workers accommodation that does not comply with Standards I100.6.1 to I100.6.6	D
Commerce		
(A3)	Marine retail	RD
Industry		
(A4)	Marine industry	P
(A5)	Repair and maintenance services accessory to marine industry	P
(A6)	Marine industry or repair and maintenance services accessory to marine industry that do not comply with Standards I100.6.1 to I100.6.6	D
Development		
(A7)	Boat launching facilities	P
(A8)	Demolition or removal of buildings	P
(A9)	Erection, addition to or alteration of buildings and accessory buildings for permitted activities	P
(A10)	Marine and port facilities	RD
(A11)	Development that does not comply with Standards I100.6.1 to I100.6.6	D
Subdivision		
(A12)	Subdivision creating vacant sites	D

I100.5. Notification

- (1) Any application for resource consent for an activity listed in Table H1.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

I100.6. Standards

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

All activities listed as permitted in Table I100.4.1 Activity table must comply with the following standards.

I100.6.1. Height

- (1) Buildings must not exceed 9m in height.

I100.6.2. Height in relation to boundary

- (1) No part of any building may exceed a height equal to 2.5m plus the shortest horizontal distance between that part of the building and any site boundary, where the boundary is adjacent to a residential or open space zone.

I100.6.3. Yards

- (1) Front, side and rear yards must be fully planted with trees, shrubs and ground cover plants within and along the full extent of the yard to provide a layered and densely planted visual buffer. Planting must include specimen trees that:
- (a) are a minimum of PB95 at the time of planting; and
 - (b) are spaced at a minimum of one every 5m along the full length of the yard.
- (2) Goods, materials, refuse or refuse containers must not be stored in a yard.
- (3) No activity other than boat building, boat maintenance or repair, boat recovery or loading or unloading of cargo must be undertaken in a yard adjoining a river.
- (4) The yard requirements in Table H1.6.3.1 Yards must be met.

Table H.1.6.3.1 Yards

Yard	Requirement
Front	5m Yards are not required for internal roads or service lanes
Rear	7.5m where a rear boundary adjoins a residential or open space zone or a reserve vested in council
Side	7.5m where the side boundary adjoins a residential or open space zone or a reserve vested in council
Riparian yard	20m from the edge of a river where a boundary adjoins a river
Coastal protection yard	20m from the edge of the coast where a boundary adjoins the coast

I100.6.4. Building coverage

- (1) The maximum building coverage must be no more than 20 per cent of the new site area.

I100.6.5. Storage and screening

- (1) Any outdoor storage or refuse disposal areas that directly face and are visible from a road, residential zone, open space zone or special purpose zone must be screened from those areas by a solid wall not less than 1.8m high.

I100.6.6. Subdivision

- (1) The subdivision standards for Business – Light Industry Zone in E38 Subdivision – Urban apply in the precinct.

I100.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I100.8. Assessment – restricted discretionary activities

I100.8.1. Matters of discretion

The Council will reserve its discretion to all the following matters when assessing a restricted discretionary resource consent application:

- (1) marine retail:
 - (a) traffic and parking effects; and
 - (b) effects on amenity and existing activities.
- (2) marine and port facilities:
 - (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials;
 - (c) public access, navigation and safety;
 - (d) traffic and parking effects; and
 - (e) effects on amenity and existing activities.

I100.8.2. Assessment criteria

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

- (1) construction or works methods, timing and hours of operation:
 - (a) the extent to which the construction or works methods avoid, remedy or mitigate adverse effects, on water quality and sedimentation, 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 that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and open space zoned land, particularly on the following:
 - (i) the natural character of the coastal environment and coastal processes;
 - (ii) effects on the recreational, visual, amenity and ecological values in the locality;
 - (iii) effects on historic heritage values in the locality and any landscape elements and features;
 - (iv) effects on existing activities in the coastal marine areas and on adjacent land including ongoing operational noise and lighting effects; and
 - (v) the provision of shore-based facilities including car and trailer parking, boat storage and maintenance areas, administration buildings, public toilets, boat racks, public access and esplanade reserves and urban design treatment.

(3) public access, navigation and safety:

- (a) whether effects on existing public access arrangements should be avoided by minimising the extent and duration of work and by providing alternative access routes where practicable;
- (b) the extent to which the proposed activity or development adversely affects navigation and safety;
- (c) the extent to which the effects on vessel access and berthage are avoided, remedied or mitigated;
- (d) where possible, the layout of buildings and activities should enhance public access, including pedestrian access, to the coastline, including areas of open space; and
- (e) any loss of public access to, along and within the coastal marine area should be mitigated, including through provision of facilities such as public boat ramps, lookout platforms and alternative access.

(4) traffic and parking:

- (a) refer to the assessment criteria in E27 Transport.

- (b) whether the proposal, including any additional vehicle movements, adversely affect 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
 - (c) whether sufficient parking are provided for workers, customers and service vehicles within the site and access to the public transport network have been considered.
- (5) effects on amenity and existing activities:
- (a) the activity should be complementary to, and not limit the primary use of the site for boat building purposes, including other marine-related activities;
 - (b) adequate provision should be made for activities with a functional requirement for a coastal location;
 - (c) the foreseeable future demand for space for activities with a functional requirement for a coastal location should be provided for without requiring reclamation;
 - (d) the activity should avoid, remedy or mitigate adverse effects on the amenity of the locality arising from use of the facility, including by controlling the design of buildings, signs, noise and hours of operation; and
 - (e) any generation of a need for parking or transport facilities should not be in conflict with the main boat building use.

I100.9. Special information requirements

There are no special information requirements in this precinct.

I100.10. Precinct plans

There are no precinct plans in this precinct

I101. Motorsport

I101.1. Precinct description

The Motorsport Precinct applies to three of Auckland's motorsport parks:

- Colin Dale Park;
- Rosebank Road; and
- Waikaraka Park.

The precinct does not include the larger motorsport facilities at Pukekohe Park and Western Springs Stadium which are included in the Special Purpose - Major Recreation Facility Zone. The purpose of the Motorsport Precinct is to enable the ongoing use and further development of these three locations, while recognising the effects associated with motorsport activities, such as noise and traffic generation.

The zoning of land within this precinct is the Open Space – Sports and Active Recreation Zone. The objectives and policies in the Motorsport Precinct, in addition to any relevant overlay, Auckland-wide and zone objectives and policies apply to each of the three sub-precincts within this precinct.

I101.2. Objective

- (1) The ongoing use and further development of Auckland's motorsport parks is provided for.

I101.3. Policies

- (1) Enable motorsport activities and associated development.
- (2) Limit traffic generated by the activity to avoid adverse effects on the safe and efficient function of transport infrastructure and the well-being of residents and businesses.
- (3) Avoid, remedy or mitigate the effects of noise on surrounding residents.

I101.4. Activity table

Table I101.4.1 Activity table specifies the activity status of land use activities in the Motorsport Precinct and its three sub-precincts pursuant to section 9(3) of the Resource Management Act 1991.

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

Table I101.4.1 Activity Table

	Activity	Activity status
(A1)	Motorsport activities	P
(A2)	Motorsport activities not meeting sub-precinct Standards I101.6.2.1, I101.6.2.3, I101.6.2.4, or I101.6.3.1	D
(A3)	Motorsport activities not meeting any other sub-precinct standard	RD

I101.5. Notification

- (1) Any application for resource consent for an activity listed in Table I101.4.1 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).

I101.6. Standards**I101.6.1. Sub-precinct Colin Dale Park**

The Auckland-wide and zone standards apply in this sub-precinct except:

- E27 Transport - Standard E27.6.1 Trip generation

All activities listed as permitted in Table I101.4.1 must comply with the following permitted activity standards unless otherwise specified.

I101.6.1.1. Hours of operation

- (1) Motorsport activities are restricted to the following hours:
- (a) between 9am and 10pm on normal working days (Monday to Friday), and public holidays on a Friday;
 - (b) between 9am and 10.30pm on Saturdays;
 - (c) between 9am and 6pm on Sundays, and public holidays on Monday-Thursday; and
 - (d) there will be no motorsport activities held on Good Friday, Anzac Day or Christmas Day.

I101.6.1.2. Traffic generation

- (1) Traffic generation must not exceed more than 750 vehicles per day or 300 vehicle turning movements per hour.

I101.6.1.3. Noise from motorsport activities

The Auckland-wide and zone noise standards apply in this sub-precinct except as specified below for motorsport activities:

- (1) Motorsport activities are subject to an L_{max} of 80dBA.
- (2) Back-firing vehicles are excluded from this standard provided that any vehicle which backfires more than twice in any one race must be withdrawn from the race immediately.
- (3) Motorsport activities that generate noise exceeding 55dB $L_{Aeq(15min)}$ between the hours of 9am and 6pm, or exceeding 50dB $L_{Aeq(15min)}$ between 6pm and 10pm, must comply with all of the following:
 - (a) these activities are run on no more than 50 days in any calendar year, excluding scheduled events which are cancelled;
 - (b) for 25 of the 50 days the noise level for those events must not exceed 60dB $L_{Aeq(15min)}$;
 - (c) for the other 25 of those days the noise level for those events must not exceed 65dB $L_{Aeq(15min)}$;
 - (d) the noise level must not exceed 60dB $L_{Aeq(15min)}$ for at least one weekend in each calendar month;
 - (e) notice must be provided to Council within 28 working days prior to any event identifying motorsport activities that will exceed 55dB $L_{Aeq(15min)}$ between 9am and 6pm or 50dB $L_{Aeq(15min)}$ between 6pm and 10pm;
 - (f) notice of any motorsport activities on a weekend subject to I101.6.1.3(3)(e) above must be provided to the Council no less than five working days prior to the event, or prior to the end of the preceding month, whichever is the earlier; and
 - (g) the monitoring of a minimum of two race meetings will occur where the design level is up to 65dB $L_{Aeq(15min)}$ and two race meetings where the design level is up to 60dB $L_{Aeq(15min)}$ within the first six meetings (or as soon as the weather permits) in each season. The monitoring results must be provided to the Council within 14 days from the date of each meeting.
- (4) All noise levels arising from Colin Dale Park must be measured at or within the notional boundary of any rural zoned site.
- (5) Where there are residential buildings existing on 19 December 2006 or replacement buildings at the same location the measurements must only be taken from notional boundaries.

- (6) Where access to properties is not available measurement must be taken from other such locations from which representative levels can be calculated.
- (7) There will be no penalty or correction for 'special audible characteristics' for any motorsport activities or public address system noise emitted from the site in accordance with New Zealand Standard on Acoustics – Environmental Noise (NZS 6802: 2008).
- (8) The sampling period for noise measurements must meet all of the following:
 - (a) be 15 minutes;
 - (b) ensure the $L_{Aeq(15min)}$ levels recorded are logarithmically averaged over the duration of the event;
 - (c) ensure the averaged level does not exceed the relevant limit, and any one 15 minute sample must not exceed the relevant L_{Aeq} limit by more than 5dBA;
 - (d) begin at the start of the first race or practice of the day and conclude at the end of the last race, practice or show of the day; and
 - (e) cease at any break of the racing or noisy activity longer than 90 minutes and measurement must resume at the recommencement of activities.
- (9) All noise measurement and assessment must be carried out in accordance with New Zealand Standard on Acoustics - Measurement of Environmental Sound (NZS 6801:2008) and New Zealand Standard on Acoustics – Environmental Noise (NZS 6802:2008). The noise must be measured with a sound level meter complying at least with the International Standard IEC 61672: Sound Level Meters, Parts 1–3.

Note: For the purposes of I101.6.1.3(3), a 'day' must include any events of any duration within the permitted hours in any one day.

I101.6.1.4. Noise from public address systems

The Auckland-wide and zone noise standards apply in this sub-precinct except as specified below for public address systems:

- (1) Any public address or other sound system must not exceed a measured level of 45dB $L_{Aeq(15min)}$ and must only be used during the hours specified in I101.6.1.3.
- (2) No more than two public address systems may operate simultaneously on the site, unless compliance with the noise limit above can be demonstrated on a cumulative basis.

I101.6.1.5. Lighting

The Auckland-wide and zone lighting standards apply in this sub precinct except as specified below:

- (1) The design and location of floodlighting must ensure that the direct illuminance does not exceed 100 lux at the sub-precinct boundary.
- (2) Hours of operation for floodlights must be no later than 10.30 pm daily except where agreed by Auckland Council for special national or international events for a maximum of six days per year.
- (3) All lighting must be installed and maintained to ensure that no light source is directed upwards or outside the site.
- (4) No lasers or fireworks are to be used on the site.

I101.6.2. Sub-precinct Rosebank Road

All permitted and restricted discretionary activities listed in Table I101.4.1 must comply with the following activity standards.

The Auckland-wide and zone noise and lighting standards apply in this sub-precinct except as specified below.

I101.6.2.1. All motorsport activities

- (1) Between 1 October in one year and 31 May in the following year no motorised activities will occur on one week in every three weeks.
- (2) Between 1 June and 30 September no motorised activities will occur on one week in every two weeks.
- (3) Weekday practices are only permitted on Wednesday and Friday. Practices can be Tuesdays and Thursdays where an agreement has been reached, prior to 30 September of any year, between the Auckland Kart Club, Speedway Riders Club and the Auckland Council.
- (4) Weekday practice may take place between:
 - (a) 3pm and 8.30pm from 1 October to 31 May; and
 - (b) 12 noon and 5pm from 1 June and 30 September.
- (5) No motorised activities may occur on the site between 23 December and 5 January inclusive.
- (6) Motorsport activities must not exceed 60 dB L_{Aeq} , and all other activities must not exceed 40dB L_{Aeq} , as measured at Covil Park over any 15 minute period and when the wind strength is less than 2 meters per second.

- (7) The Auckland Kart Club and the Speedway Riders Club must provide the Council with a programme of weekend practice and racing by 30 September for the following calendar year. No change to the programme is permitted without the Council's permission.

I101.6.2.2. Lighting

- (1) The design and location of floodlighting must ensure that the direct illuminance does not exceed 100 lux at the sub-precinct boundary.
- (2) Hours of operation for floodlights must be no later than 10.30 pm daily except where agreed by Council for special national or international events for a maximum of six days per year.
- (3) All lighting must be installed and maintained to ensure that no light source is directed upwards or outside the site.
- (4) No lasers or fireworks are to be used on the site.

I101.6.2.3. Auckland Kart Club motorsport activities

In addition to Standards I101.6.2.1 and I101.6.2.2, permitted and restricted discretionary activities must comply with all of the following:

- (1) Racing or practices must occur between one of the following times, except the first and last race meeting of the year which may occur between 10am and 5pm on Saturday:
 - (a) 12pm and 5pm on Saturdays; or
 - (b) 10am to 5pm on Sundays.
- (2) On one of every four years an extended meeting of up to four days can be held either over Easter or Labour Weekend between 9am and 5.30pm.
- (3) Extended events must be advertised no less than seven days or more than 14 days prior to the event in local papers in the Te Atatu area.
- (4) On one of every three years the club may hold an international meeting for overseas drivers that must meet all of the following:
 - (a) Friday practice from 9am to 5pm;
 - (b) Saturday practice and/or racing 9am to 5.30pm;
 - (c) Sunday practice and/or racing 9am to 5.30pm;
 - (d) must not occur on Easter or Labour Weekend; and
 - (e) must be adequately advertised no less than seven days nor more than 14 days prior to the event in local papers in the Te Atatu area.

- (5) All karts using the precinct must comply with the following noise requirements:
- (a) Sound levels: Measurement of sound levels is by one of two methods.
Method A (over the track, 1.8m), or Method B (beside the track, 15m).
 - (b) Method A (over track): The microphone must be suspended at a height of 1.8m +/- 0.1m over the driving line and must point towards the track.
 - (c) Method B (beside track): The microphone must be positioned 15m from the accepted driving line at a level 1.2m above the track surface. The point 15m +/- 0.2m from the meter must be marked on the track surface.
 - (d) Equipment: A digital meter complying with IEC 6511979, Type 2 or better (IEC - International Electrotechnical Commission) must be used.
 - (e) Meter Settings: The "A" frequency weighting must be used with the meter in the "fast" response setting.
 - (f) Disturbance Settings:
 - (i) Rain: In the case of a declared wet meeting no measurements may be carried out.
 - (ii) Wind: The influence of wind will not be taken into consideration.
 - (iii) Environment: Has been taken into account in the method and in the order of measurement.
 - (iv) Other: Ambient noises must not exceed 10dBA.
 - (v) Disturbances: less than the noise coming from the vehicle to be measured (e.g. from vehicles moving on the opposite track side).
 - (vi) Site: A site should be chosen where karts are at or near maximum speed.
 - (g) Sound Level Limits:
 - (i) Method A: The noise level must not be greater than 106.4dBA.
 - (ii) Method B: The noise level must not be greater than 88dBA.
 - (h) Sound Level Limit Exceptions:
 - (i) Sprint Tracks: Twin cylinder or twin engine karts – Method A no greater than 109.4dBA, Method B no greater than 91dBA.
 - (ii) MSNZ circuits: For twin cylinder or twin engine karts the maximum sound level must not be greater than the promoter's and/or MSNZ

regulations which are 95dBA measured at 30 metres from the centre of the track.

Karts that do not meet the noise requirements in Standard I101.6.2.3(5) must be excluded from racing.

- (6) The Auckland Kart Club must conduct regular noise measurements of karts at each meet and practice session and keep a register of all such testing, which must be made available to the Council on request.

I101.6.2.4. Auckland Speedway Riders Club motorsport activities

In addition to Standards I101.6.2.1 and I101.6.2.2, these activities must comply with all of the following:

- (1) Race meetings may only occur in a one week in three cycle between 1 October and 31 May.
- (2) Race meetings may occur between:
 - (a) noon and 6pm on Sundays; or
 - (b) 4pm and 9pm on Fridays.
- (3) Two two-day race meetings can occur a year between 12pm and 6pm on Saturday and Sunday.
- (4) Practice sessions can occur on three nominated Saturday afternoons prior to the first race meeting of the season. Sessions must not exceed three hours and must finish no later than 5pm.
- (5) All vehicles using the Speedway Riders Club track must comply with the following noise requirements:
 - (a) All vehicle noise must not exceed 95dBA. This must be measured on the infield, 25 meters from the pole line on the fastest part of the straight. The noise receiver must be held no less than 1 meter above the ground.

Vehicles that do not meet Standard I101.6.2.4(5)(a) must be excluded from racing.

- (6) Auckland Speedway Riders Club must conduct regular noise measurements of vehicles using the speedway track at each meet and practice session and keep a register of all such testing, which must be made available to the Council on request.
- (7) Auckland Speedway Riders Club may specify on the programme submitted to Council, a twilight meeting between 4pm and 9pm on a Wednesday, Thursday or Friday following a race to be used in the event

of a rainout of a Sunday meeting. A meeting will not be considered rained out if it has continued for more than one hour.

I101.6.3. Sub-precinct Waikaraka Park

All activities listed as permitted in Table I101.4.1 must comply with the following permitted activity standards.

I101.6.3.1. All motorsport activities

The Auckland-wide and zone noise standards apply in this sub-precinct except as specified below for motorsport activities:

- (1) The noise level must not exceed the following limits measured for any 15-minute period at any point at the footpath outside 14 Alfred Street, Onehunga:
 - (a) 75dB LAeq when the activity occurs inside the stadium; and
 - (b) 90dB LAeq when the activity occurs outside of the stadium.
- (2) Motorsport events, including practice sessions, must not exceed six hours and must occur between:
 - (a) 12pm and 10pm on Monday to Thursday;
 - (b) 12pm and 11pm Friday and Saturday; and
 - (c) 10am and 9.30pm on a Sunday.
- (3) No more than 35 events, including practice events, may occur within any 12-month period on the site.
- (4) Any event that finishes within two hours of starting because of adverse weather conditions does not count as one of the 35 events.

I101.6.3.2. Lighting

The Auckland-wide and zone lighting standards apply in this sub-precinct except as specified below:

- (1) The design and location of floodlighting must ensure that the direct illuminance does not exceed 100 lux at the sub-precinct boundary.
- (2) Hours of operation for floodlights must be no later than 10.30 pm daily except where agreed by Council for special national or international events for a maximum of six days per year.
- (3) All lighting must be installed and maintained to ensure that no light source is directed upwards or outside the site.
- (4) No lasers or fireworks are to be used on the site.

I101.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I101.8. Assessment – restricted discretionary activities

I101.8.1. Matters of discretion

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

- (1) Any activity that does not comply with a lighting standard:
 - (a) the visual effects of indirect light spill and glare on areas surrounding the site.
- (2) Any activity that does not comply with an hours of operation standard:
 - (a) the noise effects on the surrounding area;
 - (b) the effects on the safety and efficiency of the road network;
 - (c) the effects of onsite event management on the surrounding area;
 - (d) the effects on the surrounding area of the timing and number of events;
and
 - (e) the visual effects of indirect light spill and glare on areas surrounding the site.
- (3) Any activity that does not comply with a traffic generation standard:
 - (a) the effects on the safety and efficiency of the road network; and
 - (b) the effects on the surrounding area of the timing and number of events.
- (4) Any activity that does not comply with a noise standard (including public address system noise):
 - (a) the noise effects on the surrounding area;
 - (b) the effects of onsite event management on the surrounding area; and
 - (c) the effects on the surrounding area of the timing and number of events.

I101.8.2. 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, Auckland-wide and zone provisions:

- (1) The visual effects of indirect light spill and glare on areas surrounding the site:

- (a) the extent to which indirect light spill and glare causes adverse effects on the safety, amenity, including night time amenity and sleep disturbance, of neighbouring residential properties or roads;
 - (b) whether the cause of the light spill or glare is related to site factors or to the site topography and could be mitigated through design specifications as specified by a professional illumination engineer or alterations to the site;
 - (c) whether the effects of light spill or glare can be reduced by the addition of glare guards or an alternative lighting arrangement; and
 - (d) whether the intensity of use will be compatible with the amenities of surrounding existing and foreseeable future development.
- (2) The noise effects on the surrounding area:
- (a) the extent to which noise arising from the motorsport activities and the congregation of people creates adverse effects (including cumulative effect) on the health and well-being of nearby residents and other public space users;
 - (b) whether a noise management plan is necessary to detail the control measures which would be put into practice including:
 - (i) timing and duration of the proposed activity;
 - (ii) the proposed measures used to mitigate the noise;
 - (iii) the extent, necessity and appropriateness of activities on public holidays; and
 - (iv) an acoustic design certificate from a professional acoustic engineer demonstrating that the standards proposed will not be exceeded.
- (3) The effects on the safety and efficiency of the road network:
- (a) the extent to which turning traffic can safely exit and enter the site without obstructing other traffic on the road network or creating a traffic hazard;
 - (b) whether on-road or on-site queuing space is sufficient to accommodate traffic waiting to enter the site without adversely impacting on pedestrians or traffic on the adjoining road network;
 - (c) the extent to which traffic generated by the activity can be accommodated by the capacity of the adjoining road network;
 - (d) whether the design of access is contrary to any criteria contained within Auckland-wide car parking and access assessment criteria or the Auckland Transport Code of Practice;
 - (e) the extent to which any required Traffic Management Plan for Colin Dale Park achieves the following:

- (i) address how the potential adverse effects of the proposed activity can be managed with appropriate temporary traffic management procedures, commensurate with the nature and scale of the proposed activity and its potential adverse effects;
 - (ii) provides for priority access to residential properties with their access from Prices Road;
 - (iii) addresses arrival and departure times and the provision of public transport to minimise any reliance on private vehicle trips;
 - (iv) recommends monitoring of compliance with traffic generation standards. Where monitoring is required the monitoring results should be provided to the Council within 14 days from the date of each race meeting; and
 - (v) provides the means by which notice and contact details will be given of the intended event at least two weeks prior to the event to owners of residential properties that have their access from Prices Road, and from the Auckland International Airport.
- (f) whether details of consultation undertaken with the New Zealand Transport Agency and Auckland Transport have been provided or are necessary;
- (g) the extent to which the demand for short term or long term car parking within the adjoining roads affects the operation or safety of the road network;
- (h) whether on-site facilities should be provided to cater for any short-term car parking demand; and
- (i) the extent to which the site layout and level of on-site car parking is appropriate for managing the effects of traffic within the site and on the adjacent road network.
- (4) The effects of onsite event management on the surrounding area:
- (a) the extent to which site management avoids food waste attracting birds, potentially impacting on airport operations; and
 - (b) whether site management provides for 24-hour access and signage for the fuel pipelines.
- (5) The effects on the surrounding area of the timing and number of events:
- (a) the extent to which the number and timings of events are appropriate for the site and will not generate a level of noise, activity, traffic and car parking that will adversely affect the amenity and function of surrounding sites. Consideration should be given to:
 - (i) the timing and number of past or proposed events;
 - (ii) restrictions on hours of operation; and

(iii) the number of attendees.

(b) the extent to which multiple activities occurring within Puhinui Reserve and Colin Dale Park could result in cumulative adverse effects. Measures should be put in place to avoid simultaneous events being staged where this would have significant adverse cumulative effects on adjoining properties.

I101.9. Special information requirements

I101.9.1. Traffic management plan

(1) A Traffic Management Plan (TMP) must be prepared and provided to Council with any resource consent application for an event at Colin Dale Park likely to generate more than 750 vehicle movements per day or more than 300 turning movements per hour.

I101.10. Precinct plans

There are no precinct plans in this precinct

I102.1. Rowing and Paddling Precinct

The Rowing and Paddling Precinct applies to three areas of the coastal marine area that are used for rowing, paddling, kayaking and waka ama training and competitive events. These precincts are supported by land-based access and facilities, including pontoons, ramps and club rooms located outside of the precinct.

The purpose of the Rowing and Paddling Precinct is to ensure the water course remains free of structures, moorings or activities that would compromise their use for paddling and rowing. The current and future use of the Rowing and Paddling Precinct will be managed to ensure the on-going safe navigation of vessels, including port and ferry activities, in conjunction with paddling and rowing activities. Any exclusion of public access for events, such as regattas, or restrictions of use at certain times that are necessary to enable safe navigation of vessels, including port and ferry terminal activities will be subject to control by the Harbourmaster.

The zoning within this precinct is Coastal – General Coastal Marine Zone.

I102.2. Objectives [rcp]

- (1) Rowing and paddling training and events can be undertaken within a Rowing and Paddling Precinct, unobstructed by structures, moorings or other activities.
- (2) Lane markers and other navigation aids enhance the use of the Rowing and Paddling Precinct.
- (3) Other water use and safe navigation occurs in conjunction with the use of a Rowing and Paddling Precinct, including port and ferry activities.

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

I102.3. Policies [rcp]

- (1) Avoid use and development that will obstruct or limit the use of a Rowing and Paddling Precinct for training or events.
- (2) Enable lane marking, buoys and other navigation aids, associated with the efficient and safe use of the Rowing and Paddling Precinct.
- (3) Enable the safe navigation and operation of all vessels in conjunction with the use of a Rowing and Paddling Precinct, including port and ferry activities.

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

I102.4. Activity table

Table I102.4.1 Activity table specifies the activity status of use and activities (pursuant to section 12(1) and 12(3) of the Resource Management Act 1991) and associated occupation of the common marine and coastal area (pursuant to section 12(2) of the Resource Management Act 1991) and development (construction (pursuant to section

12(1) of the Resource Management Act 1991), associated occupation of the common marine and coastal area (pursuant to section 12(2) of the Resource Management Act 1991) and their use (pursuant to section 12(3) of the Resource Management Act 1991)) in the Rowing and Paddling Precinct.

The zoning within this precinct is Coastal – General Coastal Marine Zone. The provisions in the zone, Auckland-wide provisions and any relevant overlays apply in this precinct unless otherwise specified.

H1.4.1 Activity table [rcp]

Activity		Activity status
Use and activities and associated occupation of the common marine and coastal area		
(A1)	Anchoring of vessels necessary for navigation safety or emergency response	P
(A2)	Aquaculture activities (including any activities under section 12(1), 12(2), 12(3) and 15 of the Resource Management Act 1991)	Pr
(A3)	Clubrooms for marine-related clubs	NC
(A4)	Maintenance and servicing of vessels	NC
(A5)	Construction of vessels	NC
(A6)	Underwater explosives training exercises	Pr
Development (construction, associated occupation of the common marine and coastal area and their use)		
(A7)	Lane markers, buoys and navigation aids associated with rowing and paddling activities	P
(A8)	Maimai	Pr
(A9)	Existing legal moorings until 1 December 2018	P
(A10)	New moorings and existing legal moorings after 1 December 2018	NC

I102.5. Notification

- (1) Any application for resource consent for an activity listed in Table I102.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I102.6. Standards

All activities listed as permitted in Table I102.1.4.1 must comply with the following standards. The zone, overlay and Auckland-wide controls apply in this precinct, unless otherwise specified.

I102.6.1. Lane markers, buoys and navigation aids

- (1) Written advice must be given prior to the work being undertaken to the council harbourmaster at least five working days prior to any lane markers, buoys or other navigation aids being installed.
- (2) Written advice must be given prior to the work being undertaken to the national Topo/Hydro authority at LINZ at least five working days prior to any permanent navigation aids being installed.

Note: The day-to-day management of lane markers, buoys and navigation aids within a Rowing and Paddling precinct is managed by the Harbourmaster's office with reference to the Navigation Safety bylaw.

I102.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I102.8. Assessment – restricted discretionary activities

There are no restricted discretionary activities in this precinct.

I102.9. Special information requirements

There are no special information requirements in this precinct.

I102.10. Precinct plans

There are no precinct plans in this precinct.

I103. Waitematā Navigation Channel Precinct

I103.1. Precinct description

The purpose of the Waitematā Navigation Channel Precinct is to ensure the navigational requirements of marine and port activities and other vessels are provided for in the main navigation channel into the Waitematā Harbour.

The precinct excludes the ship manoeuvring and berthing areas of the Port, Viaduct and Central Wharves, Wynyard, Westhaven precincts of the Business – City Centre Zone which have their own separate provisions.

The precinct incorporates the shipping channel, turning basins, and ship manoeuvring areas located within the Waitematā Harbour and inner Hauraki Gulf. The precinct will be managed to ensure that structures and activities do not compromise the safe and efficient navigation of vessels.

Dredging is provided for in the precinct to enable passage for shipping and all other vessels using that channel, to be maintained.

The zoning within this precinct is Coastal – General Coastal Marine Zone.

I103.2. Objective [rcp]

- (1) The Waitematā navigation channel provides for the safe and efficient navigation of vessels.

The Coastal – General Coastal Marine Zone, Auckland-wide and overlay objectives apply in this precinct in addition to those specified above.

I103.3. Policies [rcp]

- (1) Avoid permanent structures in the precinct, except those required for the safe and efficient navigation, manoeuvring and berthing of vessels.
- (2) Manage activities to avoid adverse effects on the safe and efficient navigation and manoeuvring of vessels in the precinct.
- (3) Enable dredging within the precinct that is necessary to provide for the safe and efficient navigation and manoeuvring of vessels.

The Coastal – General Coastal Marine Zone, Auckland-wide and overlay policies apply in this precinct in addition to those specified above, with the exception of D.5.1.3 Dredging Policy 4 of the Coastal - General Coastal Marine Zone.

I103.4. Activity table

Table I103.4.1 Activity table specifies the activity status for Dredging in the coastal marine area pursuant to section 12(1) and 15(1) of the Resource Management Act 1991 and structures in the coastal marine area pursuant to section 12(1), 12(2) and 12(3) of the Resource Management Act 1991.

The activities, standards and assessment in the Coastal - General Coastal Marine Zone apply in the coastal marine area in all the coastal zones and precincts unless otherwise

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

Table I103.4.1 Activity table

Activity	Activity Status
Navigational aids	P
Maintenance dredging	C
Capital-works dredging	RD
Temporary coastal marine area structures or buildings	D
All other coastal marine area structures or buildings not provided for	NC

I103.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I103.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I103.4.1 Activity table and which is not listed in I103.5(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).

I103.6. Standards

The Coastal – General Coastal Marine Zone, Auckland-wide and overlay standards apply in this precinct in addition to the following standards.

I103.6.1. Navigational aids

- (1) 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 the work being undertaken.

I103.6.2. Maintenance dredging

- (1) No dredged material may be deposited in the coastal marine area or on land where it could re-enter a water body unless it is listed in the Plan as a permitted activity or has a resource consent.

I103.7. Assessment – controlled activities

I103.7.1. Matters of control

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

- (1) for maintenance dredging:
 - (a) the effects on water quality;
 - (b) the effects on harbour traffic, navigation and safety; and
 - (c) monitoring.

I103.7.2. Assessment criteria

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

- (1) for maintenance dredging:
 - (a) the effects on water quality:
 - (i) whether methods are implemented to avoid, remedy or mitigate the release of contaminated sediment.
 - (b) the effects on harbour traffic, navigation and safety:
 - (i) whether methods are implemented to avoid, remedy, or mitigate effects on harbour traffic, navigation and safety.
 - (c) monitoring:
 - (i) whether monitoring is required to demonstrate the extent and type of effects of the dredging on water quality and the degree to which the effects are remedied or mitigated during the activity.

I103.8. Assessment – restricted discretionary activities

I103.8.1. 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) capital works dredging:
 - (a) the effects on coastal processes, ecological values, and water quality including the release of any contaminated sediment;
 - (b) the effects on harbour traffic, navigation and safety; and
 - (c) consent duration and monitoring.

I103.8.2. 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 capital works dredging:

(a) the effects on coastal processes, ecological values, and water quality including the release of any contaminated sediment:

(i) whether measures have been taken to avoid, remedy, or mitigate adverse effects on coastal processes, ecological values, and water quality.

(b) the effects on harbour traffic, navigation and safety:

(i) whether methods are implemented to avoid, remedy, or mitigate effects on harbour traffic, navigation and safety.

(c) consent monitoring and duration:

(i) whether consent duration should be limited to the minimum duration necessary for the functional or operational needs of the activity; and

(ii) whether monitoring is required to demonstrate the extent and type of effects of the dredging on coastal processes, ecological values, and water quality and the degree to which the effects are remedied or mitigated during the activity.

I103.9. Special information requirements

There are no special information requirements in this precinct.

I103.10. Precinct plans

There are no precinct plans in this precinct.

I200. Arts, Civic and Entertainment Precinct

I200.1. Precinct description

The Arts, Civic and Entertainment Precinct is located at the head of the Queen Street Valley. Auckland's major arts and entertainment venues are situated in or near the precinct, including the Aotea Centre, Civic Theatre, Town Hall, Q Theatre, Art Gallery, St James Theatre, Central Public Library, and private galleries. The precinct also has a number of cafés, restaurants, cinemas, hotels and bars. Aotea Square is the focus for gatherings, processions and celebrations.

The purpose of the precinct is to provide for civic activities, ceremonies, functions, entertainment and performing arts, while ensuring development respects the special character and historic heritage places within the precinct.

The precinct contains a number of historic heritage places with a diversity of styles ranging from classical to modern and post-modern. The character of the older buildings exerts a strong presence in Queen and Wellesley streets and parts of Aotea Square.

The zoning of the land is Business – City Centre Zone and Open Space – Civic Spaces Zone.

I200.2. Objectives

- (1) The Arts, Civic and Entertainment Precinct is used as the primary location for civic activities, ceremonies and functions.
- (2) The precinct is maintained as the focus of performing arts, entertainment and events.
- (3) Built form respects and reinforces the distinctive form and scale of identified special character buildings and historic heritage places.
- (4) Pedestrian linkages through the precinct and to and from other parts of the city centre are maintained and enhanced.

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

I200.3. Policies

- (1) Encourage arts, entertainment, civic functions, and temporary events to occur in the Arts, Civic and Entertainment Precinct.
- (2) Promote Aotea Square as Auckland's main focal point for public occasions by providing for a range of events and activities.
- (3) Require building design to respect the form, scale and architecture of identified special character buildings and historic heritage places.
- (4) Enhance the public function, pedestrian network and public spaces within the precinct.

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

I200.4. Activity table

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

Table I200.4.1 specifies the activity status of development activities in the sub-precinct A – Aotea Square pursuant to section 9(3) of the Resource Management Act 1991.

- The duration of the temporary activities specified below includes the time required to establish and remove all structures and activities associated with the activity and reinstate the site to its original condition.
- All events on public land must obtain an event permit from the Council (and permission from Auckland Transport if required for activities on roads) in addition to any resource consent requirements.

Table I200.4.1. Activity table Sub-precinct A - Aotea Square

Activity		Activity status
(A1)	Temporary activities for up to 21 consecutive days	P
(A2)	Two temporary activities for up to 49 consecutive days per calendar year	P
(A3)	Temporary activities not otherwise provided for	RD
(A4)	Markets	P
(A5)	Noise events	P

I200.5. Notification

- (1) Any application for resource consent for an activity listed in Table I200.4.1 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).

I200.6. Standards

I200.6.1. Sub-precinct A

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

- Standards H8.6.2-H8.6.32 of the Business – City Centre Zone; and
- E27 Transport.

All permitted and restricted discretionary activities listed in Table I200.4.1 Activity table must comply with the following standards.

I200.6.2. Noise events

- (1) Up to 18 noise events are allowed in Aotea Square in a 12-month period.
- (2) The noise event including sound checks, shall start no earlier than 9.00am and shall finish not later than 11pm Sunday to Thursday inclusive, midnight Fridays and Saturdays and 1.00am New Year's Day.
- (3) Nine of the allowable noise events may be up to 80db LAeq and 85dBA L1.
- (4) Nine of the allowable noise events may not exceed 85db LAeq and 90dBA L1.

I200.6.3. Measurement of noise events

- (1) The noise levels of noise events must be met when measured from the boundary of 68 Greys Avenue.
- (2) Where the noise levels are found to have been complied with at the specified locations then the noise event will be deemed to have complied with the requirements of I200.6.2(3) and (4).
- (3) The L_{Aeq} noise levels to be met are incidence noise levels averaged over the duration of the event but are not to include sound testing or balancing. No corrections can be made to the measured incident noise level. Crowd noise must not be included in any noise measurement.

I200.6.4. Buildings and ancillary structures

- (1) No temporary signage or lighting shall be placed on or affixed to any trees or heritage buildings within Aotea Square.
- (2) No structures are to be placed within 10m of the scheduled Auckland City Town Hall.

I200.6.5. Trees

- (1) There shall be no pruning of, or structures within, the dripline of any tree located within the grassed areas of Aotea Square unless carried out by Council or its agents.

I200.7. Assessment – controlled activities

There are no controlled activities in this section.

I200.8. Assessment – restricted discretionary activities

I200.8.1. 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) temporary activities not otherwise provided for:
 - (a) refer to the matters in E40 Temporary activities.

I200.8.2. 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) temporary activities not otherwise provided for:

(a) refer to the assessment criteria in E40 Temporary activities.

I200.9. Special information requirements

There are not special information requirements in this precinct.

I200.10. Precinct plans

I200.10.1 Arts, Civic and Entertainment: Precinct plan 1 - Sub-precinct A - Aotea Square



I201. Britomart Precinct

I201.1. Precinct background

The Britomart Precinct is bordered by Lower Queen Street, Quay Street, Britomart Place and Customs Street East and its zoning is Business - City Centre zone. The precinct re-establishes traditional grid street pattern through the extension of Gore and Commerce streets from Customs Street to Quay Street. The extent of the Britomart precinct is shown on Britomart Precinct: Precinct plan 1.

The purpose of the precinct is to act as a regional transport centre, provide for comprehensive development and provide a link between the core central business district and the harbour edge, while preserving identified special character and historic heritage values and enabling adaptive reuse of those buildings. Britomart's proximity to the harbour edge and the core central business district of the city centre provides an important context for existing and new development. The convenience and location of transport services is an important aspect of the precinct, along with providing a safe, attractive pedestrian environment with good sheltered connections to both the harbour edge and the city core.

The precinct is comprised largely of low and medium rise buildings including scheduled historic heritage places and identified special character buildings on its perimeter. The identified historic heritage building and special character buildings and general streetscape contribute to its character, enclosure, and sense of human scale. In combination with the precinct's function as a regional transport interchange, the identified historic heritage places and special character buildings form a framework for future redevelopment. It is noted however, that the north western perimeter of the precinct is comprised of high rise modern buildings. It is also proposed to develop new medium to high rise buildings within the central spine of the precinct.

The precinct is also in a critical location for providing a better link between the city centre and the harbour and also Viaduct Harbour to the west and the Quay Park precinct (the site of Auckland's former rail station and shunting yards) and the arena site to the east. Provision for an attractive and safe pedestrian network and public squares, with good quality connections to the harbour edge and the city core, is vital.

Station Plaza and Takutai Square are the two major public open spaces within the precinct and Te Ara Tahuhu (walking street) provides the main east-west pedestrian link connecting Commerce Street to Britomart Place.

The precinct provisions require future above-ground development to occur in a comprehensive and coordinated manner.

The land in the Britomart Precinct is zoned Business – City Centre Zone.

I201.2. Objectives

- (1) An attractive, safe and lively environment that reflects the importance of the precinct's role as a regional transport interchange, and provides a link between the core central business district and the harbour edge.

- (2) Britomart is comprehensively developed as a mixed use precinct that:
- (a) integrates with the facilities and functions of the Britomart regional transport centre;
 - (b) maintains a perimeter built form that is of an appropriate scale in relation to the form and scale of existing heritage buildings and waterfront edge location, and is in keeping with or complementary to established development within the precinct;
 - (c) acknowledges and reinforces the lower scale Customs Street heritage frontage, the Quay Street frontage and the medium to high rise new central spine of the precinct;
 - (d) provides a high level of physical and visual accessibility within the precinct, and to the city centre and the waterfront; and
 - (e) has high quality pedestrian connections and open spaces.
- (3) The historic heritage values of identified buildings within the precinct are retained, and where appropriate conserved.
- (4) The Port of Auckland is protected from potential reverse sensitivity effects generated by residential activities within the precinct.

The overlay, Auckland-wide and Business – City Centre Zone objectives apply in this precinct in addition to those specified above.

I201.3. Policies

- (1) Limit development to a scale that is sensitive to the values of heritage buildings within the precinct and the Waterfront setting.
- (2) Require development within Sub-precinct B to maintain an overall built form outcome that supports a lower scale heritage Customs Street frontage, a medium to high rise central spine and a mixed low, medium and high rise Quay Street frontage.
- (3) Reduce any potential adverse visual effects of buildings in relation to the harbour edge and as viewed from the southern side of Customs Street East, from Britomart Place through to the Chief Post Office building.
- (4) Require buildings and public open spaces to achieve a high standard of urban design while maintaining or enhancing the values of heritage buildings within the precinct.
- (5) Require development of building frontages to streets or other public spaces to maintain a height above street level that retains a sense of intimacy, character and human scale, particularly on the Customs Street frontage, and preserves sunlight access.

- (6) Reinforce pedestrian activity and adjoining public open spaces by requiring significant portions of ground floor frontages be made available for retail and commercial service activities.
- (7) Manage the scale, form and intensity of development to maintain the character of the Britomart Precinct.
- (8) Reinforce and acknowledge the Quay Street waterfront edge of the CBD, which runs from the Port Precinct through to Beaumont Street, through a mixture of lower buildings punctuated by taller buildings along the Britomart Precinct Quay Street frontage, while restricting tall new buildings along the Quay Street edge between Britomart Place and Gore Street to one location at 110 to 114 Quay Street.
- (9) Provide an opportunity on the Seafarers' site to create a contemporary medium to high rise building that acknowledges the surrounding heritage buildings but is also consistent with the scale of the existing medium to high rise contemporary buildings on the north-western frontage of the Precinct.

The above objectives and policies cannot be used to justify additional height above the maximum permitted height on sites along the Quay Street frontage of the Britomart Precinct, other than on the Seafarers' site.

Heritage

- (10) Enable the adaptive re-use of historic heritage buildings while ensuring that their valued features are maintained or enhanced.
- (11) Avoid insensitive development or objects adjacent to historic heritage places that detract from the heritage values for which the building is protected.

Open space and pedestrian connections

- (12) Maintain and enhance the environmental qualities and amenities of the precinct.
- (13) Establish an interconnected system of public open spaces, of varying size and pedestrian connections which can cater for a range of appropriate activities, events and support the regional transport interchange function of the precinct.
- (14) Preserve sunlight access to identified public open spaces by managing building height and form.
- (15) Provide strong visual and physical connections between the public open spaces within the Precinct, the waterfront and the city centre core.

Land uses

- (16) Encourage the distinction of different areas within the precinct, each with its own character.

(17) Require accommodation in the precinct to be located and designed to provide for amenity and well-being of residents while mitigating potential adverse effects of port operations and avoiding the likelihood of reverse sensitivity effects on the Port of Auckland.

(18) Limit parking to the eastern end of the precinct and to the Britomart carpark site located on the eastern side of Britomart Place to maintain main pedestrian thoroughfares and retain the visual amenity provided by heritage buildings.

The overlay, Auckland-wide and Business – City Centre Zone policies apply in this precinct in addition to those specified above.

I201.4. Activity table

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

Table I201.4.1 specifies the activity status of development activities in the Britomart Precinct pursuant to section 9(3) of the Resource Management Act 1991.

- The activities in the Business – City Centre Zone apply in the Britomart Precinct except in those areas identified as public open space on Precinct plan 4, and as specified in the following table.

Table I201.4.1. Activity table - Britomart Precinct

Activity		Activity status
Development		
(A1)	Minor cosmetic alterations to a building that does not change its external design and appearance	P
(A2)	New buildings, and alterations and additions to buildings not otherwise provided for	RD
(A3)	Dwellings and visitor accommodation that do not comply with Standard I201.6.1(1)	D
(A4)	Development that does not comply with Standard I201.6.7(1)-(2) or I201.6.8(1)	D
(A5)	Development that does not comply with Standard I201.6.5(1) or I201.6.6(1)-(5)	NC

Table I201.4.1 specifies the activity status of land use activities in the Britomart Precinct pursuant to section 9(3) of the Resource Management Act 1991.

- The following table specifies the activity status of activities within the identified public open spaces shown on Britomart Precinct: Precinct plan 4.

Table I201.4.2. Activity table - Britomart precinct (identified public open spaces shown on Britomart Precinct: Precinct plan 4)

Activity		Activity status
Community		
(A6)	Informal recreation	P
(A7)	Landscaping	P
(A8)	Artworks	P
(A9)	Playgrounds	RD
(A10)	Seating and picnic tables	P
(A11)	Awnings, canopies or similar weather protection structures accessory to tables and seating	RD
(A12)	Kiosks and market stalls	RD
Development		
(A13)	Glazed roof structures/atrium and/or glazed verandahs and physical connections	RD
(A14)	New buildings	D
(A15)	Dwellings and visitor accommodation that do not comply with Standard I201.6.1(1)	D
(A16)	Development that does not comply with Standard I201.6.7(1)-(2) or I201.6.8(1)	D
(A17)	Development that does not comply with Standard I201.6.5(1) or I201.6.6(1)-(5)	NC

I201.5. Notification

(1) Any application for resource consent for an activity listed in Table I201.4.1 Activity table - Britomart and Table I201.4.2. Activity table - Britomart precinct (identified public open spaces shown on Britomart Precinct: Precinct plan 4) 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).

I201.6. Standards

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

All permitted and restricted discretionary activities listed in Table I201.4.1 Activity table - Britomart and Table I201.4.2. Activity table - Britomart precinct (identified public open spaces shown on Britomart Precinct: Precinct plan 4) must comply with the following standards.

I201.6.1. Dwellings and visitor accommodation

Purpose: to avoid the potential for reverse sensitivity effects on the Port of Auckland.

- (1) Dwellings and visitor accommodation must be subject to a restrictive non-complaint covenant* in favour of the Ports of Auckland.
- (2) For the purposes 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 Ports of Auckland Limited, by the landowner (and binding any successors in title) not to complain as to effects generated by the lawful operation of the port. The restrictive non-complaint covenant is limited to the effects that could be lawfully generated by the port 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 port activities (although an individual restrictive non-complaint covenant may do so). Details of the existence of covenant documents may be obtained from Ports of Auckland Limited, its solicitors, or in the case of registered covenants by searching the Title to the relevant property.

I201.6.2. Building height

Purpose: manage the height of buildings to achieve Policies I201.3(1), (2), (3), (7), (8), (9) and (14) of the Britomart Precinct.

- (1) Buildings must not exceed the heights specified on Britomart Precinct: Precinct plan 1
- (2) The Britomart station ventilation stacks may exceed the maximum building height specified on Britomart Precinct: Precinct plan 1 provided that they do not exceed 10m above the roof to the storey immediately below.
- (3) A single lift machine room or over-run within the 50m height area shown on Britomart Precinct: Precinct plan 1 may exceed the maximum building height provided that:
 - (a) the height of the projection does not exceed 5.4m above the maximum permitted height; and
 - (b) the area of the projection does not exceed a floor area equal to 10 per cent of the area of the roof to the storey immediately below.

- (4) Seafarers' Height Controls as specified on Britomart Precinct: Precinct plan 1

A building on the Seafarers site is composed of two elements, each with the maximum permitted height as follows:

- (a) a larger element located at the eastern end of the site with an east-west footprint dimension two thirds of the east-west dimension of the site area (or up to a maximum of five metres either side of this dimension) and no taller than 55.24m above mean street level (AMSL); and

- (b) a smaller element located on the (remaining) western-most one third of the site (or up to a maximum of five metres either side of this dimension) and no taller than 35.40m AMSL

Explanation

The Seafarers site is a potential redevelopment site on the Quay Street frontage of the Precinct. The varied height limits provide an opportunity to develop a contemporary building that is complementary to both the taller existing buildings to the south and west and the lower heritage character buildings to the east. The larger element corresponds to the lower of the two Quay Street Harbour Edge Height Control Planes (HEHCP), while the smaller building element corresponds to the height of the parapet on the second step back on the western elevation of the East Building, facing Takutai Square.

I201.6.3. Minimum frontage height

Purpose: ensure streets are well defined by buildings and provide a sense of enclosure to enhance pedestrian amenity.

- (1) New buildings and additions to buildings must adjoin the site frontage for its entire length excluding vehicle and pedestrian access areas and have a minimum frontage height of 16m above mean street level.

I201.6.4. Paving of public open spaces

Purpose: Maintain and enhance the amenity of public open space.

- (1) Paving of areas of public open space, as shown on Britomart Precinct: Precinct plan 3, must be provided by adjacent site owners in conjunction with any new development of the site.
- (2) Applications for any new building or external alteration or addition to any existing building on sites adjacent to areas identified for paving in Britomart Precinct: Precinct plan 3 must provide details of ground surface designs particularly in relation to the paving materials to be laid and the pattern of their layout.
- (3) The pavers must be at least equal to the standard of paving and detailing in Station Plaza.

I201.6.5. View shaft

Purpose: manage development to maintain views from Britomart Place through to the Chief Post Office building and provide an important visual guide for pedestrians moving into and through the Precinct. The view shaft is intended to protect this view for the benefit of pedestrians.

- (1) Buildings must not locate within the areas of the view shaft shown on Britomart Precinct: Precinct plan 3, except for:
 - (a) temporary buildings which are permitted activities or for which resource consent has been granted;

- (b) parts of buildings or structures above first floor level; and
- (c) verandahs required by H8.6.26 of the Business – City Centre Zone rules or for which resource consent has been granted.

I201.6.6. Site intensity

Purpose: manage the scale, form and intensity of development to maintain the character of the Britomart Precinct.

- (1) The basic and the maximum floor area ratios permitted within the Britomart precinct are as shown on Britomart Precinct: Precinct plan 2.
- (2) In Sub-precinct A the bonus floor area provisions for bonus area 1a (refer H8.6.10 - H8.6.20 of the Business - City Centre Zone rules) apply except that the light and outlook bonus does not apply. The basic FAR plus the bonus FAR must not exceed the MTFAR shown in Britomart Precinct: Precinct plan 2.
- (3) In Sub-precinct B the basic FAR and the MTFAR is the gross floor area allowed as a permitted activity, except that for the sites notated on Britomart Precinct: Precinct plan 2 the floor area ratio must be limited to the gross floor area achievable within the existing special character building or scheduled historic heritage place.
- (4) In Sub-precinct B the 11:1 FAR shown in Britomart Precinct: Precinct plan 2 for sites to the east of Takutai Square is the basic/maximum total FAR for a building or combination of structures covering all sites, and is not the basic/maximum total FAR for individual sites.
- (5) On the Seafarers' site, the permitted site intensity shall be the floor area required to achieve the maximum permitted height as provided for within rule I201.6.2(4) Seafarers' Height Controls.

I201.6.7. Heritage buildings

Purpose: manage heritage buildings to achieve Policies I201.3(10) and (11) of the Britomart precinct.

- (1) All works relating to identified historic heritage buildings must be subject to conservation plans and obtain all necessary resource consents required by the Historic Heritage overlay rules and the Heritage New Zealand Pouhere Taonga Act 2014.
- (2) All works relating to the following non-scheduled buildings must be subject to approved conservation plans:
 - (a) Charter House, 54-58 Customs Street East (Part Lot 2 DP 382501);
 - (b) Newdick Building, 104 Quay Street (Part Lot 1 DP 369895);
 - (c) Quay Buildings, 106-108 Quay Street (Part Lot 1 DP 369895); and
 - (d) Maritime Building, 130 Quay Street (Lot 57 DP 317575).

I201.6.8. Noise

Purpose: Manage noise to maintain amenity.

- (1) Any activity must comply with E25 Noise and Vibration of the Auckland-wide rules for noise and vibration except that noise from events and temporary activities must be measured 1m from the façade of the nearest dwelling or visitor accommodation building located outside of the Britomart precinct.

I201.6.9. Parking

Purpose: Limit parking to the eastern end of the precinct to maintain main pedestrian thoroughfares and retain the visual amenity provided by heritage buildings.

- (1) For the purpose of calculating the maximum permitted parking, E27.6.2 of the Auckland-wide - Transport rules apply except that:
 - (a) Sub-precinct B and Lot 5 DP 325137 in the Quay Park precinct is defined as a site. Parking accumulated within this area is limited to the areas marked with an asterisk on Precinct Plan 2 and to Lot 5 DP 325 137 within the Quay Park precinct; and
 - (b) for the sites identified with an asterisk and bounded by Customs Street East, Gore Street, Galway Street and Rouakai Lane, parking must be confined to basement levels and vehicle access must be from Galway Street only.

I201.7. Assessment – controlled activities

There are no controlled activities in this precinct

I201.8. Assessment – Restricted discretionary activities

I201.8.1. 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) new buildings, and alterations and additions to existing buildings not otherwise provided for:
 - (a) the matters of discretion in H8.8.1(1) of the Business – City Centre Zone rules apply;
- (2) restricted discretionary activities within the public open spaces identified on Precinct plan 4:
 - (a) location, design and external appearance of temporary or permanent buildings, structures and signs;

- (3) infringing the building height standard:
 - (a) building scale, dominance and visual amenity effects; and
 - (b) effects on the current or planned future form and character of the precinct;
- (4) infringing the minimum frontage height standard:
 - (a) building scale, dominance and visual amenity effects; and
 - (b) pedestrian amenity;
- (5) infringing the paving of public open spaces standard:
 - (a) pedestrian amenity.

I201.8.2. 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) new buildings, and alterations and additions to existing buildings not otherwise provided for:
 - (a) building design and external appearance - contributing to sense of place:
 - (i) whether the consistency of the existing character in a cohesive streetscape is maintained, with new buildings acknowledging traditional design and detailing. However, new buildings and additions need not replicate this style.
 - (b) building design and external appearance - variation in building form/visual interest:
 - (i) the extent to which buildings contain a predominance of vertical or neutral emphases on their elevations (rather than horizontal), and thus contribute to the visual reduction in the scale of buildings, and an appropriate scale close to public places;
 - (c) building design and external appearance - creating a positive frontage:
 - (ii) the extent to which the ground floor level of buildings adjacent to public spaces make use of architectural elements of columns, windows, doors, verandahs, colonnades, and recessed entrance ways to achieve a strong visual and physical integration of public and private space;
 - (iii) the extent to which the treatment of exterior walls continuously define the edge of the street (or open space) but with individual variation in architectural character to avoid long, dull, monotonous lengths of undifferentiated wall;

- (iv) the extent to which buildings are designed to address and align to the street boundaries and adjoining public spaces to develop a strong visual axis along streets and at intersections;
 - (v) the extent to which buildings contain activities that have a strong interaction with the use of adjoining public space in order to provide increased security and surveillance and contribute to the vitality of the area;
 - (vi) whether buildings adjacent to public open space dominate it or 'privatise' it by giving the impression that the open space is a forecourt to any private development adjoining it; and
 - (vii) the extent to which verandahs, where required, are continuous along the length of the street but should be designed separately on a site by site basis. The architecture of each verandah should relate directly to the building on that site and should not be designed as a uniform or standardised building element.
- (d) building design and external appearance - materials and finishes:
- (i) the extent to which materials and colour used in new buildings complement existing buildings, but may use new and contemporary interpretations in form and detail;
 - (ii) the extent to which the design of ground surfaces ensure conformity of detail and material where private developments are integrated with streets or adjacent public open spaces; and
 - (iii) the extent to which new buildings or external alterations or additions to buildings on sites adjacent to areas identified for paving in precinct plan 4 ensure the adjoining ground surface design is appropriate and sensitive and has regard to the manner in which the development is integrated with adjacent public spaces.
- (e) signage and temporary buildings:
- (i) the extent to which signage is designed to a high standard and complements the architectural qualities, materials, details and colours of the buildings to which it relates;
 - (ii) the extent to which temporary buildings, including structures, show design sensitivity, be located in areas that will not compromise pedestrian access, and be simple in colour, form and materials and not conflict with the architectural style of permanent buildings.
- (f) design and scale of buildings adjoining historic heritage places:
- (i) the extent to which redevelopment of sites adjoining scheduled historic and character buildings on Quay Street incorporate a podium of similar height, complementing the building form of the existing adjoining buildings in terms of scale and proportion.

(g) design of access and parking:

- (i) service access points to buildings should not be located in pedestrian intensive areas and, where possible, should be combined with access to parking areas; and
- (ii) where vehicles and pedestrians share the same circulation network, the ground surface should be pedestrian orientated, that is, designed primarily for people on foot, but across which vehicles may have clearly defined and free access.

(h) design and layout of dwellings, visitor accommodation and boarding houses:

- (i) the extent to which buildings to be used for any form of dwelling or visitor accommodation are appropriately located and designed to reduce reverse sensitivity effects and any adverse noise effects from the surrounding environment (including noise from the port, traffic and other uses in the Britomart precinct such as entertainment). The extent to which the design of such buildings take into account the location of bedrooms, the type and thickness of glass, and the presence or otherwise of opening windows or doors to the exterior.

(2) new buildings on the Seafarer's site:

Heritage New Zealand Pouhere Taonga shall be considered to be a potentially adversely affected person for any application involving a new building on the Seafarer's site (as opposed to re-furbishment of the existing building). Accordingly, the New Zealand Historic Places Trust's written approval shall be required if the application is non-notified. Alternatively, the application shall be served on the New Zealand Historic Places Trust if the application is to be processed on a limited notified basis or is publicly notified.

(a) general design principles:

- (i) any new building and its primary elements (including the upper and lower building elements) shall have inherent design integrity, coherence and demonstrate high quality architectural design;
- (ii) any new building shall be constructed using high quality materials;
- (iii) the building design shall recognise the unique quality of its setting, within a block of important heritage buildings, while enhancing the qualities of the adjacent heritage buildings and the urban form of Auckland, particularly when viewed from the North Shore, the Waitemata Harbour, elsewhere in the CBD, the wider Britomart Precinct, Quay Street and Takutai Square;
- (iv) the site shall be fully developed to all boundaries approximately to the height of the adjoining heritage Quay Building in the city block bounded by Quay Street, Gore Street, Tyler Street and Britomart Place;

- (v) the cadastral boundaries of the site shall be respected and no parts of the building shall extend or be cantilevered beyond these boundaries;
 - (vi) the floor plan footprint and the corresponding vertical expression of the floor plan shall acknowledge and reflect the historic cadastral plan pattern of land subdivision between Britomart Place and Gore Street;
 - (vii) the design of the building shall comply with the relevant parts of the existing Britomart Precinct Urban Design Guidelines - Chapter 4 Buildings;
 - (viii) a sustainable approach to building design shall be utilised through the use of durable, low maintenance materials, maximisation of solar access and natural light and ventilation, and the incorporation of mechanical and electrical systems that optimise energy efficiency;
- (b) base Building (designed to relate to Quay Buildings and Union Fish building):
- (i) building frontage at street level must contribute to pedestrian vitality, interest and public safety. This will require a variety of architectural detail and maximising the number of doors and both the number and size of window openings;
 - (ii) a pedestrian through-site link shall be provided in close proximity to the western boundary of the Seafarers' site between Quay and Tyler Streets and shall be open to the public during normal working hours;
 - (iii) the rhythm and scale of architectural features, fenestrations, finishes and colour shall harmonise with and complement the streetscapes on both the northern and southern sides of the site;
 - (iv) the overall mass of the base building shall be broken down and articulated to reflect the scale and rhythm and masonry character of existing heritage buildings. The three dimensional form of the building should express the historic cadastral plan pattern of land subdivision. Facades should acknowledge primary structural elements, solid to void ratios of heritage buildings, compositional and elemental proportions and materials which induce detail, surface complexity, light and shade;
- (c) Upper Building
- (i) any new building shall consider high quality architectural design references to existing or adjacent/nearby buildings as follows:
 - first reference: The height of the main horizontal component of the parapet on the adjoining heritage Union Fish Building (8.61m AMSL);
 - second reference: The height of the parapet on the adjoining Quay Building (20.27m AMSL).

- third reference: The height of the parapet of the more recently constructed Union House on the corner of Quay and Commerce Streets (46.40m AMSL);
- fourth reference: The heights of the Nathan and Australis Buildings forming the southern edge of Takutai Square (22.84m AMSL and 23.89m AMSL respectively), and the height of the very western end of the East Building forming the eastern edge of Takutai Square (23.25m AMSL);

The architectural references should not replicate existing building features but, instead, provide an appropriate high quality contemporary interpretation that is complementary to the architecture of the existing heritage buildings. These references may include vertically stratified changes in the composition and character of the elevations, balconies recessed back from the Quay Street and Tyler Street boundaries, upper level set-backs, or a combination of two or more of these or some other architectural design referencing techniques. The three dimensional form of the upper building should reflect the historic cadastral plan pattern of land subdivision. The upper building is to be architecturally differentiated from the base building. A quite different character is required for the Upper Building with a preference for elevations of a transparent or translucent nature. All elevations are to be designed to achieve a lighter character for the upper building relative to the Base Building.

- (ii) above the tallest adjoining heritage building, the new building will be seen in the round and its plan form and corresponding elevations shall be architecturally articulated and modulated to acknowledge their exposure to public view. The articulation and modulation of the east and west elevations is as equally important as the north and south elevations and shall be designed to the highest quality and constructed using high quality materials;
- (iii) the building facades, above the tallest heritage buildings in the vicinity, should express differentially their two 'front' (Quay and Tyler) and two 'side' (east and west) boundaries. The design of these facades should establish a hierarchy whereby the 'front' facades are 'primary' and the 'side' facades are 'secondary', although the quality of design of each of the four facades should be of an equally high order;
- (iv) building facades must provide richness, interest and depth. Blank walls shall not be permitted (except where necessary for services);

(d) rooftops

- (i) roof profiles shall be designed as part of the overall building form and contribute to the architectural quality of the skyline when viewed from street level and the harbour. The roof design should also be attractive when viewed from higher surrounding buildings. This will require integration of plant, exhaust and intake units and other

mechanical and electrical equipment into the overall rooftop design so that they are not visible from outside the site;

(e) Takutai Square:

- (i) when viewed from Takutai Square, the building design shall be complementary to the scale, design composition and modulation of the other buildings surrounding the square, particularly but not restricted to the East Building, the Westpac Charter Building and the Australis and Nathan heritage buildings;
- (ii) Takutai Square shall not be subject to adverse wind effects that would infringe the Unitary Plan rules.
- (iii) in urban design terms, the space of Takutai Square is positively 'commanded'/'dominated' by the East Building, and by its 'direct' dialogue with the Central Building planned to define and contain the opposite (western) side of Square. The axial strength and primacy of this 'dialogue' between the East Building and the yet to be constructed Central Building should not be formally, spatially or visually challenged by a building on the Seafarers' site;
- (iv) the architectural expression and character of a building on the Seafarers' site shall clearly differentiate itself from that of the East and Central buildings whose similarities assist the east-west axial 'dialogue' across the urban space that is Takutai Square;
- (v) notwithstanding the requirement to differentiate its architectural character from that of the East and Central buildings, the architectural composition and expression of a building on the Seafarers' site should draw upon and reference the various heights and set-backs on the north-western corner and the western elevation of the East building and the Westpac Charter Building, in response to the height and scale of the Australis and Nathan Buildings;

Explanation

The purpose of the above criteria is to ensure that any new building on the Seafarers' site is of high quality design and complementary to the character and scale of the other buildings on the Quay Street frontage, the buildings which spatially define and contain Takutai Square and the wider Precinct. It is also particularly important that any new building on the Seafarers' site is complementary to the formal and visual primacy of the East Building when viewed from Takutai Square;

(3) restricted discretionary activities within the public open spaces identified on Britomart Precinct: Precinct plan 4:

- (a) location, design and external appearance of temporary or permanent buildings, structures and signs:

Buildings and structures within Britomart public open space should be consistent with the purpose and function of the open space as follows:

Station Plaza:

- (i) Station Plaza is intended to complement the ground level transport focus of the surrounding streets and the use of the plaza as a primary taxi drop-off/collection point for passengers. Given the potential mix of traffic and pedestrians in the area, emphasis is primarily on ensuring clarity for pathways, visibility of different transport modes, and safety and convenience for users;

Te Ara Tahuu (“walking street”):

- (ii) the walking street is intended to provide for an attractive, safe, convenient and unrestricted pedestrian through-traffic while stimulating lively and interactive private development on adjacent sites. Features of the walking street include a central row of light cones providing light to the tunnel below, a glazed atrium and other connections linking the upper floors of the adjacent buildings;

Takutai Square:

- (iii) all four sides of Takutai Square have sheltered active edges, with the focus of adjoining tenancies being retail and food and beverage related. Takutai Square is intended to be a dynamic and pedestrian-filled open space at the heart of the precinct, maximising lunch time sunshine and providing for regular informal use by shoppers and passers-by, while being of a sufficient size to allow for reasonable sized crowds for events;
- (iv) the extent to which activities within the public open space enhance the precinct as a ‘people place’ and promote pedestrian flows through the precinct while integrating with adjacent land uses;
- (v) the extent to which temporary buildings and structures show design sensitivity, are located in areas that will not compromise pedestrian access, and are simple in colour, form and materials and not conflict with the architectural style of adjacent permanent buildings, including heritage buildings;
- (vi) the extent to which buildings and structures are compatible in height and scale to adjoining buildings and should not compromise or dominate the use of the open space for public recreational use;
- (vii) the extent to which signage proposed as part of a resource consent application is designed to a high standard and should complement the architectural qualities, materials, details and colours of the buildings, facilities or open space to which it relates;

(4) infringing the building height standard:

- (a) building height may be exceeded where it would provide an attractive and integrated roof form that also meets the purpose of the standard; and
- (b) where building height is exceeded, Policies I201.3(1), (2), (3), (7), (8), (9) and (14) of the Britomart Precinct and Policy H8.3(30) of the Business – City Centre Zone should be considered.

(5) infringing the minimum frontage height standard:

- (a) the extent to which buildings frame the street to provide a sense of enclosure; and
- (b) whether pedestrian amenity is maintained or enhanced.

(6) infringing the paving of public open spaces standard:

- (a) whether public open space is maintained and is functional.

I201.9. Special information requirements

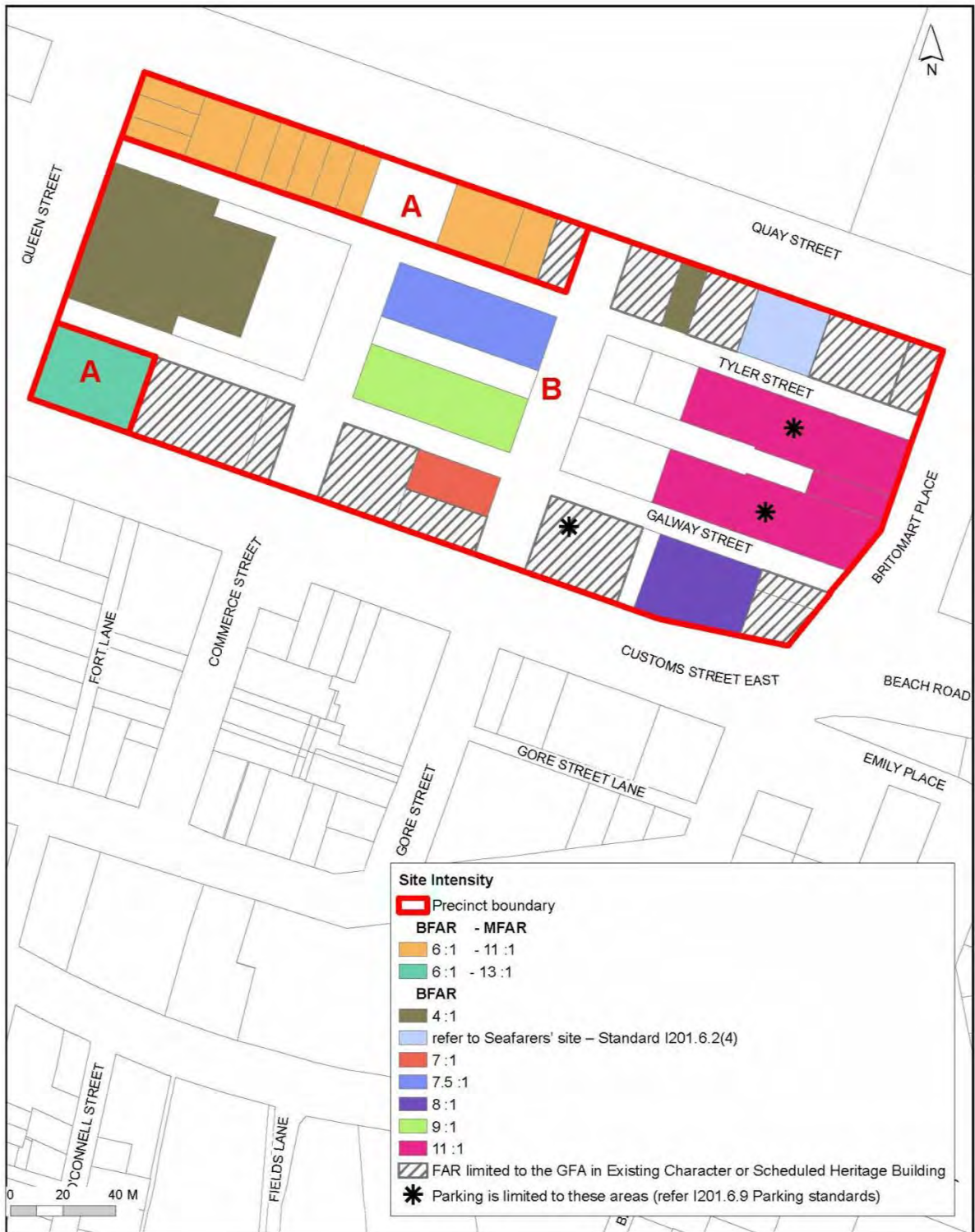
There are no special information requirements in this precinct.

I201.10. Precinct plans

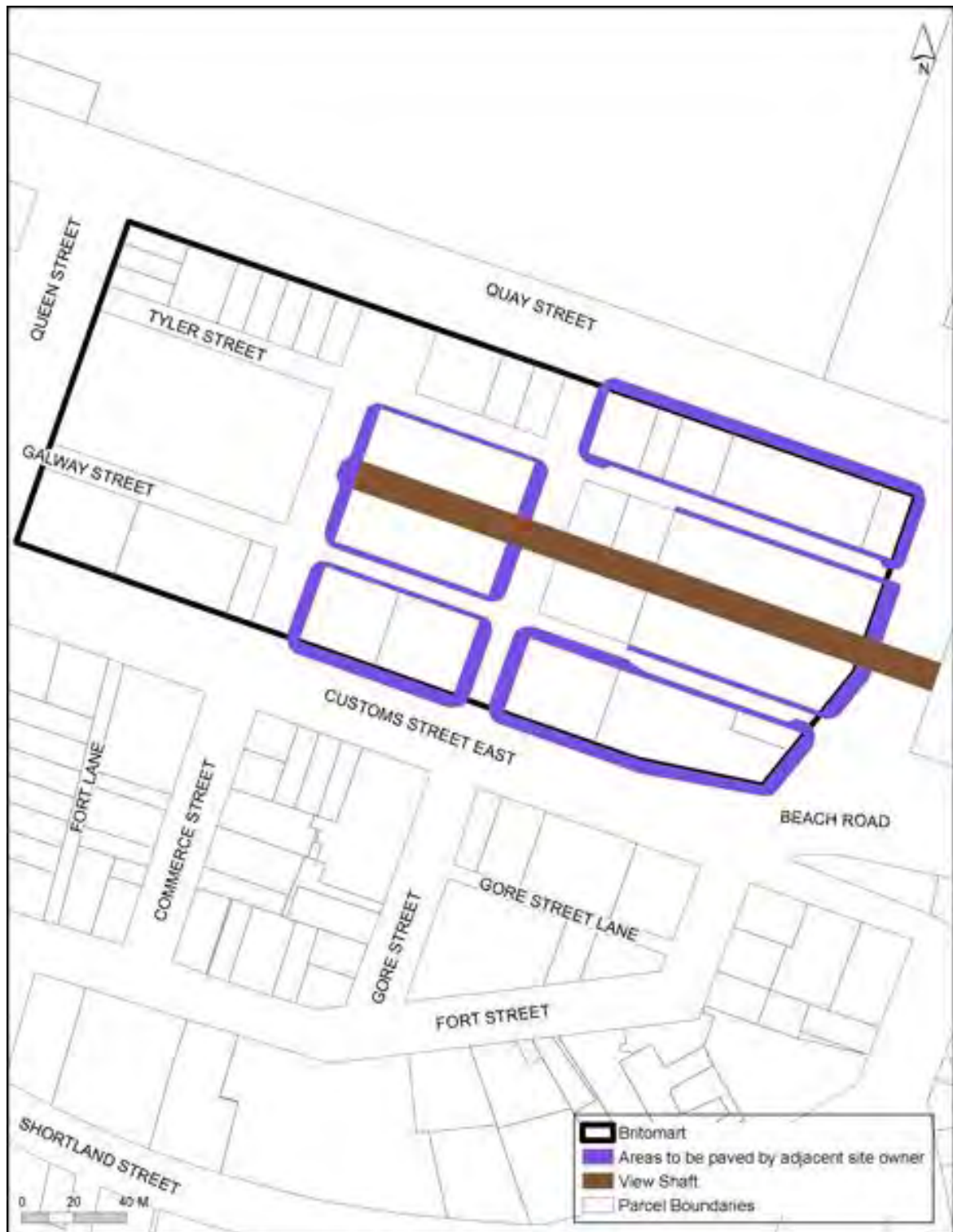
I201.10.1 Britomart Precinct: Precinct plan 1 - Building height



I201.10.2 Britomart Precinct: Precinct plan 2 - Site intensity



I201.10.3 Britomart Precinct: Precinct plan 3 - Paving and viewshafts



1201.10.4 Britomart Precinct: Precinct plan 4 - Public open space



I202. Central Wharves Precinct

I202.1. Precinct description

The zoning of the land within the Central Wharves Precinct is the Business – City Centre Zone and the underlying zoning of the part of the Central Wharves Precinct within the coastal marine area is the Coastal – General Coastal Marine Zone.

The Central Wharves Precinct incorporates the finger wharves between Viaduct Harbour precinct and the Port Precinct, including Princes Wharf, Queens Wharf and Captain Cook Wharf and the adjacent coastal marine area. The extent of the Central Wharves Precinct is shown on Precinct plan 1. Coordinates for the precinct boundary in the coastal marine area are shown on Precinct plan 3.

The precinct is characterised by its active water edge, maritime passenger operations (including cruise ships), marine and port activities, proximity to the city core, and areas of low-rise character buildings.

Captain Cook Wharf currently forms part of the working port infrastructure where public access is necessarily restricted. It may be appropriate to provide for public access and development if this wharf is no longer required for port operations.

The purpose of the precinct is to provide for ongoing use for maritime passenger operations and other marine and port activities, and in parts of the precinct to provide an environment and an appropriate scale of built form for public activities, marine facilities and events, while maintaining public access to the waterfront and providing for sustainable land and coastal management within the precinct.

I202.2. Objectives [rcp/dp]

- (1) A world-class visitor destination that is recognised for its quality buildings, public open spaces, recreational opportunities, marine and port activities and facilities and events.
- (2) Development which is of a medium to low scale on the waterfront which integrates and does not conflict with the scale of development in neighbouring precincts.
- (3) A safe, convenient and interesting environment, which optimises pedestrian and cycling use and connections to the waterfront and to the core central business district, in public areas of the precinct.
- (4) Public wharf space developed and used for predominantly public activities for the benefit of the people of Auckland and visitors while also enabling marine and port activities and maritime passenger operations.
- (5) Adverse effects arising from activities and development are avoided, remedied or mitigated, in an integrated manner across mean high water springs.

The overlay, Auckland-wide, Business – City Centre Zone and Coastal – General Coastal Marine Zone objectives apply in this precinct in addition to those specified above.

I202.3. Policies [rcp/dp]

The policies are as listed in the Coastal – General Coastal Marine Zone for the coastal marine area in the precinct in addition to those specified below, with the exception of Policy F2.5.3(4).

For Captain Cook Wharf, the Business – City Centre Zone Policies H8.3(19)-(23),(25),(30),(34) and (36) apply to land within the precinct in addition to those specified below while the wharf is still being operated by Ports of Auckland Ltd for marine and port activities.

For all other areas in the precinct, and for Captain Cook Wharf when it is available for public use, the Business – City Centre Zone policies apply in addition to those specified below:

- (1) Enable the efficient operation and development of the precinct by providing for activities which have a functional need to locate in or adjacent to the coastal marine area, including maritime passenger operations, marine and port activities and maritime passenger facilities including for the cruise ship industry.
- (2) Enable the use of Captain Cook Wharf for marine and port activities while also:
 - (a) enabling the potential future redevelopment of this wharf for other activities in accordance with the objectives and policies for the Central Wharves Precinct; and
 - (b) enabling public access, events, and associated activities in a manner that does not constrain or conflict with the use of the wharf for marine and port activities.
- (3) Enable a diverse range of activities while:
 - (a) avoiding, mitigating or remedying potential adverse effects in an integrated manner across mean high water springs, including reverse sensitivity effects on marine and port activities and maritime passenger operations; and
 - (b) maintaining and enhancing public access to the water's edge, except where public access must be excluded for safety, security, biosecurity, Customs, maintenance or operational purposes.
- (4) Provide for continued use of all berthage areas adjacent to public open spaces for maritime passenger operations and other marine and port activities.
- (5) Manage building height to:
 - (a) achieve an appropriate scale in relation to the street network and the precinct's prominent waterfront location;
 - (b) provide a sense of intimacy along streets and waterfront public space frontages;

- (c) complement the height enabled in the adjacent Britomart, and Viaduct Harbour precincts; and
 - (d) provide a transition in height between the core city centre and the harbour.
- (6) Encourage the development of a diverse range of high-quality visitor experiences including promenading, coastal recreation and temporary activities.
 - (7) Provide for a network of different-sized public open spaces in key locations along the water's edge to cater for a range of recreational opportunities and provide vantage points.
 - (8) Enable public access and events along Queens Wharf in a manner that does not constrain or conflict with the use of this wharf as a terminal and berthage for maritime passenger operations, cruise ship operations, other visiting non-cargo vessels and public transport facilities.
 - (9) Enable public access, events, and associated activities along Captain Cook wharf in a manner that does not constrain or conflict with the use of the Port Precinct for marine and port activities.
 - (10) Manage the land and coastal marine area to avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on the ecology of the city centre coastal environment.
 - (11) Limit the loss of identified significant public views from the city to the harbour and adjacent landscape features.
 - (12) Enable dredging within the precinct that is necessary to provide for the safe and efficient navigation, manoeuvring, and berthing of vessels, while avoiding, remedying or mitigating any adverse effects.

I202.4. Activity table

Table I202.4.1 Activity table specifies the activity status for land use and development activities pursuant to section 9(3) of the Resource Management Act 1991 and the activity status for works, occupation and use (including dredging) in the coastal marine area pursuant to sections 12(1), 12(2), and 12(3) of the Resource Management Act 1991, or any combination of all of the above sections where relevant.

- (1) The activities in the Coastal – General Coastal Marine Zone apply to the coastal marine area in the Central Wharves Precinct unless otherwise specified in Table I202.4.1 Activity table.
- (2) The activities in the Business – City Centre Zone apply to land in the Central Wharves Precinct unless otherwise specified in Table I202.4.1 Activity table.
- (3) Those activities marked with * have the listed activity status only when that activity is located is on a coastal marine area structure (e.g. a new building on an existing wharf). If that activity is located directly in the coastal marine area (e.g. a new wharf) a different activity status will apply.

- (4) The temporary activities provisions applying to the use of public places within the Business – City Centre Zone as set out in E40 Temporary Activities apply to existing coastal marine area structures within the Central Wharves Precinct.

Table I202.4.1 Activity table

Activity		Activity status	
		CMA [rcp]	Land [dp]
Reclamation, declamation, drainage, deposition and dumping pursuant to section 12(1) of the Resource Management Act 1991			
(A1)	Maintenance or repair of a reclamation or drainage system	P	P
(A2)	Minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation	RD	NA
(A3)	Reclamation or drainage not otherwise provided for	D	NA
(A4)	Declamation	RD	RD
Dredging, extraction and disturbance pursuant to section 12(1) of the Resource Management Act 1991			
(A5)	Maintenance dredging	C	NA
(A6)	Capital works dredging	RD	NA
Use and activities pursuant to sections 9(3) and 12(3) of the Resource Management Act and associated occupation of the common marine and coastal area pursuant to section 12(2) of the Resource Management Act 1991			
Residential			
(A7)	Dwellings on Princes Wharf	P	NA
(A8)	Visitor accommodation on Princes Wharf	RD	NA
Commerce			
(A9)	Aquaculture activities	Pr	NA
(A10)	Commercial services on Princes Wharf	P*	NA
(A11)	Entertainment facilities on Princes Wharf	P*	NA
(A12)	Maritime passenger operations	P*	P
(A13)	Offices on Princes Wharf	P*	NA
(A14)	Parking on wharves accessory to marine and port activities, maritime passenger operations and events	P*	NA
(A15)	Parking on wharves that is not accessory to marine and port activities and maritime passenger operations and events (excluding Princes Wharf)	NC*	NA
(A16)	Parking on Princes Wharf	P*	NA
(A17)	Retail on Princes Wharf	P*	NA
(A18)	Offices, retail, commercial services and	D*	D

	entertainment facilities not specified as a permitted or non-complying activity		
Community			
(A19)	Public amenities	P*	P
Industry			
(A20)	Marine and port activities	P	P
(A21)	Industrial activities not otherwise specified as a permitted or restricted discretionary activity	D	D
Development			
(A22)	Occupation of the CMCA by an activity that would otherwise be permitted where the area to be occupied is already the subject of an existing occupation consent	RD	NA
(A23)	Permanent refuelling facilities for boats	RD	RD
(A24)	Marine and port facilities except for permanent refuelling facilities for boats	P*	P
(A25)	Marine and port accessory structures and services, excluding new pile moorings	P	P
(A26)	Marinas	P	NA
(A27)	Demolition or removal of any buildings or coastal marine area structures	P	P
(A28)	Hard protection structures including wave attenuation devices	RD	RD
(A29)	Observation areas, viewing platforms, and boardwalks	RD	RD
(A30)	New and existing swing moorings including occupation and use by vessel to be moored	P	NA
(A31)	Pile moorings existing at 30 September 2013 including occupation and use by the vessel to be moored	P	NA
(A32)	New pile moorings established after 30 September 2013 including occupation and use by the vessel to be moored	RD	NA
(A33)	Maimai	NC	NC
(A34)	Minor cosmetic alterations and repairs to a building that does not changes its external design and appearance	P*	P
(A35)	New buildings, and alterations and additions to buildings not otherwise provided for	RD*	RD
(A36)	Coastal marine area structures or buildings not otherwise provided for	D	NA
(A37)	Development that does not comply with	NC	NC

	Standard I202.6.1.2		
(A38)	Development that does not comply with Standard I202.6.1.8	NC	NC
(A39)	Development that does not comply with I202.6.1.10(1)-(3)	NC	NC

I202.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I202.4.1 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(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I202.4.1 Activity table and which is not listed in I202.5(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).

I202.6. Standards

I202.6.1. Land and water use standards

The standards in the Coastal – General Coastal Marine Zone apply to the coastal marine area in the Central Wharves Precinct and the standards in the Business – City Centre Zone apply to land in the Central Wharves Precinct unless otherwise specified below, except that:

- (a) the Coastal – General Coastal Marine Zone Standard F2.21.9.4 Parking on coastal marine area structures for loading and unloading passengers and cargo to vessels does not apply to Captain Cook Wharf while it is still operated by Ports of Auckland Limited for marine and port activities; and
- (b) the Auckland-wide Noise rules E25.6.2-E25.6.13; E25.6.23-E25.6.26; E25.6.27-E25.6.29 and E25.6.31; E25.6.32; E25.6.33 do not apply to land and coastal marine area in the Central Wharves Precinct..

I202.6.1.1. Activities on Princes Wharf

- (1) Activities on Princes Wharf must comply with the following in Table I202.6.1.1.1:

Table I202.6.1.1.1 Activities on Princes Wharf

Activity	Maximum gross floor area allowed as a proportion of the overall gross floor area of buildings on Princes Wharf allowed in I202.6.1.8 Site intensity below
Visitor accommodation	30 per cent
Retail	5 per cent
Offices (except the Ports of Auckland building or offices that are accessory to marine and port activities)	10 per cent
Parking buildings and areas	35 per cent

I202.6.1.2. Parking

- (1) The number of parking spaces on Princes Wharf must not exceed 850, of which:
 - (a) at least 60 per cent of the spaces must be for short term parking (non-accessory); and
 - (b) at least five must be loading spaces.
- (2) On Princes Wharf, parking buildings or areas must not locate within 80m of the northern end of the wharf. This rule does not apply to parking associated with marine and port activities or loading associated with a permitted activity.

I202.6.1.3. Maintenance or repair of a lawful reclamation or drainage system

- (1) The work must not change the area occupied by the reclamation or drainage system.
- (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 in ONC, ONF and SEA-M1 overlay areas and within seven days in other areas of the coastal marine area.
- (3) There must be an emergency spill plan in place to address the unforeseen release of contaminants from equipment being used for the activity.
- (4) All equipment and materials must be removed from the foreshore and seabed on the completion of works or activities.
- (5) Written advice must be given to the council at least 10 working days prior to the work starting.

I202.6.1.4. Noise

- (1) These standards do not apply to temporary activities allowed under the E40 Temporary Activities rules.
- (2) These standards do not apply to the operational requirements of commercial vessels including cargo vessel, tugs, passenger liners, naval vessels and commercial fishing vessels operating within the coastal marine area.
- (3) The noise level arising from any activity within the Central Wharves Precinct must not exceed the following:
 - (a) when measured beyond the inner control boundary shown on Precinct Plan 3 in the Port Precinct:

Table I202.6.1.4.1 Noise limits

Time	Noise level
7am – 11pm	65 dB LAeq
11pm to 7am	60 dB LAeq 70 dB Leq at 63 Hz 65 dB Leq at 125 Hz 75 dB LAFmax

I202.6.1.5. Construction noise

- (1) Construction activity within the Central Wharves Precinct must not exceed the noise levels specified in E25.6.28 Construction noise levels in the Business – City Centre Zone and the Business – Metropolitan Centre Zone, when measured 1m from the façade of any building on the south side of Quay Street.

I202.6.1.6. Lighting

- (1) Artificial lighting illuminance associated with marine and port activities must not exceed 150 lux, measured at any point on the site containing the light source, in a horizontal or vertical plane at ground level.

Illumination associated with vehicles, mobile plant, and quay cranes are exempt from this standard.
- (2) Lighting sources associated with marine and port activities must be sited, directed and screened to avoid, as far as practicable, creating a navigation and transport safety hazard.
- (3) Lighting sources associated with marine and port activities must be sited, directed and screened to ensure, as far as practicable, that glare resulting

from the lighting does not cause an unreasonable and appreciable level of discomfort to any persons.

- (4) Lighting sources associated with marine and port activities shall not exceed an added illuminance of 50 lux measured horizontally or vertically at any point on or directly above the kerblines on the southern side of Quay Street.
- (5) Artificial lighting illuminance not associated with marine and port activities must comply with the E24 Lighting rules.

I202.6.1.7. Building height

Purpose: manage the height of buildings to achieve Policy I202.3(5) of the Central Wharves precinct.

- (1) Buildings must not exceed the heights specified on Precinct plan 1.

I202.6.1.8. Site intensity

Purpose: manage the scale, form and intensity of development to maintain the character of Princes Wharf.

- (1) The gross floor area of all buildings on Princes Wharf must not exceed 100,000m².

I202.6.1.9. Public spaces and accessways

Purpose: manage public spaces and accessways to achieve Policy I202.3(9) of the Central Wharves Precinct and Policy H8.3(37) of the Business – City Centre Zone.

- (1) Public accessways must be provided at ground level around the perimeter of Princes Wharf and Queens Wharf. The public accessways must have minimum dimensions as follows:
 - (a) Princes Wharf: 6m
 - (b) Queens Wharf: 10m
- (2) All public accessways within and around Princes Wharf and Queens Wharf must be available to the public at all times except where it is necessary to temporarily restrict access for security, safety or operational needs associated with marine and port activities or temporary events permitted under the Auckland-wide temporary activity rules or by resource consent.
- (3) Buildings or structures must not locate within the accessways. This standard does not apply to verandahs or lawful temporary buildings or structures.

(4) On Princes Wharf:

- (a) a minimum of 35 per cent of the overall wharf deck area must be maintained as external public space. A minimum of 30 per cent of this space must be located at the northern end of the wharf. For a length of 64m, external steps, ramps or landings must be provided to enable access from within the development down to the public areas at wharf deck level; and
- (b) a minimum of 15 per cent of the total gross floor area of the wharf deck level and the first upper level of all buildings must be in the form of internal public spaces and accessways and must include:
 - (i) internal pedestrian access to the northern end of the first upper level of any development, leading to the stairs or ramps required to provide access down to the wharf deck; and
 - (ii) an internal public space of at least 500m² on the first upper level of any development, commencing within 80m of the northern exterior wall, and designed to enable maximum views of the coastal marine area.

I202.6.1.10. Viewshafts

Purpose: manage development to maintain identified public views from the city to the harbour and adjacent landscape features.

- (1) Buildings or structures must not locate within those areas of land identified as viewshafts on Precinct plan 2. This standard does not apply to verandahs, existing buildings or structures, temporary activities, or marine and port accessory structures and services.
- (2) Coastal marine area structures must not locate within or over those parts of wharves and waterspace identified as viewshafts on Precinct plan 2. This standard does not apply to existing coastal marine area structures or their reconstruction, temporary activities, or marine and port accessory structures and services.
- (3) Marine and port facilities that do not comply with I202.6.1.10(1)-(2) above are a restricted discretionary activity.

I202.7. Assessment – controlled activities

I202.7.1. Matters of control

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

- (1) maintenance dredging:
 - (a) effects on coastal processes, ecological values and water quality;

- (b) effects on other users of the coastal marine area, navigation and safety;
and
- (c) consent duration and monitoring.

I202.7.2. Assessment criteria

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

- (1) maintenance dredging:
 - (a) whether methods are implemented to avoid, remedy or mitigate the release of contaminated sediment;
 - (b) whether methods are implemented to avoid, remedy or mitigate effects on other users of the coastal marine area, navigation and safety;
 - (c) whether measures are taken to avoid, remedy or mitigate significant adverse effects on sediment quality;
 - (d) whether measures are taken to avoid, remedy or mitigate significant adverse ecological effects; and
 - (e) whether monitoring, including periodic monitoring of sediment quality, is required in order to demonstrate the extent and type of effects of the dredging on water and sediment quality and the degree to which the effects are remedied or mitigated during the activity.

I202.8. Assessment – restricted discretionary activities

I202.8.1. Matters of discretion

The Council will reserve its discretion to all the following matters when assessing a restricted discretionary resource consent application:

- (1) declamation:
 - (a) construction or works methods, timing and hours of construction works;
 - (b) location, extent, design and materials used;
 - (c) effects on coastal processes, ecological values, water quality;
 - (d) effects on public access, navigation and safety;
 - (e) effects on existing uses and activities; and
 - (f) consent duration
- (2) capital works dredging:
 - (a) effects on coastal processes, ecological values, and water quality;

- (b) effects on other users of the coastal marine area, navigation and safety;
and
 - (c) consent duration and monitoring.
- (3) visitor accommodation on Princes Wharf:
 - (d) the matters of discretion in H8.8.1(3) of the Business – City Centre Zone rules apply.
- (4) hard protection structures including wave attenuation devices:
 - (a) location and design of the hard protection structure;
 - (b) effects on navigation and safety;
 - (c) effects on coastal processes including wave hydraulics;
 - (d) construction or works methods, timing and hours of operation; and
 - (e) consent duration and monitoring.
- (5) minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation:
 - (a) form and design of the reclamation;
 - (b) contaminated material;
 - (c) the safe and efficient operation of marine and port activities;
 - (d) identified landscapes or sites of significance to Mana Whenua;
 - (e) construction or works methods, timing and hours of operation; and
 - (f) effects on natural hazards, coastal process, ecological values, water quality.
- (6) observation areas, viewing platforms, boardwalks and boat launching facilities:
 - (a) the matters of discretion in F2.23.1(1) of the Coastal – General Coastal Marine Zone rules apply.
- (7) new buildings, and alterations and additions to buildings not otherwise provided for:
 - (a) the matters of discretion in H8.8.1(1) of the Business - City Centre Zone rules apply; and
 - (b) effects on public access, navigation and safety.
- (8) pile moorings established after the date of notification of this Unitary Plan including occupation and use by the vessel to be moored:

- (a) the matters of discretion in F5.8.1(8) of the Coastal – Minor Port Zone apply.
- (9) permanent refuelling facilities for boats
 - (a) the matters of discretion in F2.23.1(1) of the Coastal – General Coastal Marine Zone apply.
- (10) occupation of the CMCA by an activity that would otherwise be permitted where the area to be occupied is already the subject of an existing occupation consent:
 - (a) the matters of discretion in F2.23.1(1) and F2.23.1(2)(c) of the Coastal – General Coastal Marine Zone apply; and
 - (b) effects on the safe and efficient use, operation and development of the CMCA subject to Ports of Auckland's existing occupation consents.
- (11) noise and construction noise:
 - (a) effects on land uses beyond the precinct;
 - (b) measures to avoid, remedy and mitigate the adverse effects of noise; and
 - (c) operational requirements of the Port of Auckland.
- (12) lighting:
 - (a) effects on adjacent land uses;
 - (b) measures to avoid, remedy and mitigate the adverse effects of lighting; and
 - (c) operational requirements of the Port of Auckland.
- (13) building height:
 - (a) building scale and dominance / visual amenity effects;
 - (b) effects on the current or planned future form and character of the precinct; and
 - (c) pedestrian access and amenity.
- (14) public spaces and accessways:
 - (a) pedestrian access and amenity; and
 - (b) operational requirements.
- (15) marine and port facilities within identified viewshafts:
 - (c) effects on the visual integrity of the identified viewshaft; and
 - (d) operational requirements of the Port of Auckland.

I202.8.2. Assessment criteria

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

(1) declamation:

- (a) whether the adverse effects of declamation are avoided, remedied or mitigated in respect of the effects of the final land/water configuration on:
 - (i) the marine environment (including coastal processes, water quality, sediment quality and ecology) of the coastal marine area;
 - (ii) hydrogeology (ground water) and hydrology; and
 - (iii) sediment accumulation and the need for ongoing maintenance dredging of the coastal marine area.
- (b) whether declamation works, including the construction of seawalls, avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated soils and groundwater, and other contaminants;
- (c) whether declamation is located and designed so that the adjacent land area can provide adequate public open space adjacent to, and public access around along the waters edge whether on land or on the adjacent water space.

(2) capital works dredging:

- (a) whether measures are taken to avoid, remedy or mitigate adverse effects on coastal processes, ecological values, and water quality;
- (b) whether effects on other users of the coastal marine area during the dredging are avoided, remedied or mitigated;
- (c) whether consent duration is limited to the minimum duration reasonably necessary for the functional or operational needs of the activity;
- (d) whether monitoring is required in order to demonstrate the extent and type of effects of the dredging, and the degree to which the effects are remedied or mitigated during and after the activity.

(3) hard protection structures including wave attenuation devices:

- (a) whether the location and design of the hard protection structure consider existing activities including marine related industries, other marine activities and/or adjoining residential/coastal activities;
- (b) whether the location and design of the hard protection device consider the effects of wave hydraulics on other users of the coastal marine area and on the adjacent coastline;

- (c) whether construction works avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants.
- (4) minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation:
 - (a) whether reclamation, as far as practicable, mitigates adverse effects through their form and design, taking into account:
 - (i) the compatibility of the design with the location;
 - (ii) the degree to which the materials used are visually compatible with the adjoining coast;
 - (iii) the ability to avoid consequential erosion and accretion, and other natural hazards;
 - (iv) the effects on coastal processes;
 - (v) the effects on hydrology.
 - (b) whether the use of contaminated material in a reclamation is avoided unless it is contained in a way that avoids, remedies or mitigates adverse effects on water quality, aquatic ecosystems and biodiversity;
 - (c) the Council will consider the extent to which the reclamation will affect identified landscapes or sites of significance to Mana Whenua;
 - (d) whether construction works avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants.
- (5) visitor accommodation on Princes Wharf:
 - (e) the assessment criteria in H8.8.2(3) of the Business – City Centre Zone rules apply.
- (6) observation areas, viewing platforms, and boardwalks:
 - (a) the assessment criteria in --clauses F2.23.2(1) and F2.23.2(17) of the Coastal –General Coastal Marine Zone rules apply in addition to the criteria below;
 - (b) the extent to which the design and finish complement and enhance the coastal environment, open spaces and pedestrian linkages.
- (7) new buildings, and alterations and additions to buildings not otherwise provided for:
 - (a) the assessment criteria in H8.8.2(1) of the Business – City Centre Zone rules apply in addition to the criteria below;

- (b) whether effects on public access, navigation and safety are avoided or mitigated.
- (8) new pile moorings established after 30 September 2013 including occupation and use by the vessel to be moored:
 - (a) the assessment criteria in F5.8.2(8) of the Coastal – Minor Port Zone apply.
- (9) permanent refuelling facilities for boats:
 - (a) the assessment criteria in F2.23.2(1) of the Coastal – General Coastal Marine zone apply.
- (10) occupation of the CMCA by an activity that would otherwise be permitted where the area to be occupied is already the subject of an existing occupation consent:
 - (a) the assessment criteria in F2.23.2(1) and F2.23.2(9) of the Coastal – General Coastal Marine Zone apply in addition to the criteria below;
 - (b) whether the actual or potential adverse effects on the safe and efficient use, operation and development of the coastal marine area occupied by Ports of Auckland are avoided.
- (11) noise and construction noise:
 - (a) the extent to which adverse effects on the health and amenity values of people who may be affected are avoided, remedied and mitigated, taking into account the existing noise environment, the frequency and duration of the proposed infringement and the practicality of managing the noise emissions; and
 - (b) the operational requirements of the Port of Auckland.
- (12) lighting:
 - (a) the extent to which adverse effects on the health and amenity values of people who may be affected are avoided, remedied and mitigated, taking into account existing light levels; and
 - (b) the operational requirements of the Port of Auckland.
- (13) building height:
 - (a) building height may be exceeded where it would provide an attractive and integrated roof form that also meets the purpose of the standard;
 - (b) where building height is exceeded, Policy I202.3(5) of the Central Wharves Precinct and Policy H8.3(30) of the Business – City Centre Zone should be considered.
- (14) public spaces and accessways:

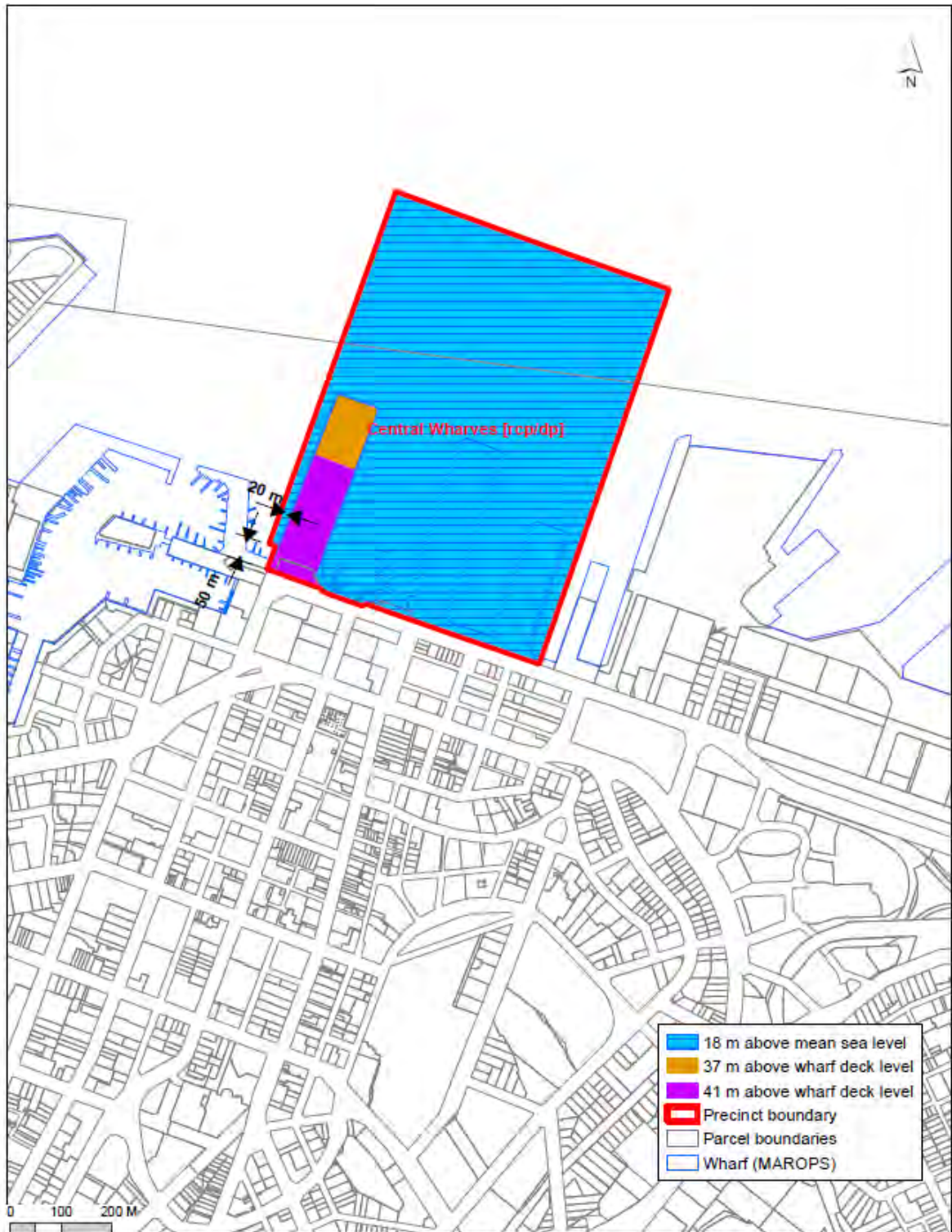
- (a) whether public access to the water's edge is provided;
 - (b) whether operation of marine and port activities are enabled.
- (15) marine and port facilities within identified viewshafts:
- (a) whether the location, number, design and operation of the marine and port facilities limit the loss of identified significant public views from the city to the harbour and adjacent landscape features;
 - (b) the operational requirements of the Port of Auckland.

I202.9. Special information requirements

There are no special information requirements in this section.

I202.10. Precinct plans

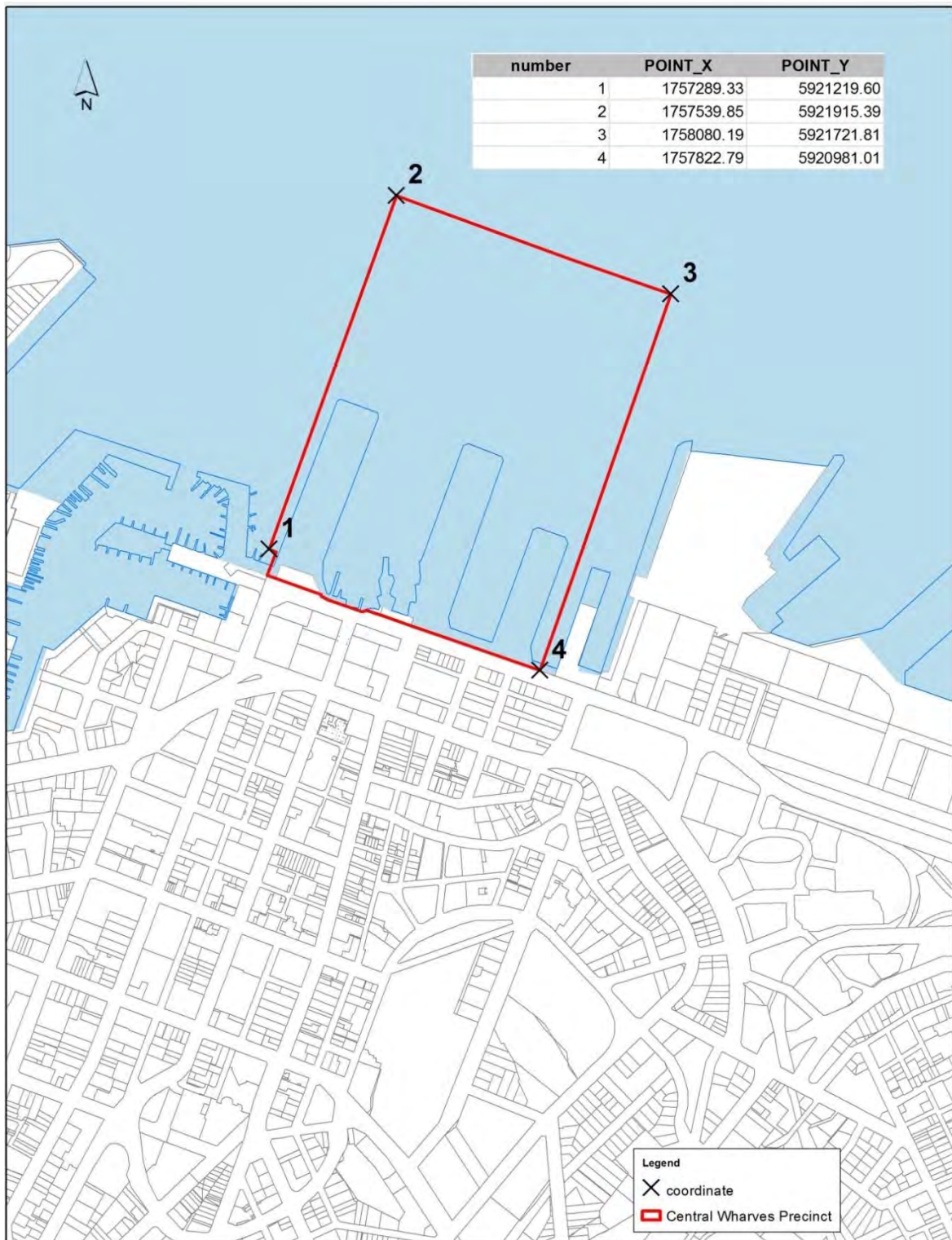
I202.10.1 Central Wharves: Precinct plan 1 - Building heights



I202.10.2 Central Wharves: Precinct plan 2 - Viewshafts



I202.10.3 Central Wharves: Precinct plan 3 - Precinct boundary coordinates in the coastal marine area



I203. City Centre Residential Precinct

I203.1. Precinct description

The City Centre Residential Precinct is applied to areas in the city centre that have a strong residential character and lower noise levels. There are four residential precincts located in the city centre:

- Emily Place/Eden Crescent;
- Whitaker Place;
- Myers Park/Greys Avenue/Day Street; and
- Scotia Place/Poynton Terrace; and

The purpose of the City Centre Residential Precinct is to provide for higher levels of amenity than in other parts of the Business – City Centre Zone. The precinct therefore includes standards relating to activities which have the potential to adversely affect residential amenity, including noise, lighting and hours of operation.

The land in the City Centre Residential Precinct is zoned Business – City Centre Zone and Open Space – Informal Recreation Zone.

I203.2. Objective

- (1) Residential neighbourhoods with a good standard of residential amenity are provided for in the city centre.

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

I203.3. Policies

- (1) Identify residential precincts in areas that have a significant concentration of residential activity and are generally quieter than other parts of the city centre.
- (2) Avoid the operation of activities that would detract from the residential amenity of the precinct, while recognising the vibrant, mixed-use character of the city centre.

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

I203.4. Activity table

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

Table I203.4.1 Activity table specifies the activity status of land use activities in the City Centre Residential Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I203.4.1. Activity table

Activity		Activity status
Use		
Commerce		
(A1)	Entertainment facilities	RD
(A2)	Food and beverage	RD
Community		
(A3)	Community facilities	RD
(A4)	Emergency services	RD

I203.5. Notification

- (1) Any application for resource consent for an activity listed in Table I203.4.1 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).

I203.6. Standards

There are no standards in this precinct.

I203.7. Assessment – controlled activities

There are no controlled activities in this precinct

I203.8. Assessment – restricted discretionary activities**I203.8.1. Matters of discretion**

The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (1) all activities listed as restricted discretionary in the City Centre Residential Precinct activity table:
 - (a) noise, lighting and hours of operation.

I203.8.2. Assessment criteria

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

- (1) noise, lighting and hours of operation:
 - (b) whether activities within the residential precincts generate noise levels that would adversely affect residential amenity and prevent residents from sleeping at night. In particular, whether activities that have excessive amplified music or a high volume of patrons entering and leaving the

premises at night that would disturb neighbouring residents are avoided. In this regard, the Council may impose conditions on the activity's hours of operation and/or permitted levels of low frequency noise; and

- (a) When assessing an application against the above criterion, the Council will consider whether the site is able to internalise any adverse noise or amenity effects, the cumulative effect of clustering activities that may generate adverse effects not in keeping with the residential area and whether adequate visual and/or aural privacy is provided through landscaping/buffer areas and sound insulation.

I203.9. Special information requirements

There are no special information requirements in this precinct.

I203.10. Precinct plans

There are no precinct plans for this precinct.

I204. Cook Street Depot Precinct

I204.1. Precinct description

The Cook Street Depot Precinct is located between Cook, Nelson, Wellesley and Sale streets and is one of the largest individual development sites remaining in the city centre.

The land in the Cook Street Depot Precinct is zoned Business – City Centre Zone.

I204.2. Objectives

- (1) The precinct is planned, designed and developed in an integrated and comprehensive manner, including high-quality buildings, public open spaces, streets, pedestrian and cycle connections, links to public transport networks and supporting infrastructure.
- (2) Existing buildings are used and refurbished prior to comprehensive redevelopment occurring.

The overlay, Auckland-wide and Business – City Centre Zone objectives apply in this precinct in addition to those specified above.

I204.3. Policies

- (1) Enable development in the precinct which includes:
 - (a) built form, public open spaces and infrastructure planned and designed on a comprehensive and integrated land area basis;
 - (b) the consideration of anticipated activities and car parking demand across the precinct; and
 - (c) the efficient and safe operation of public transport and cycling networks.
- (2) Enable refurbishment, alteration and minor additions to existing buildings for a mix of uses, and associated pedestrian access and landscaping that enhances the amenity of the precinct.

The overlay, Auckland-wide and Business – City Centre Zone policies apply in this precinct in addition to those specified above.

I204.4. Activity table

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

Table I204.4.1 specifies the activity status of development and subdivision activities in the Cook Street Depot Precinct pursuant to section 9(3) and (11) of the Resource Management Act 1991.

Table I204.4.1. Activity table

Activity		Activity status
Development		
(A1)	New buildings, and alterations and additions to buildings	RD
(A2)	Public open space	RD
(A3)	Roads	RD
(A4)	Pedestrian linkages	RD
Subdivision		
(A5)	Subdivision	RD

I204.5. Notification

- (1) Any application for resource consent for an activity listed in Table I204.4.1 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).

I204.6. Standards

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

All restricted discretionary activities listed in Table I204.4.1 Activity table must comply with the following standards.

I204.6.1. Building Height

Purpose: to provide clarification in how maximum height is calculated within the precinct.

- (1) For the purpose of determining compliance with maximum building height in H8.6.2 General building height, the ground level is deemed to be the contours as shown on Cook Street Depot Precinct: Precinct plan 1 – Contours.

I204.7. Assessment – controlled activities**I204.7.1. Matters of control**

There are no controlled activities in this precinct.

I204.8. Assessment – Restricted discretionary activities**I204.8.1. 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:

- (a) new buildings, and alterations and additions to buildings:
 - (i) the matters of discretion in H8.8.1(1) for new buildings and external alterations and additions to buildings not otherwise provided for; and
 - (ii) 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
 - (iii) design, bulk and location of buildings;
- (b) subdivision:
 - (i) The matters for discretion set out in E38 Subdivision - Urban under E38.12.1; and
 - (ii) the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, lanes, open spaces, earthworks areas and land contours, and infrastructure location.
- (c) open space:
 - (i) the location, physical extent and design of open space.
- (d) roads:
 - (i) location, physical extent and design of the transport network;
 - (ii) the location and capacity of infrastructure to service the land for its intended use; and
 - (iii) integration of development with neighbouring areas, including integration of the transport network with the transport network of the wider area.
- (e) pedestrian linkages:
 - (iv) the location, physical extent and design of the transport network; and
 - (v) integration of development with neighbouring areas, including integration of the transport network with the transport network of the wider area.

I204.8.2. 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) new buildings, and alterations and additions to buildings:

- (a) the assessment criteria in H8.8.2(1) of the Business – City Centre Zone rules for new buildings and/or alterations and additions to buildings apply; and
 - (b) the proposed building, alteration or addition relative to the location of infrastructure servicing the area and open space should result in an integrated network that is adequate to meet the needs of the overall development area.
- (2) subdivision:
- (a) the assessment criteria set out in E38 Subdivision - Urban under E38.12.2; and
 - (b) the location of infrastructure servicing the area, and open space, should result in an integrated network that is adequate to meet the needs of the overall development area.
- (3) open space:
- (a) layout and design of public open space should meet the demand of future occupants of the site and be of a high quality, providing for public use and accessibility, views, sunlight access and wind protection within the application area; and
 - (b) public open spaces are generally 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.
- (4) roads:
- (a) the transport network (roads, public transport connections, pedestrian connections and cycle connections) provides for an integrated and efficient street and pedestrian network, including connections to existing and future streets and networks.
- (5) pedestrian linkages:
- (a) safe, practical and efficient 24 hour through-site links are encouraged through the block, and will be assessed on whether the through-site link complies with the requirements for through-site links in the Business – City Centre Zone; and
 - (b) the transport network (roads, public transport connections, pedestrian connections and cycle connections) provides for an integrated and efficient street and pedestrian network, including connections to existing and future streets and networks.

I204.9. Special information requirements

There are no special information requirements in this precinct.

I204.10. Precinct plans

I204.10.1 Cook Street Depot Precinct: Precinct Plan 1 – Contours



I205. Downtown West Precinct

I205.1. Precinct description

The Downtown West Precinct is located within the heart of the city centre waterfront, between the established Viaduct Harbour Precinct and regenerating Britomart Precinct. The precinct has a mix of commercial and residential land uses including a major hotel and open spaces.

The block bounded by lower Queen Street, Customs Street West, lower Albert Street and Quay Street is generally held in single ownership and has significant redevelopment potential. Queen Elizabeth Square is legally recognized as a road with pedestrian mall status under the Local Government Act 1974. As such, no zone has been applied to the square. As part of any future development proposal, alternative locations for the square should be investigated and identified, potentially including a combination of both publicly provided open spaces, pedestrian and cycle connections and enhanced through site links within the block.

Council has confirmed approval to sell or lease part of Queen Elizabeth Square to ensure that redevelopment of the block is of the highest 'world class' design quality and the proceeds from the sale of Queen Elizabeth Square are reinvested in new or enhanced downtown public space/s and collectively, these alternative spaces should achieve a better street and open space network than is presently offered within or immediately adjoining the precinct. If the road stop process is approved, the square can be closed and the precinct provisions together with the Business – City Centre Zone objectives, policies and rules will apply.

The land in the Downtown West Precinct is zoned Business – City Centre Zone and Open Space – Informal Recreation Zone.

I205.2. Objectives

- (1) The precinct contains a mix of uses and the form and scale of development is integrated with the core central business district and the waterfront.
- (2) High quality public open space is provided and pedestrian connectivity from the core central business district to the waterfront and from Britomart to the west is enhanced.
- (3) Development recognises the precinct's location as part of Auckland's primary transport centre and supports the transport facilities within and around the precinct.

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

I205.3. Policies

- (1) Enable and encourage a diverse range of activities within the precinct including residential (including visitor accommodation), commercial, recreational, temporary activities and events.

- (2) Encourage an integrated network of attractive streets, lanes and pedestrian connections to improve pedestrian permeability and accessibility through the precinct and supports the transport interchange function of the area.
- (3) Provide for an interconnected network of high quality public open spaces and publicly accessible spaces which vary in form and function in highly accessible locations within the precinct that are activated by uses around their periphery.

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

I205.4. Activity table

Table I205.4.1 Activity table – Sub-precinct A and Table I205.4.2 Activity table – Sub-precinct B specifies the activity status of land use activities in the Downtown West Precinct pursuant to section 9(3) of the Resource Management Act 1991.

- (1) The activities listed in the Business – City Centre Zone apply in the Downtown West Precinct except to Area A identified on Precinct plan 1, or otherwise specified in the activity table below.
- (2) The activity status of activities within existing roads, including streets and lanes (including Area A), is the same as for roads.
- (3) If the legal road within Area A or Sub-precinct B on Precinct plan 1 is closed, the area will be classified as Business – City Centre Zone and Downtown West Precinct.

Table I205.4.1. Activity table - Sub-precinct A

Activity		Activity status
(A1)	Activities in Table H8.4.1 Activity table in the H8 Business – City Centre Zone	
(A2)	Development that does not comply with Standard I205.6.2 Pedestrian connections	RD

Table I205.4.2. Activity table - Sub-precinct B

Activity		Activity status
Development		
(A3)	Minor cosmetic alterations to a building that does not change its external design and appearance	P
(A4)	New buildings, and alterations and additions to buildings	RD
(A5)	Open space or through-site links	RD
(A6)	Vehicle, cycle and pedestrian access	RD

(A7)	Development that does not comply with Standard I205.6.2 Pedestrian connections	RD
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I205.5. Notification

- (1) Any application for resource consent for an activity listed in Table I205.4.1. Activity table - Sub-precinct A and Table I205.4.2. Activity table - Sub-precinct B 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).

I205.6. Standards

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

All permitted and restricted discretionary activities listed in Table I205.4.1. Activity table - Sub-precinct A and Table I205.4.2. Activity table - Sub-precinct B must comply with the following standards.

I205.6.1. Area A

- (1) When the legal road within Area A on Downtown West: Precinct plan 1 or the legal road within Sub-precinct B is closed, the standards applying to the adjoining land within the precinct will apply except that Standard H8.6.3 Admission of sunlight to public places does not apply to a building up to 19 metres above mean street level within Area A on Downtown West: Precinct plan 1. The minimum frontage height (19 metres) does apply between points A and B as shown on the Downtown West: Precinct plan 1.

I205.6.2. Pedestrian connections

- (1) Upon the erection of any new building on either of the blocks between Lower Queen Street and Lower Hobson Street, and unless already provided, an at-grade, east-west pedestrian connection across the block must be provided, and must achieve the following:
 - (a) provide straight pedestrian routes between streets, with a clear pedestrian movement width of at least 5 metres;
 - (b) protect pedestrians from the weather;
 - (c) incorporate natural daylight through glazed canopies of glazed roof structures;
 - (d) be publicly accessible 24 hours a day, 7 days a week; and
 - (e) incorporate active uses at ground floor level framing the pedestrian connection;

Purpose: To support the transport interchange function of the area by facilitating clear and unobstructed pedestrian movement through the precinct at-grade.

Note: The above requirement applies only to the development site, and accordingly it is acknowledged that the laneway may be developed incrementally, particularly across the block bounded by Lower Albert Street, Customs Street West, Lower Hobson Street and Quay Street.

- (2) Redevelopment of the block between Lower Queen Street and Lower Albert Street must include an at-grade, north-south pedestrian laneway connection between Customs Street West and Quay Street.

Purpose: To support pedestrian movement between the City Centre Core and the waterfront.

- (3) Redevelopment of the block between Lower Albert Street and Lower Hobson Street must include an at-grade, north-south pedestrian laneway connection between Customs Street West and Quay Street, being generally aligned with Federal Street.

Purpose: To support pedestrian movement between the City Centre Core and the waterfront.

I205.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I205.8. Assessment – restricted discretionary activities

I205.8.1. 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) new buildings, and alterations and additions to buildings:
- (a) the matters of discretion in H8.8.1(1) for new buildings and external alterations and additions to buildings not otherwise provided for; and
 - (b) 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) design, bulk and location of buildings;
- (2) open spaces or through-site links
- (a) the location, physical extent and design of the transport network;
 - (b) the location, physical extent and design of open space;
 - (c) integration of development with neighbouring areas, including integration of the transport network with the transport network of the wider area; and

- (d) layout and design of public open space should meet the demand of future occupants of the site and be of a high quality, providing for public use and accessibility, views, sunlight access and wind protection within the application area.
- (3) vehicle, cycle and pedestrian access and circulation:
 - (a) the location, physical extent and design of the transport network; and
 - (b) integration of development with neighbouring areas, including integration of the transport network with the transport network of the wider area;
- (4) infringing the pedestrian connections standard:
 - (a) functional, safe, and convenient pedestrian access between Lower Queen Street and Lower Hobson Street, and between Customs Street West and Quay Street.

I205.8.2. 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) new buildings, and alterations and additions to buildings:
 - (b) the assessment criteria in H8.8.2(1) of the Business - City Centre zone rules for new buildings and/or alterations and additions to buildings apply.
 - (c) the proposed building, alteration or addition relative to the location of infrastructure servicing the area and open space should result in an integrated network that is adequate to meet the needs of the overall development area;
- (2) open spaces or through-site links:
 - (a) the transport network (roads, public transport connections, pedestrian connections and cycle connections) is generally 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;
 - (b) public open spaces are generally 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; and
 - (c) layout and design of public open space should meet the demand of future occupants of the site and be of a high quality, providing for public use and accessibility, views, sunlight access and wind protection within the application area.

(3) vehicle, cycle and pedestrian access and circulation:

- (a) the transport network (roads, public transport connections, pedestrian connections and cycle connections) is generally 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;

(4) infringing the pedestrian connections standard:

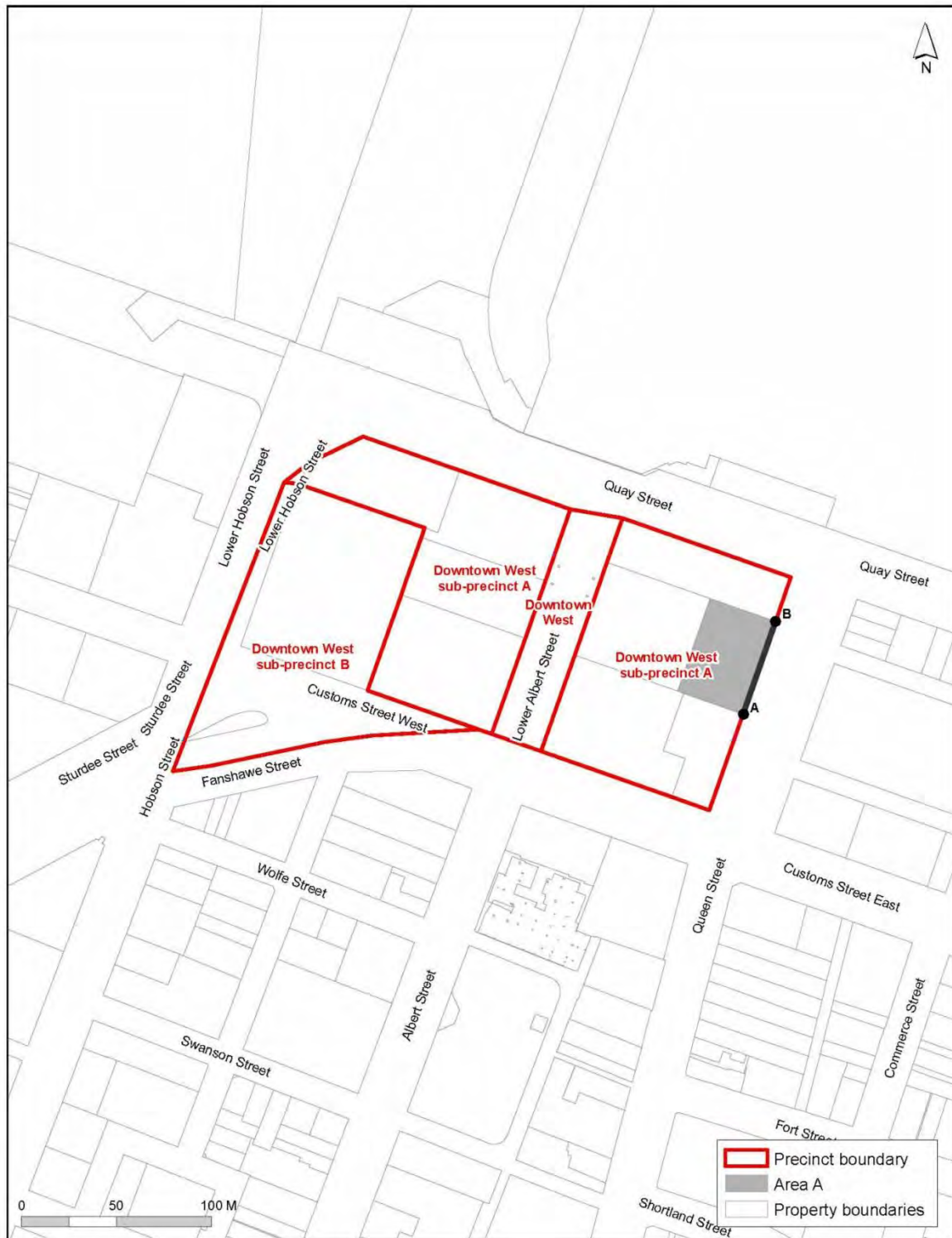
- (a) whether development that infringes the pedestrian connection standard demonstrates that:
 - (i) there is a safe, legible and direct link through the block;
 - (ii) the width of the lane or link is sufficient to provide a functional connection between the adjoining streets;
 - (iii) there is adequate provision for pedestrian movement in support of existing east-west options, and in support of the transport interchange function of the area; and
 - (iv) north-south pedestrian movement options are increased through blocks in support of pedestrian flows between the City Centre core and the waterfront, with a focus on the quality and interest provided through and along those routes.
- (b) consistency with the planned future form and character of the Downtown Precinct:
 - (i) where the pedestrian connection standard is infringed, whether the proposal demonstrates that Policies I205.3(2) and I205.3(3) above are met.

I205.9. Special information requirements

There are no special information requirements in this precinct.

I205.10. Precinct plans

I205.10.1 Downtown West Precinct: Precinct plan 1 – Extent of sub-precincts A and B, and Area A



I206. Karangahape Road Precinct

I206.1. Precinct description

The Karangahape Road Precinct seeks to maintain and enhance the area's distinctive built form and streetscape character. This distinctive character is derived from its:

- ridge top location, orientation and aspect;
- concentration of historic heritage and special character buildings and features; and
- diverse and multi-cultural mix of activities.

Built form and the street frontages of buildings are significant components of the precinct's character. While there is disparity in the age and detail of the frontages, there is an overall coherence. The design and appearance of building frontages is controlled to require new and altered buildings to be sympathetic to the existing qualities and character of the area.

Building form and scale in the precinct is controlled to maintain the spatial integrity of the street and the quality of street-level amenity where the east-west orientation of Karangahape Road enables good standards of sunlight penetration and contributes to the amenity of the area. These attributes are maintained by the frontage control applied to specific sites identified within the precinct and by the maximum height controls applied within and adjacent to the precinct through the general standards

The land in the Karangahape Road Precinct is zoned Business – City Centre Zone.

I206.2. Objectives

- (1) The distinctive built form and streetscape character of the Karangahape Road Precinct is maintained and enhanced.

The overlay, Auckland-wide and Business – City Centre Zone objectives apply in this precinct in addition to those specified above.

I206.3. Policies

- (1) Require building design to respect the form, scale and architecture of scheduled historic heritage places and special character buildings in the Karangahape Road Precinct.
- (2) Maintain the precinct's character and architectural style by requiring new buildings to be compatible in style, including scale, material, colour and detailing.
- (3) Require proposals for new buildings or additions to existing buildings adjoining or adjacent to scheduled historic heritage places or special character buildings to be sympathetic and provide contemporary and high-quality design which enhances the precinct's built form and streetscape character.
- (4) Require new buildings to be built to the street and manage height and building setbacks above street frontages in a manner that:

- (a) respects the general scale and form of existing buildings and avoids adverse dominance effects;
- (b) enhances the street environment for pedestrians by reducing down-drafts and wind tunnel effects, and maintains sunlight and daylight access to the street; and
- (c) contributes to the continuity of pedestrian interest and vitality.

The overlay, Auckland-wide and Business – City Centre Zone policies apply in this precinct in addition to those specified above.

I206.4. Activity table

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

Table I206.4.1 Activity table specifies the activity status of development activities in the Karangahape Road Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I206.4.1. Activity table

Activity		Activity status
Development		
(A1)	Minor cosmetic alterations to a building that does not change its external design and appearance	P
(A2)	New buildings, and alterations and additions to buildings not otherwise provided for	RD
(A3)	Development that does not comply with Standard I206.6.1 Frontage height and setback	NC

I206.5. Notification

- (1) Any application for resource consent for an activity listed in Table I206.4.1 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).

I206.6. Standards

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

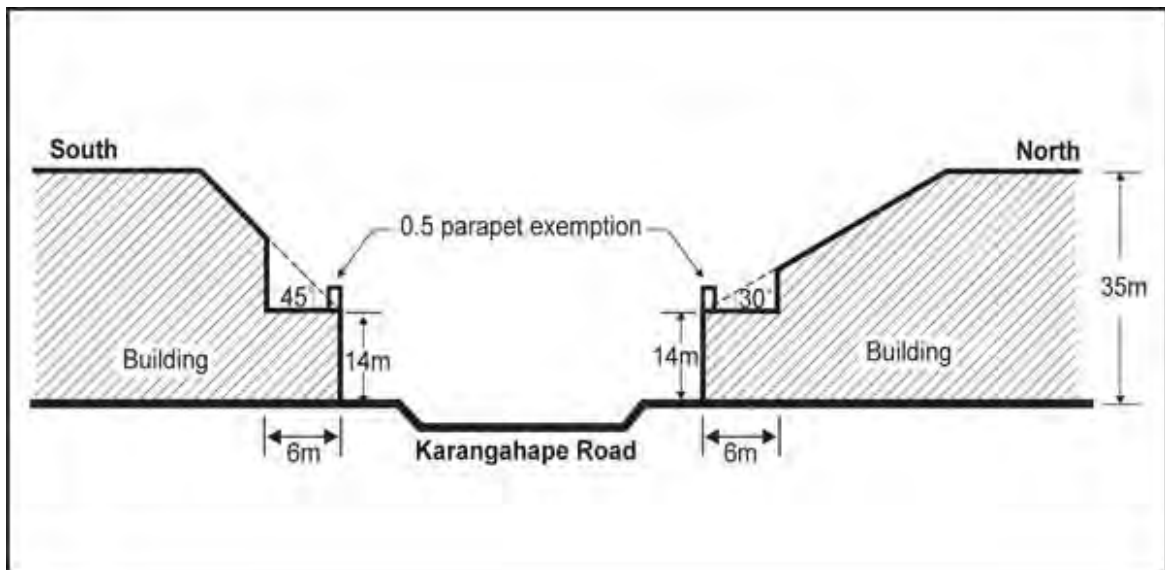
All permitted and restricted discretionary activities listed in Table I206.4.1 Activity table must comply with the following standards.

I206.6.1. Frontage height and setback

Purpose: manage the scale of development to maintain and enhance pedestrian amenity, and to avoid buildings dominating public open space.

- (1) For frontages shown in Precinct plan 1 - Frontage height and setback, buildings must:
 - (a) adjoin the site frontage for its entire length excluding vehicle and pedestrian access areas;
 - (b) not have a building frontage that exceeds 14m in height above mean street level; and:
 - (i) where the building is located on the southern side of Karangahape Road, not project beyond a 45 degree recession plane measured at all points along the site frontage from 14 metres above mean street level; or
 - (ii) where the building is located on the northern side of Karangahape Road, not project beyond a 30 degree recession plane measured at all points along the site frontage from 14 metres above mean street level.
- (2) I206.6.1(1) above does not apply to towers, turrets or similar structures located on a corner site at the intersection of Karangahape Road and the following roads: Queen Street, Upper Queen Street, Pitt Street, Mercury Lane, East Street, and West Terrace.
- (3) Towers, turrets or similar structures located on a corner site at the intersection of Karangahape Road and the following roads: Queen Street, Upper Queen Street, Pitt Street, Mercury Lane, East Street, and West Terrace must not:
 - (a) exceed the maximum height by more than 5 metres;
 - (b) exceed an area of 18m²;
 - (c) exceed a horizontal dimension of 4 metres measured along the site frontage; and
 - (d) contain signs at a height greater than 12.5 metres above mean street level.

Figure I206.6.1.1 Karangahape Road frontage height and setback



I206.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I206.8. Assessment – restricted discretionary activities

I206.8.1. 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) new buildings, and alterations and additions to buildings not otherwise provided for:
 - (a) building design and external appearance.

I206.8.2. 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) new buildings, and alterations and additions to buildings not otherwise provided for:
 - (a) building design and external appearance - creating a positive frontage:
 - (i) whether buildings are designed to address and align to the street boundary. Minor modulation and variance of the frontage such as recessed pedestrian entrances is encouraged to avoid architectural monotony;

(b) building design and external appearance - variation in building form/visual interest:

(i) whether building levels incorporate design elements which acknowledge the existing human scale and character of the precinct.

In particular:

- whether frontage height and design have regard to existing buildings in the vicinity and to maintain a consistent scale. This does not mean a rigid adherence to a single height but it does mean a respect for the general scale of the surrounding buildings to avoid dominance;
 - whether the design of building frontages include vertical and horizontal details that avoid dominance of frontage design elements larger than historically present. Where existing sites are amalgamated, whether the frontage design has regard to the existing grain of development and convey a residual sense of the original subdivision pattern;
 - whether the consistency of the existing character in a cohesive streetscape is maintained with the design of new buildings acknowledging the scale, sense of proportion and level of intricacy of detail on neighbouring buildings in the precinct;
 - whether the design of the ground level contribute to the continuity of pedestrian interest and vitality. However, frontages entirely of glass (curtain walling or continuous shopfront glazing) or of solid materials (including roller shutter doors of any size), should not be used at street level as they detract from the streetscape. Where feasible, restoration of original ground level detail should be included in plans for buildings adjoining historic heritage buildings or for alterations to historic heritage buildings;
 - at upper levels, whether large expanses of glass or blank walls are avoided. This will tend to favour solid walls penetrated by a pattern of windows above verandah level, articulation of floor levels and an appropriate treatment of the parapet level;
- (ii) whether the design of upper setback levels relate naturally to the lower frontage height levels in an acceptable architectural manner such as continuation of an elevational rhythm or recognisable visual theme or proportions;
- (iii) whether the design of buildings on corner sites and at the terminus of significant axial views use special features to accentuate focus and should have a landmark quality which can be easily identified from many directions, creating a sense of place;

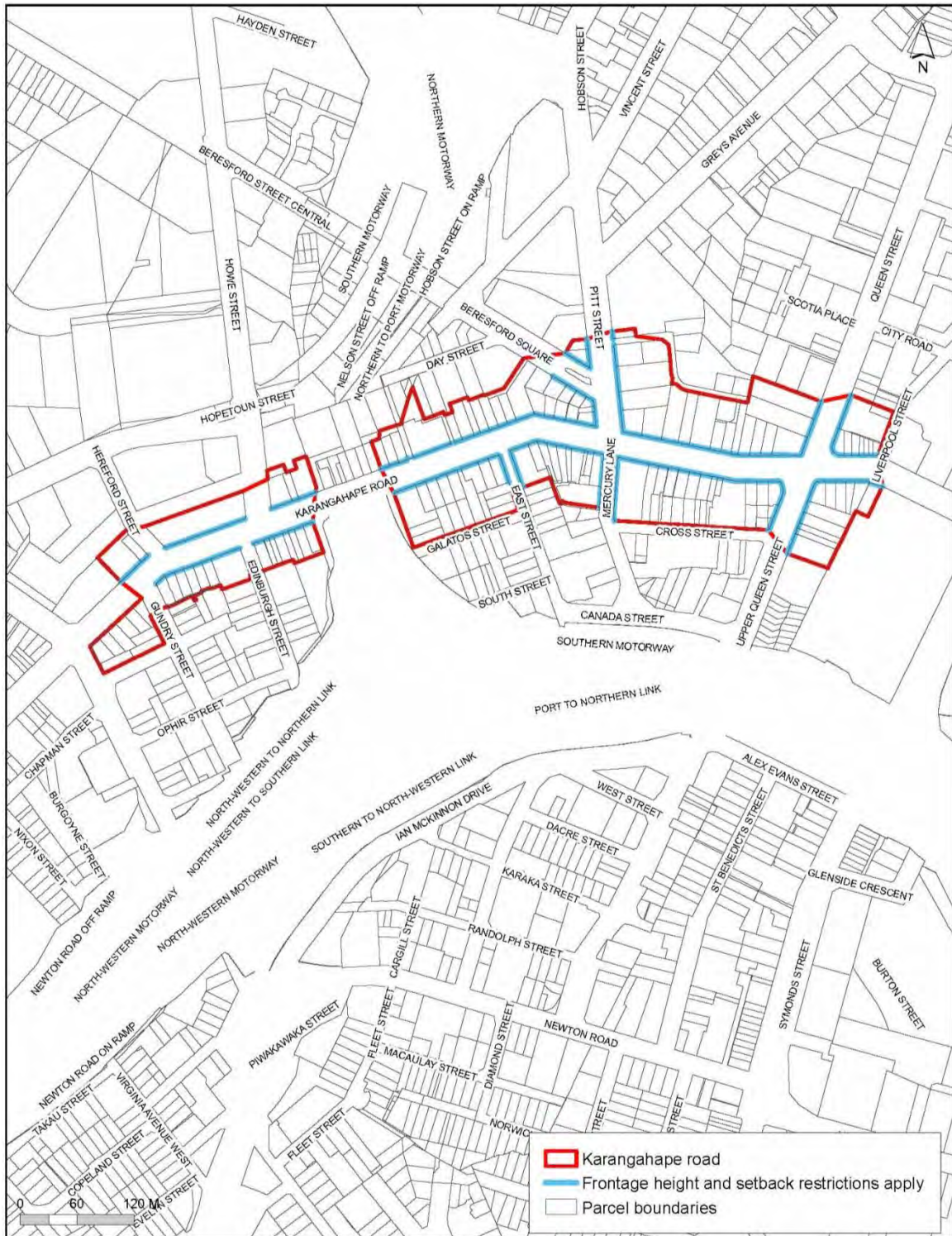
- (iv) whether signs and logos on frontages and fasciae are carefully integrated and visually clear so that they are unobtrusive and sympathetic with the architectural pattern of the buildings;
- (c) building design and external appearance - materials and finishes:
 - (i) whether materials, decoration and colour used for the exterior of new buildings or for alterations to the frontage of existing buildings have regard to existing buildings. New and contemporary interpretations in form and details may be used; and
 - (ii) whether frontage colour integrates with the existing vibrant streetscape, with colour considered as a whole, integrating under-verandah shop fronts with the frontage above. A frontage may be unified through the use of subdued colours or be given a sense of individuality by emphasising architectural features in contrasting colour.

I206.9. Special information requirements

There are no special information requirements in this precinct.

I206.10. Precinct plans

1206.10.1 Karangahape Road: Precinct plan 1 - Frontage height and setback



I207. Learning Precinct

I207.1. Precinct description

The Learning Precinct is centred on the Symonds Street ridge where the University of Auckland and Auckland University of Technology have the majority of their properties and have created a tertiary education hub. The location and extent of the Learning Precinct is shown on Precinct plan 1. The Learning Precinct contains Sub-precinct A which specifically addresses parking controls for the University of Auckland land and Sub-precinct B, as shown in Precinct plan 5, which contains the Old Government House site.

The land in the Learning Precinct is zoned Business – City Centre Zone and Open Space – Conservation Zone.

The purpose of the Learning Precinct is to ensure the stimulation of education, research, business and cultural experiences by identifying key actions to enhance economic and social benefits to the city, add value and vitality to the central business district and raise awareness of opportunities for learning in the precinct.

The Council intends the precinct to remain the focus of the tertiary education sector in the city centre, with development retaining and enhancing the particular qualities of the location. The council acknowledges that further expansion will be necessary within the precinct, but has also made provision for education activities outside the precinct, subject to relevant standards. The precinct includes other activities such as offices, residential, retail and food and beverage.

The precinct is one of the most significant destinations in the city, with a large number of students and workers travelling to the area daily. This will increase over time as the University of Auckland consolidates its campuses into the central city.

The physical characteristics of the precinct include historic heritage places, and parks and gardens around the campuses.

Sub-precinct B: Old Government House

The Old Government House sub-precinct is located at the corner of Princes Street and Waterloo Quadrant. The land forms part of the University of Auckland complex. The buildings located on the site include the MacClaurin Chapel, the old gate keeper's cottage, and Old Government House.

The Old Government House Grounds, whilst in private ownership, are available for public use and provide a key open space within the city centre and in particular the University. The amenity of the area contrasts with the intensity of the surrounding building form.

The purpose of this sub-precinct is to ensure that the grounds remain predominantly an open space for passive recreation. As a result the range of activities allowed in this precinct is limited to education and associated activities. A number of features included within the grounds have been scheduled for protection.

I207.2. Objectives

The overlay, Auckland-wide and Business – City Centre Zone objectives apply in this precinct in addition to those specified below:

- (1) Tertiary education and related activities are enabled to allow for growth and change within the precinct.
- (2) Campus buildings appropriate to education needs are developed to:
 - (a) respect and enhance the built character of the precinct;
 - (b) incorporate high-quality urban design; and
 - (c) avoid or mitigate adverse effects associated with development.
- (3) The predominance of existing tertiary education and accessory activities which characterise the precinct is continued while also providing for growth, change and diversification of activities over time.
- (4) Heritage values including historic heritage places, Māori sites of significance and notable trees, and the contribution they make to the precinct's character, are recognised, protected and enhanced.
- (5) Open spaces and pedestrian connections from the precinct to the wider city centre, including connections between activities and open spaces, are provided for and enhanced.
- (6) The transportation demands of the precinct are provided for and travel demand planning and operations are used to manage their effects on traffic and pedestrians on campuses.

Objective for Sub-precinct B: Old Government House

The overlay, Auckland-wide and Open Space – Conservation Zone objectives apply in this precinct in addition to the objective specified below:

- (7) Education and related activities are enabled.

I207.3. Policies

The overlay, Auckland-wide and Business – City Centre Zone policies apply in this precinct in addition to those specified below.

- (1) Enable a range of tertiary education activities and ancillary activities to occur within the precinct and recognise the functional requirements for those activities.
- (2) Support the efficient operation of the existing campuses while respecting, and where appropriate protecting, the particular built form, amenity and heritage values which contribute to the character of the precinct.

- (3) Provide for the growth and development of the existing campuses to meet existing needs and respond to future demand and changes in teaching, learning, research requirements and campus environments.
- (4) Require new buildings to be designed in a manner that respects existing buildings, provides for amenity, protects heritage values and, where appropriate, enhances the streetscape and gateway locations of the campuses.
- (5) Require new buildings to interface appropriately with the public realm by encouraging building frontages and activities to interact with the street and other public places.
- (6) Limit building height so that it is appropriate to its location, and:
 - (a) enhances and defines the landform;
 - (b) is generally consistent with the adjoining urban form and supports a distinctive urban form; and
 - (c) maintains views across the ridge from buildings in the core central business district.
- (7) Require proposals for new buildings or additions to existing buildings adjoining or adjacent to scheduled historic heritage places to be sympathetic and provide contemporary and high-quality design which enhances the precinct's built form.
- (8) Enable appropriate community use of the educational and research facilities, buildings and campus open spaces.
- (9) Require development to maintain and provide a varied network of key pedestrian connections, open space, and plazas within the campuses, consistent with education activities and campus operations.
- (10) Require pedestrian connections to be well-designed, safe, and improve connectivity for all users.
- (11) Require development to incorporate integrated transport planning that:
 - (a) promotes and enhances opportunities for bicycle and public transport
 - (b) avoids adverse traffic effects on pedestrian safety and amenity
 - (c) limits the amount of car parking in recognition of the limited carrying capacity of the road network and the desirability of maintaining the pedestrian-oriented character of the campuses
 - (d) recognises and provides for some roads within and adjoining the campuses.

Policy Sub-precinct B: Old Government House

The overlay, Auckland-wide and Open Space - Conservation Zone policies apply in this precinct in addition to the policy specified below.

- (12) Enable a range of education activities and accessory activities to occur within the Old Government House Grounds precinct

I207.4. Activity table

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

Table I207.4.1 Activity table specifies the activity status of land use and development activities in the Learning Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I207.4.1. Activity table - Learning Precinct including Sub-precinct A

Activity		Activity status
Residential		
(A1)	Boarding houses	P
(A2)	Dwellings	P
(A3)	Visitor accommodation	P
Commerce		
(A4)	Commercial services	P
(A5)	Conference facilities	P
(A6)	Entertainment facilities	P
(A7)	Industrial laboratories	P
(A8)	Manufacturing	P
(A9)	Offices	P
(A10)	Retail	P
Community		
(A11)	Artworks	P
(A12)	Care centres	P
(A13)	Community facilities	P
(A14)	Educational facilities	P
(A15)	Emergency services	P
(A16)	Healthcare facilities	P
(A17)	Hospitals	P
(A18)	Information facilities	P
(A19)	Organised sport and recreation	P
(A20)	Marae Complex	P
(A21)	Recreational Facilities	P
(A22)	Tertiary Education	P

Development		
(A23)	An entry canopy (and any associated steps, balustrades and retaining walls defined as “building”) located in the position indicated by the symbol “#” in Precinct plan 1 within the “No buildings except as provided for by entry canopy and fire egress stair criteria” area	RD
(A24)	Alterations to or replacement of the existing fire egress stairs located in the position indicated by the symbol “@” in Precinct plan 1 within the “No buildings except as provided for by entry canopy and fire egress stair criteria” area	RD
(A25)	Demolition	C
(A26)	New buildings, relocation of buildings, and alterations and additions to buildings not otherwise provided for	RD
(A27)	Minor cosmetic alterations to a building that does not change its external design and appearance	P
(A28)	Internal alterations to existing buildings	P
(A29)	Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses	C
(A30)	The transfer and utilisation of unrealised parking within Sub-precinct A complying with Standard I207.6.1	RD
(A31)	Development that does not comply with Standard I207.6.1	NC

Table I207.4.2 Activity table specifies the activity status of land use and development activities in the Learning Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Activities in the Open Space - Conservation Zone apply in Sub-precinct B Old Government House Grounds unless otherwise specified in the activity table below.

Table I207.4.2. Activity table - Sub-precinct B Old Government House

Activity		Activity status
Community		
(A32)	Tertiary education facilities	P
(A33)	Temporary activities	P
Development		
(A34)	Storage and maintenance building - not exceeding 50m ²	P

I207.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I207.4.1. Activity table - Learning precinct including Sub-precinct A above will be considered without public or limited notification or the need to obtain written

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

- (2) Any application for resource consent for an activity listed in Table I207.4.1. Activity table - Learning precinct including Sub-precinct A above and which is not listed in I207.5(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).

I207.6. Standards

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

All permitted, controlled and restricted discretionary activities listed in Table I207.4.1 Activity table – Learning Precinct including Sub-precinct A and Table I207.4.2 Activity table - Sub-precinct B Old Government House must comply with the following standards.

I207.6.1. Parking

- (1) The total number of parking spaces within Sub-precinct A must not exceed 2000.
- (2) Where a site is located within Sub-precinct A and is accessed from either Grafton Road or Alten Road, an application for a restricted discretionary activity may be made to transfer to the recipient site the unrealised permitted parking from any other site or sites within Sub-precinct A held in the same ownership as the recipient site. Any transferred parking may be provided in addition to the amount of parking permitted on the recipient site in respect of any building or buildings erected on, or proposed for that site.
- (3) The unrealised permitted parking able to be transferred from the donor site, is the difference between the amount of parking permitted on the donor site and the amount actually provided, but only if the number of parking spaces provided on the donor site is less than that permitted.
- (4) For the purpose of monitoring the total number of parking spaces a register must be maintained by the council and the following must be recorded in it:
 - (a) the address and legal description of the donor and recipient sites;
 - (b) the number of parking spaces transferred to the recipient site and/or retained on the donor site; and
 - (c) the date of the consent permitting a transfer.

I207.6.2. Temporary activities in Sub-precinct B

The following standards apply to Sub-precinct B.

- (1) Temporary activities must be limited to functions and ceremonies.
- (2) Temporary activities can include temporary structures associated with functions and ceremonies including the erection of tents and marquees that meet the following:
 - (a) for up to 12 consecutive days and up to six times in a calendar year;
 - (b) not involving ground disturbance of more than 500mm; and
 - (c) includes storage and maintenance building not exceeding 50m².

I207.6.3. Building height

Purpose: manage the height of buildings to achieve Policy I207.3(6) of the Learning Precinct.

- (1) Buildings must not exceed the heights specified on Precinct plan 1.
- (2) Building height will be measured as the vertical distance between mean street level and a horizontal plane above that level for sites where no contour applies on Precinct plan 3. For all other sites on Precinct plan 3, building height will be measured in accordance with H8.6.8 Measuring building.
- (3) No additional height is permitted for buildings within the area shown on Precinct plan 1 as “existing buildings only”.

I207.6.4. Frontage Height and Setback

Purpose: manage the scale of development to maintain and enhance pedestrian amenity, and to avoid buildings dominating public open space.

- (1) On every frontage shown as “A” on Precinct plan 4:
 - (a) the building frontage must not exceed a height of 20m for a minimum depth of 10m from the site frontage;
 - (b) the building must not project beyond a 50 degree recession plane measured at all points along the site frontage from 20m above street level;
 - (c) the building setback must be an emphatic or a stepped profile of at least two stories and must not be a literal regression of the 50 degree angle; and
 - (d) where the building is on a corner site, the requirements of clauses I207.6.4(1)(a) and (b) above apply to both frontages.
- (2) On every frontage shown as “B” on Precinct plan 4:
 - (a) the building frontage must not exceed a height of 30m for a minimum depth of 10m from the site frontage.
- (3) On every frontage shown as “C” on Precinct plan 4:
 - (a) the building frontage must not exceed a height of 15m for a minimum depth of 15m from the site frontage;

- (b) the building must not project beyond a 45 degree recession plane measured at all points along the site frontage of the site from 15m above street level;
 - (c) the building setback must be an emphatic or a stepped profile of at least two stories and must not be a literal regression of the 45 degree angle;
 - (d) Where the building is on a corner site, the requirements of clauses I207.6.4(3)(a) and (b) above apply to both frontages.
- (4) On every frontage shown as “D” on Precinct plan 4:
- (a) the building frontage must not exceed a height of 35m for a minimum depth of 10m from the site frontage.
- (5) On every frontage shown as “E” on Precinct plan 4:
- (a) the building frontage must not exceed a height of 41.623m (Lands and Survey Datum (MSL) Auckland 1946) for a minimum depth of 15m from the site frontage

Figure I207.6.4.1 Frontage control A

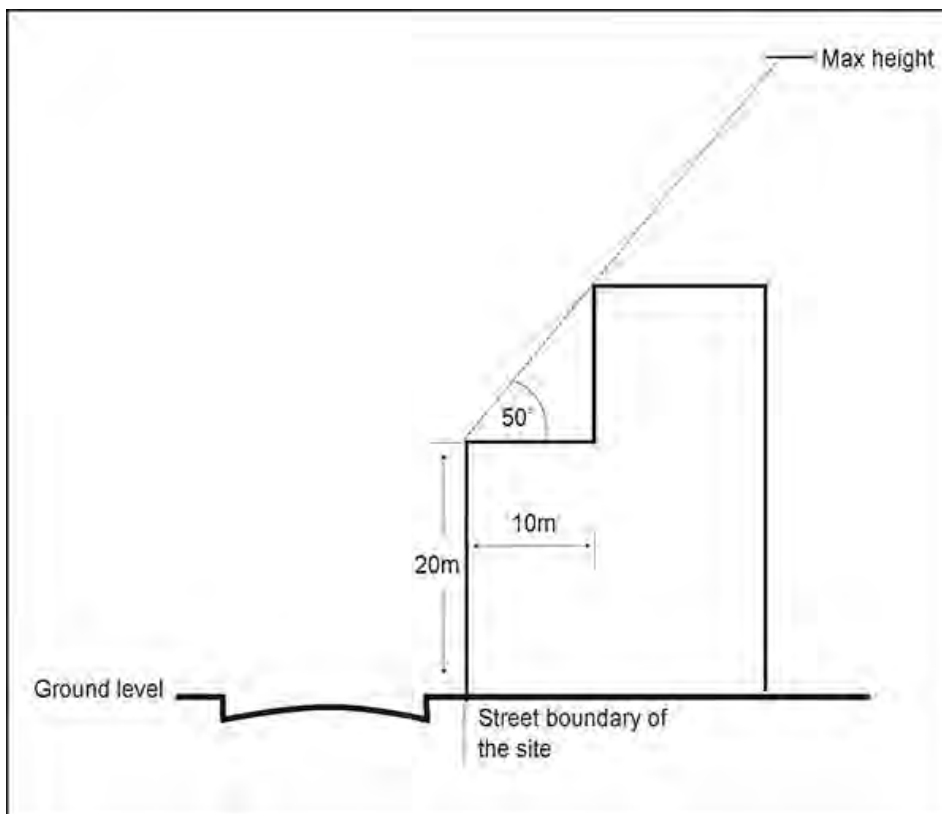


Figure I207.6.4.2 Frontage control B

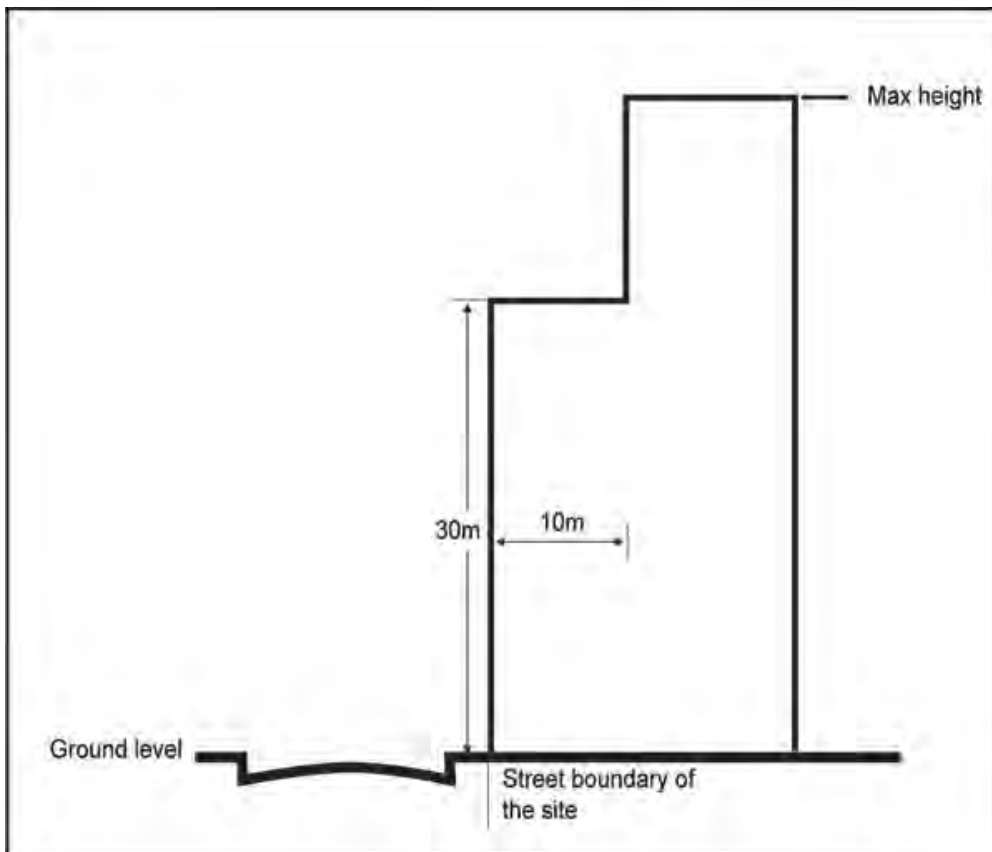


Figure I207.6.4.3 Frontage control C

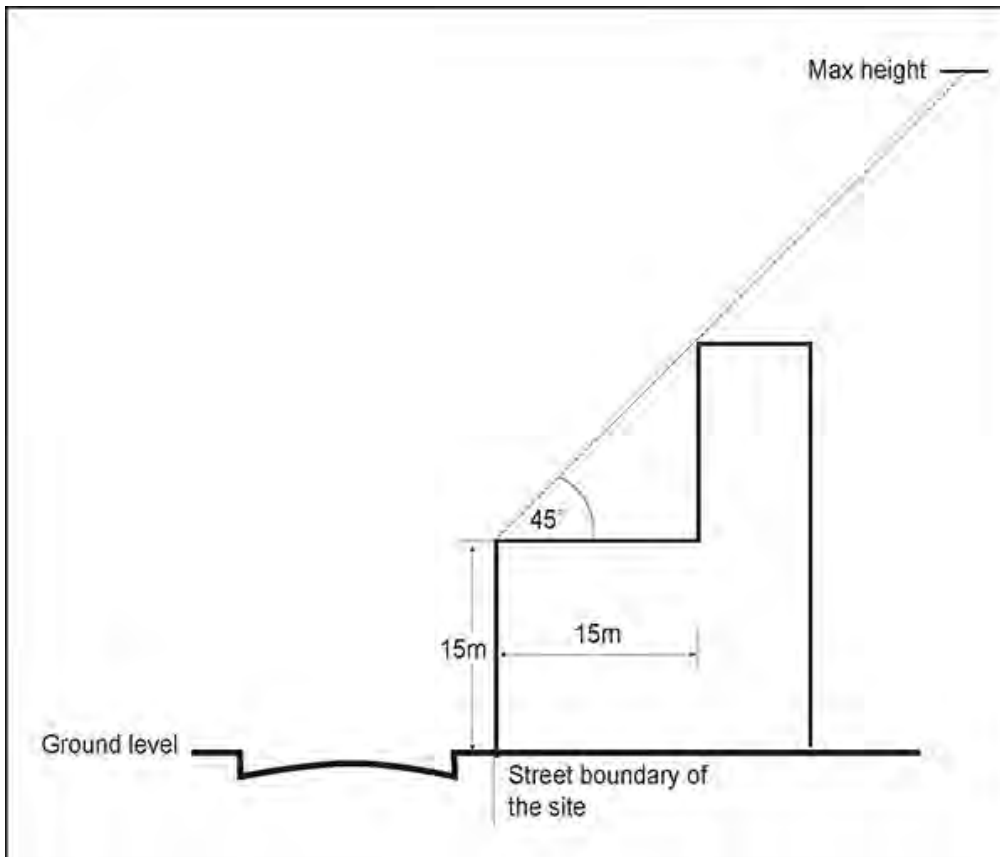


Figure I207.6.4.4 Frontage control D

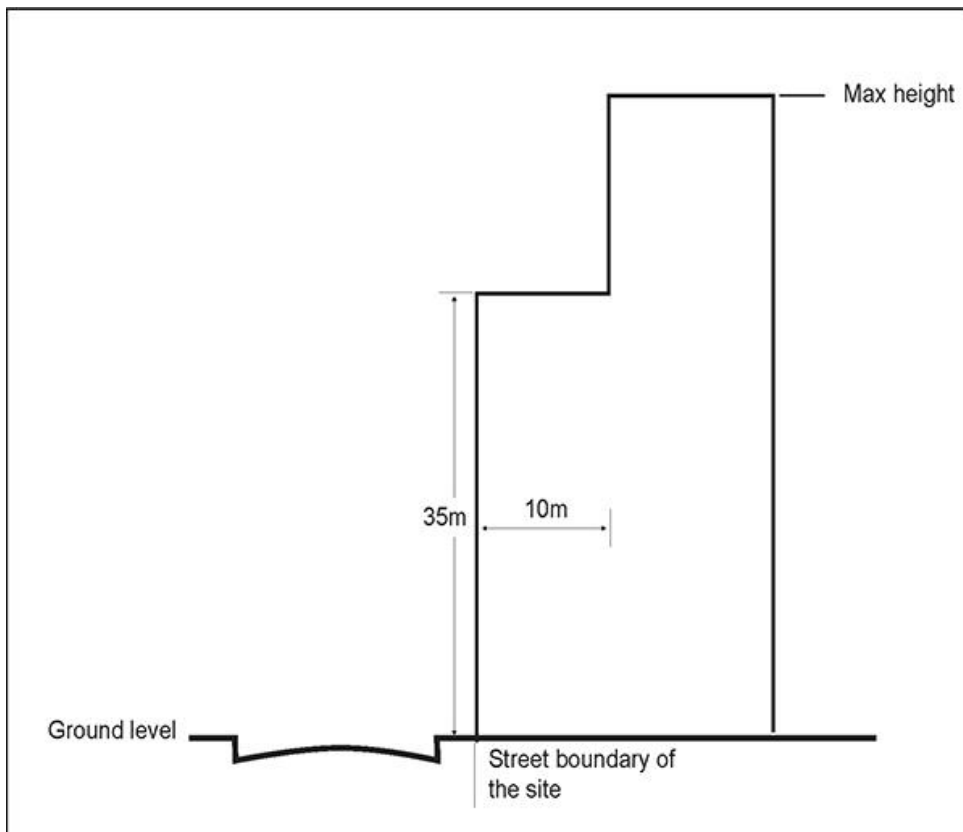
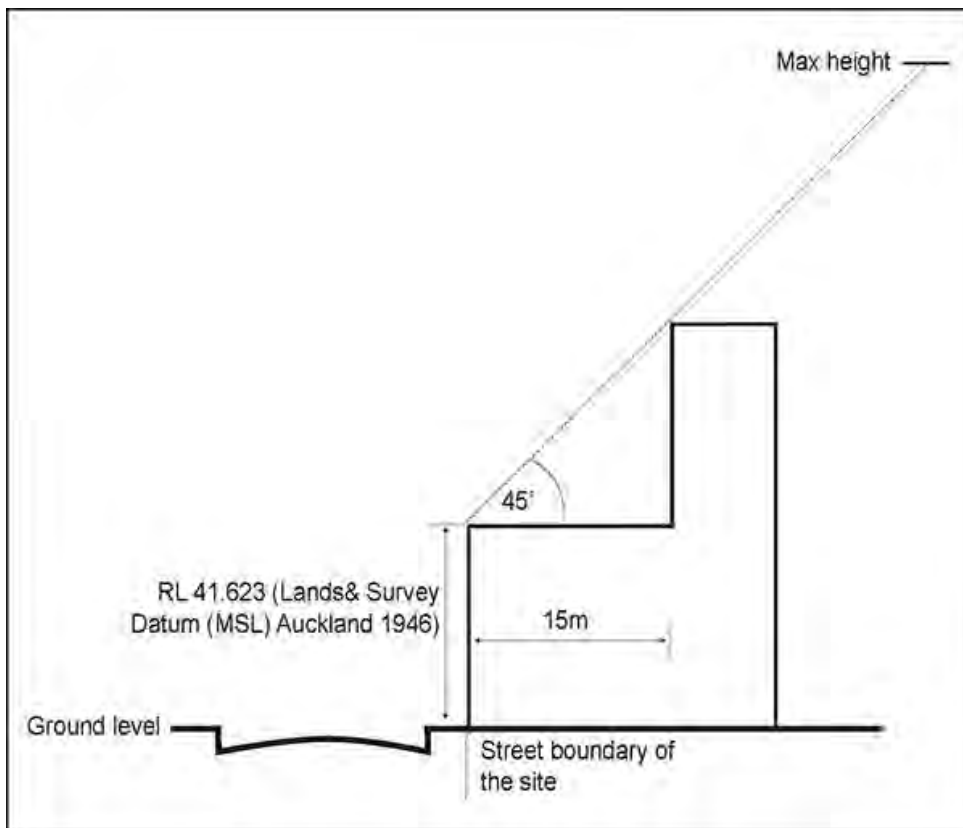


Figure I207.6.4.5 Frontage control E



I207.6.5. Wynyard Street Coverage and Pedestrian Link

Purpose: manage the scale, form and intensity of development to maintain and enhance pedestrian amenity within the precinct.

- (1) For areas shown on Precinct plan 1 as being subject to the “Wynyard Street coverage and pedestrian link control”:
 - (a) the maximum building coverage is 50 per cent;
 - (b) a continual pedestrian link must be provided from Grafton Road to Alten Road:
 - (i) that includes a continuous minimum width of 10m. This does not apply to the first 50m from the Alten Road boundary where the width may be reduced to a minimum of 6m;
 - (ii) that is open to the air and aligned so as to maintain a clear line of sight for pedestrians on Grafton Road through to Alten Road; and
 - (iii) of which sections may be covered by glazing for weather protection and narrow pedestrian over bridges for pedestrian connectivity to upper floors of adjacent buildings providing that Wynyard Street remains open to the air for the majority of its length and a clear line of sight for pedestrians on Grafton Road through to Alten Road is maintained. Pedestrian over bridges and glazing will be counted as coverage for the purpose of this control.

I207.6.6. Sub-precinct B: Old Government House

- (1) Buildings must not exceed 7.5m in height in Sub-precinct B.
- (2) A building or parts of a building in Sub-precinct B must be set back from the relevant boundary by the minimum depth listed in Table I207.6.6.1 Yards below.

Table I207.6.6.1 Yards

Yard	Sub-precinct B
Front	3m
Side	3m
Rear	3m

- (3) The maximum permitted site coverage or cumulative total area of buildings in Sub-precinct B must not exceed 5 percent of the sub-precinct area.

I207.7. Assessment – controlled activities

I207.7.1. Matters of control

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

- (1) for demolition refer to the matters of control in H8.7.1(1) of the Business – City Centre Zone.
- (2) for the conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses refer to matter of assessment in H8.8.1(3) of the Business – City Centre Zone.

I207.7.2. Assessment criteria

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

- (1) for demolition refer to the matters of control in clause H8.7.2(1) of the Business – City Centre Zone.
- (2) for the conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses refer to matter of assessment in clause H8.8.2(3) of the Business – City Centre Zone.

I207.8. Assessment – Restricted discretionary activities

I207.8.1. Matters of discretion

The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (1) new buildings, relocated buildings, and alterations and additions to buildings not otherwise provided for:
 - (a) building design and external appearance;
 - (b) effects of buildings on historic heritage places;
 - (c) safety;
 - (d) the design of covered plazas, open spaces and pedestrian linkages;
 - (e) the design and location of parking; and
 - (f) travel plans and integrated transport assessments;
- (2) an entry canopy (and any associated steps, balustrades and retaining walls defined as “building”) in the position indicated by the symbol “#” in Precinct plan 1 within the “No buildings except as provided for by entry canopy and fire egress stair criteria” area shown on Precinct plan 1:
 - (a) design and scale;
- (3) alterations to or replacement of the existing fire egress stairs in the position indicated by the symbol “@” in Precinct plan 1 within the “No buildings except as provided for by entry canopy and fire egress stair criteria” area shown on Precinct plan 1
 - (a) design, materials and orientation;
- (4) the transfer and utilisation of unrealised parking within sub-precinct A:

- (a) traffic generation and safety;
 - (b) pedestrian safety; and
 - (c) design of parking areas.
- (5) infringing the building height standard (I207.6.3 Building height):
- (a) building scale and dominance/visual amenity effects; and
 - (b) effects on current or planned future form and character
- (6) infringing the frontage height and setback standard:
- (a) building scale and form, and dominance/visual amenity effects; and
 - (b) effects on streetscape character
- (7) infringing the Wynyard Street coverage and pedestrian link standard:
- (a) building scale and form, and dominance/visual amenity effects; and
 - (b) effects on public open space and pedestrian access
- (8) infringing the temporary activities standard in Sub-precinct B:
- (a) noise, lighting and hours of operation; and
 - (b) traffic;
- (9) infringing the height (I207.6.6(1)), yards and building coverage standards in Sub-precinct B:
- (a) intensity, scale and design.

I207.8.2. Assessment criteria

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

- (1) new buildings, relocated buildings, and alterations or additions to buildings not otherwise provided for:
 - (a) building design, and external appearance - creating a positive frontage:
 - (i) whether buildings and their uses maintain and where practicable enhance the quality and usability of streets, the public realm and campus pedestrian linkages through appropriate building scale, design and location. Generally, buildings should have interactive frontages where they face public streets to enable a public experience of activities within the campuses. 'Interactive frontages' are frontages which enable some form of public view or experience of activities within the campus, whether directly through openings and glazed areas into internal campus spaces or indirectly through landscaping, façade design, or artwork expressive of campus activities;

- (ii) in areas shown on Precinct plan 2 as being within an active use node, active commercial and retail or entertainment uses are encouraged that provide for the needs of students, as well as residents, workers and visitors. Where not feasible buildings are encouraged to be designed with a ground floor that could adapt to these activities in the future.
 - (iii) When adjacent to public streets, whether buildings are designed to encourage visual and physical interaction with the street to support its safety and amenity for pedestrians;
 - (iv) the main entries for all buildings adjacent to streets shall generally be from the street or directly visible from the street and when a building has more than one street frontage, multiple entries are encouraged. If the main entry is internal to the site a secondary street entry is encouraged;
 - (v) whether generous canopies are provided at all entries and encouraged in intermittent locations along street frontages to provide pedestrian shelter, when this can be incorporated into the design of the building. Verandahs are encouraged on streets and within campuses;
 - (vi) the extent to which artwork is encouraged to be incorporated into the street facades of buildings, open spaces and plazas;
- (b) building design and external appearance - variation in building form/visual interest:
- (i) the extent to which buildings are designed to address the street, through alignment, façade modulation, windows, pedestrian entrances/plazas and materials that are appropriate for a contemporary university and compatible with heritage buildings and objects;
 - (ii) the extent to which buildings fronting streets and open spaces incorporate design elements which acknowledge the adjacent built form, and enhance pedestrian comfort and amenity, and the character of the precinct. In particular:
 - the extent to which frontage height and design have regard to existing buildings in the vicinity and maintain a compatible scale. This does not mean a rigid adherence to a single height but it does mean a respect for the general appearance of the surrounding blocks;
 - the extent to which buildings ensure high levels of visual quality and visual interest, as viewed from near and afar, by the use of the number and composition of elements on the building's façade, and the contrasting relationships between them, having regard to the scale and proportions of

components on existing buildings within the vicinity. At every scale, from a range of viewing distances, building surfaces should appear rich in detail;

- the extent to which buildings employ the use of human scale proportions in the components of a façade, especially at the lower levels where pedestrians are experiencing the building from closer distances in order to maintain high levels of pedestrian visual interest;
- at all levels, whether large expanses of blank walls are avoided and whether they are visible from streets or public open spaces. If blank walls cannot be avoided, they should be minimal in relation to the overall size and length of the building frontage or located within campuses and mitigated with architectural detailing, artwork or landscaping;
- where the frontage height and setback standard applies, the extent to which the design of upper setback levels relate naturally to the lower frontage height levels in an acceptable architectural manner such as continuation of an elevational rhythm or recognisable visual theme or proportion;
- the extent to which the design of buildings on corner sites enhance the particular spatial qualities of street intersections that contribute to the prominence of sites. Building design on such sites should consider the relationship to other buildings and open spaces on opposite and adjacent corner sites;
- whether materials used in new buildings are durable and of high quality, particularly at ground level to enhance the pedestrian experience;
- the extent to which designs provide strong architectural cues to access-ways and pedestrian routes that reflect the hierarchy of routes and clearly express pedestrian entrances to enhance the visibility of pedestrian access to and through the campuses and their buildings;
- the extent to which frontages are designed to avoid service and access interruptions to frontage continuity, by locating and agglomerating such requirements internally within the campuses where practicable;
- where the proposed development is an extension or alteration to an existing building, the extent to which it is designed with consideration to the architecture of the original building;
- the extent to which building form and height consider the impact of shading and wind on the internal communal spaces of the campus and public streets;

- the extent to which building and landscape design include environmentally sustainable design features, such as passive solar design on-site stormwater conservation measures, rainwater harvesting devices, green roofs, site landscaping, rain gardens and wetland treatment systems and stormwater planter boxes.

(c) development on the corners of Symonds Street and Wellesley Street:

- (i) for buildings on the corner sites of Symonds and Wellesley Street, a high standard of architecture is expected due to its high profile, landmark location on the crest of the Wellesley Street axis, the location of scheduled historic heritage places in close proximity to the corner sites, its prominence as a significant gateway to the city centre from the Grafton Gully, and to the campuses from Wellesley and Symonds Street. Particular attention is required to the views of the building along Wellesley Street from the direction of both the city and motorway ends, and along Symonds Street;
- (ii) on the north-eastern corner of the intersection where a 50m height limit is applied without a frontage control, the architectural detailing on both frontages of the corner should support the articulation of the corner as distinctive from the rest of the building, and include a vertical emphasis in keeping with its location on the crest of the ridge. It should support the creation of a distinctive landmark that in the horizontal proportions of its façade complements the historic forms of the nearby heritage buildings; and
- (iii) the extent to which a development on the corner of Wellesley Street East and St Paul Street is sympathetic to the heritage building at 59-67 Wellesley Street East.

(d) Grafton Gully:

- (i) the extent to which all buildings that adjoin the motorway corridor or connecting streets, as shown on Precinct plan 2 as subject to the “Grafton Gully landscaped edge”, are designed to incorporate a varied building form that responds to the landscape context of this area, is organic in character, and does not present the appearance of a solid wall. Particular attention is required to the view of proposed buildings from Grafton Bridge, along Grafton Gully, from within the Domain, and from Auckland Hospital. The landscape context is the valley with the green open space of the Domain; the steep slopes, mature trees and vertical towers of the city centre, and the unfolding views of Rangitoto and the Harbour. Geological and ecological heritage values are present in this gully and should be recognised and protected from significant adverse effects. Building podiums and parking levels along this corridor must exhibit a high quality of architectural design befitting

their prominent location and be planted at their base using eco-sourced species naturally occurring in the area;

- (ii) an emphasis on enhancing the vertical characteristics of buildings and limiting the appearance of dominant horizontal elements along the Grafton Gully landscaped edge is encouraged. The extent to which buildings provide architectural interest along this edge, provide fronts rather than backs to this edge, and where practical maintain views in between buildings into and from the campus, to enhance Grafton Gully's role as a gateway to the city centre.

(e) effect of buildings on historic heritage places:

- (i) whether the scale, form and design of new buildings have regard to the significant heritage elements and built form of any scheduled heritage places adjacent to or in close proximity to the development site. This will require careful consideration to avoid the potential for dominance due to height and bulk. In doing so, the full development potential otherwise offered by the development controls may not be able to be achieved;
- (ii) whether new buildings and additions to existing buildings adjacent to or in close proximity with a scheduled heritage building have regard to and respect the latter's contribution to the streetscape, so that the historic heritage building is able to maintain its contribution to the streetscape and its historical relationship with its site surrounds and wider area, including any adjacent open space;
- (iii) the extent to which landscaping, where contextually appropriate, acknowledge both the natural and cultural heritage of the area, particularly when in proximity to or adjacent to any scheduled heritage building, its surrounds or conservation area;
- (iv) the extent to which design features that reflect the cultural heritage of the area, including Māori cultural values associated with the historic settlement and use of the area, are encouraged. For example, in the design of buildings, landscaping, artwork, signs and place names. This should be undertaken in consultation with the council and Mana Whenua;
- (v) whether new and upgraded buildings avoid inappropriate adverse effects on scheduled street trees and must respect their visual prominence on the streetscape;

(f) safety:

- (i) whether new and upgraded buildings and public open spaces are designed in accordance with CPTED principles. For the purpose of this assessment, internal open spaces, plazas, foyers, lanes and pedestrian linkages within the campuses will be considered as if they are public open spaces.

- (ii) for open spaces, plazas, foyers, lanes and pedestrian linkages, multiple entrances and exits are generally considered more appropriate in a campus environment rather than a single way in and out of such places and spaces.

(g) the design of covered plazas, open spaces and pedestrian linkages:

- (i) Precinct plan 2 shows the long term aspirations for covered plazas, open spaces and pedestrian linkages. With the exception of Wynyard Street, the location and orientation of these covered plazas, and pedestrian linkages are indicative only, however, building and open space design should seek to incorporate these elements, whether internally within buildings or externally, in a manner that provides for the same degree of permeability, legibility and accessibility within the campuses and beyond as envisaged by the indicative layout of open spaces and pedestrian linkages shown on Precinct plan 2;
- (ii) Wynyard Street is part of the historical street network and must maintain its historic alignment and become primarily a pedestrian route and linear open space. It must maintain a minimum width of 10m, except for the first 50m from the Alten Road boundary where the width may be reduced to a minimum of 6m, to reinforce its primacy as a major pedestrian route through the campus. Wynyard Street must be open to the air for the majority of its length. Pedestrian over bridges and sections of the street may be covered by glazing for weather protection. These must be designed and located to enhance the amenity of the street and to maintain views along its length;
- (iii) whether the network of covered plazas, open spaces and linkages ensure a cohesive, permeable and legible or 'self-explaining' network of pedestrian links and routes to create efficient, safe and attractive circulation around the campuses for people of all movement ability levels;
- (iv) the extent to which building heights and form allow a reasonable level of natural light into existing and planned communal open spaces within the campuses, appropriate to their intended use and limit the adverse effects of shading on student amenity. This may require building form to be modified to the north of such spaces;
- (v) the extent to which buildings are designed to support high quality open spaces and where appropriate provide views to the wider landscape and/or surrounding streets, to enhance the legibility, accessibility and character of the campuses;
- (vi) whether buildings provide legible entrances and exits to covered plazas, open spaces and pedestrian linkages.

- (vii) the extent to which the detailed design of pedestrian routes also support the legibility of the campuses from the public realm (namely adjoining streets and open spaces);
 - (viii) whether provision for cycle access and cycle parking is included along major entries where practicable.
- (h) Parking
- (i) parking, whether at-grade or within buildings is screened from public open spaces and streets.
 - (i) travel plans and integrated transport assessments:
 - (i) where no current travel plan exists for the precinct or that part of a campus within which a development is proposed, one must be submitted with a development with gross floor area greater than 2,500m²; and
 - (ii) where additional floor area greater than 2,500m² is provided for within a development, then it must be subject to an integrated transport assessment scoping process to determine whether it is required. If an integrated transport assessment is required by the council, then it should be prepared in accordance with current best practice guidelines adopted by Auckland Transport.
- (2) an entry canopy (and any associated steps, balustrades and retaining walls defined as “building”) in the position indicated by the symbol “#” in Precinct plan 1 within the “No building except as provided for by entry canopy and fire egress stair criteria” area shown on Precinct plan 1:
- (a) design and scale:
- (i) the extent to which the canopy enhances the visibility, legibility and overall quality of the entrance at this position; and
 - (ii) the extent to which the canopy is designed and has a scale that maintains the open space qualities of the no-building area and the character of the street and its context, including the scheduled building, identified surrounds and the street trees.
- (3) alterations to or replacement of the existing fire egress stairs in the position indicated by the symbol “@” in Precinct plan 1 within the “No buildings except as provided for by entry canopy and fire egress stair criteria” area shown on Precinct plan 1:
- (4) the transfer and utilisation of unrealised parking within Sub-precinct A:
- (a) traffic generation and safety:
- (i) whether vehicle access to and from the site provide adequate sight distances and avoid, remedy or mitigate congestion likely to have more than minor adverse effects;

- (ii) whether traffic generated from the parking area on the site adversely affect the surrounding roading network, having regard to the current and future traffic volumes in the area and any traffic problems in the area e.g. high accident rates;
- (b) pedestrian safety:
 - (i) whether vehicle access-ways are designed to ensure the safety of pedestrians;
- (c) design of parking areas:
 - (i) Parking areas should be designed to enable safe and efficient on-site vehicle circulation to avoid or mitigate adverse effects on the road network;
- (5) infringing the building height standard (I207.6.3 Building height):
 - (a) building height may be exceeded where it would provide an attractive and integrated roof form that also meets the purpose of the control; and
 - (b) where building height is exceeded, Policy I203.3(6) of the Learning Precinct and Policy H8.3(30) of the Business – City Centre Zone should be considered;
- (6) infringing the frontage height and setback standard:
 - (a) development should be of a scale and form appropriate to the setting;
 - (b) the extent to which the scale of the development is consistent with the current and future character of the Learning Precinct as established through the objectives and policies for the Learning Precinct; and
 - (c) the extent to which pedestrian amenity is maintained or enhanced;
- (7) infringing the Wynyard Street coverage and pedestrian link standard:
 - (a) whether the amenity of the pedestrian link is maintained;
 - (b) the extent to which buildings on Wynyard street are of a scale and form appropriate to the character of the Learning Precinct.
- (8) infringing the temporary activities standard in Sub-precinct B:
 - (a) whether noise and lighting from the activity have a significant adverse effect on the amenity of surrounding residential properties. In determining this, consideration will be given to:
 - (i) the location, duration and timing of the activity and the day of the week on which it will occur;
 - (ii) the measures to mitigate noise and light spill; and

- (iii) any proposed measures to manage levels of low frequency noise, particularly for night events.

(b) traffic:

- (i) the extent to which the location, scale and intensity of the activity and any associated parking, including provision for public transport will affect the efficiency of traffic movements and the safety of pedestrians; and
- (ii) the extent to which the activity will impact on other activities at the location, including the impact on public access;

(9) infringing the height (I207.6.6(1)), yards and building coverage in Sub-precinct B:

(a) intensity, scale and design:

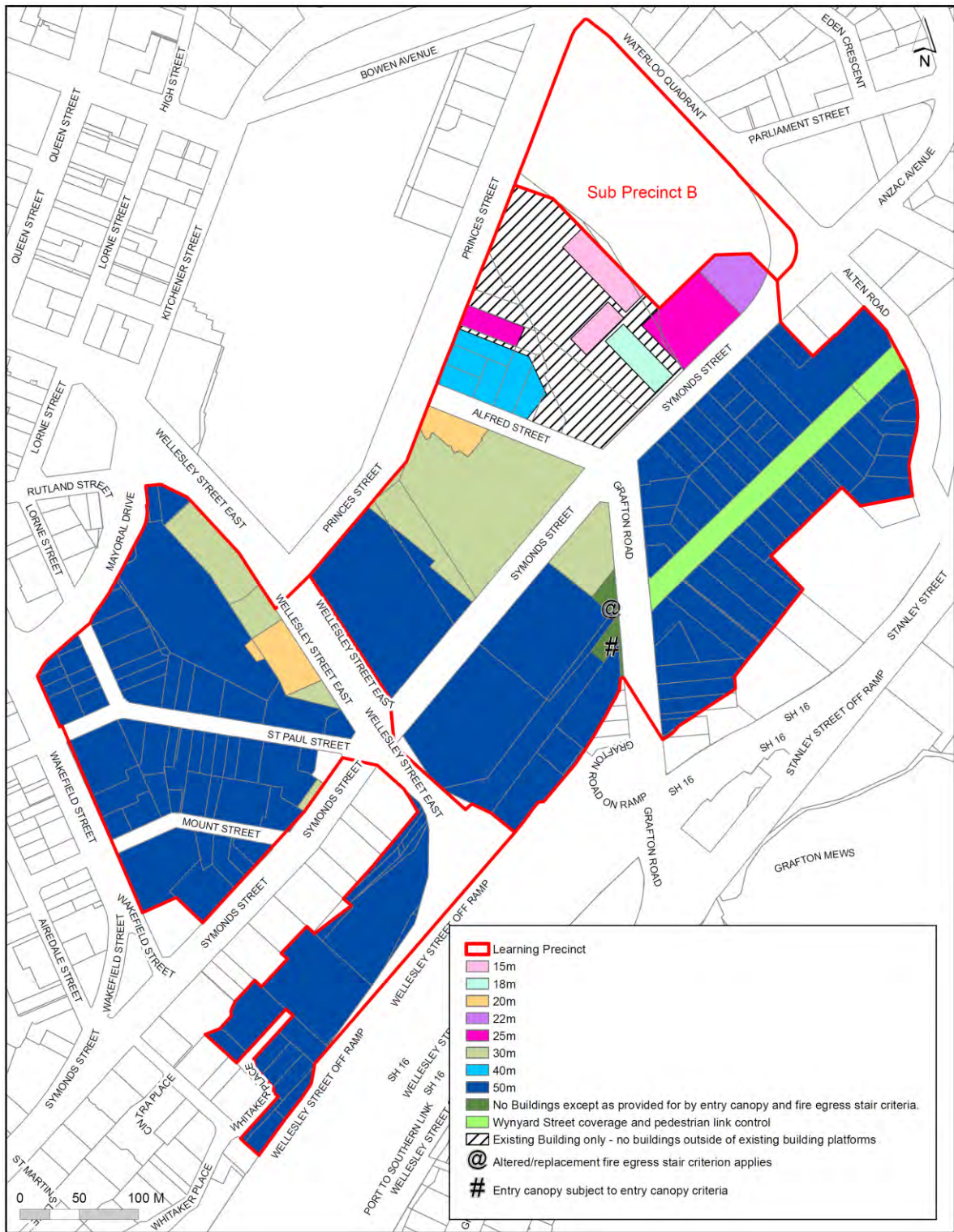
- (i) whether adequate public open space for visual amenity and recreations is maintained; and
- (ii) the extent to which the design of buildings and structures maintain the character of the open space and should be sympathetic to the existing development and open space in the Sub-precinct B.

I207.9. Special information requirements

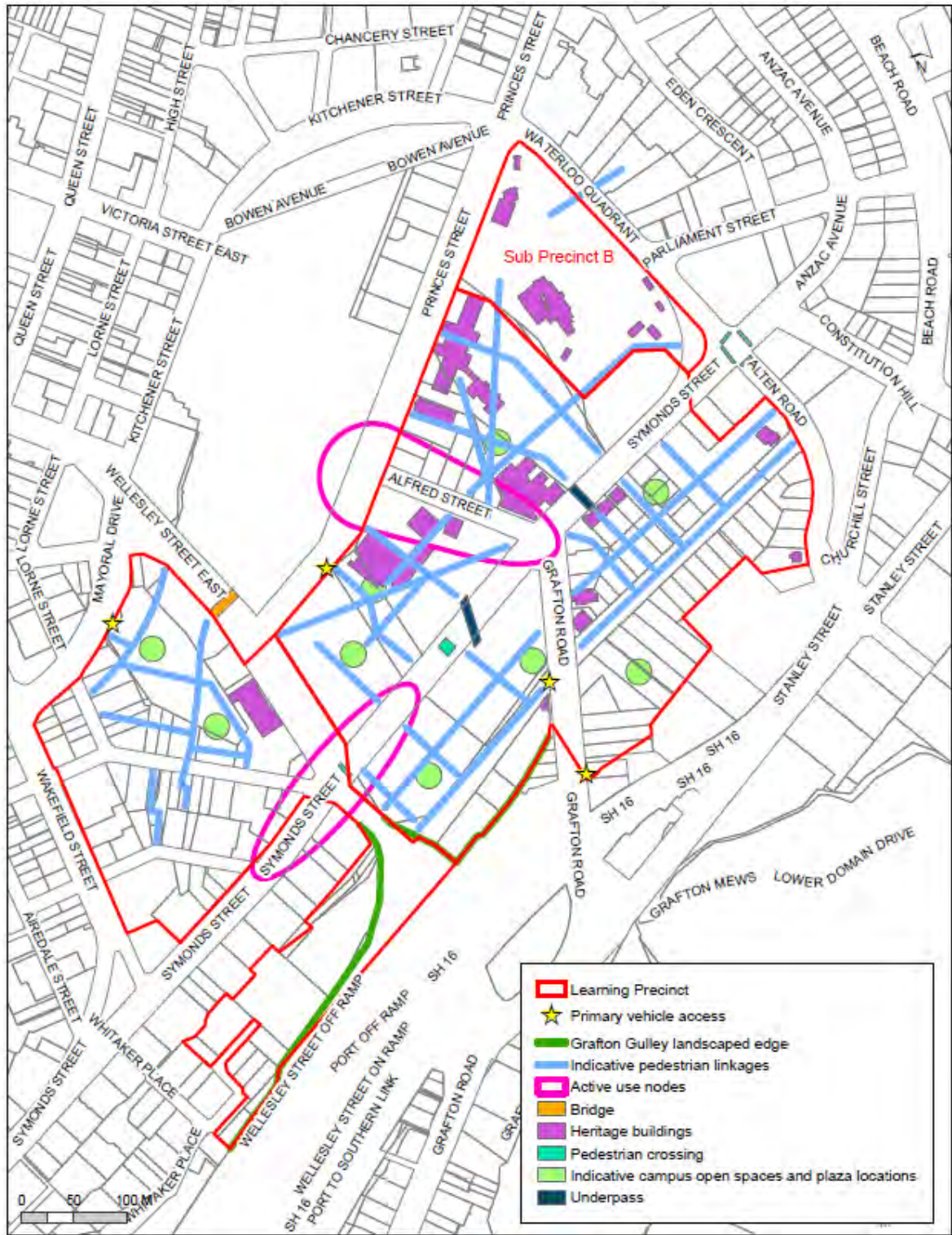
There are no special information requirements in this precinct.

I207.10. Precinct plans

1207.10.1 Learning: Precinct plan 1 - Building height controls



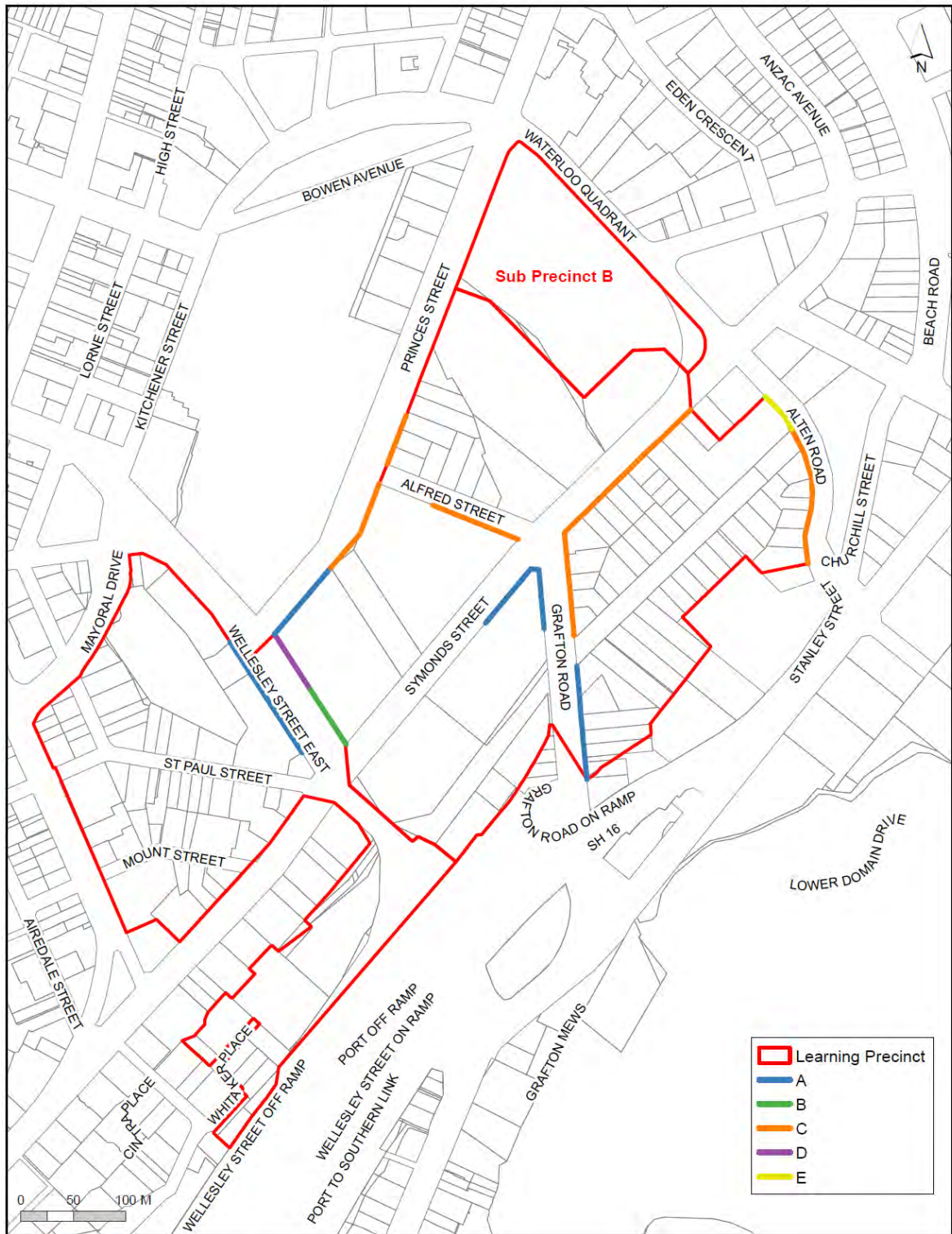
I207.10.2 Learning: Precinct plan 2 - Open spaces and pedestrian linkages



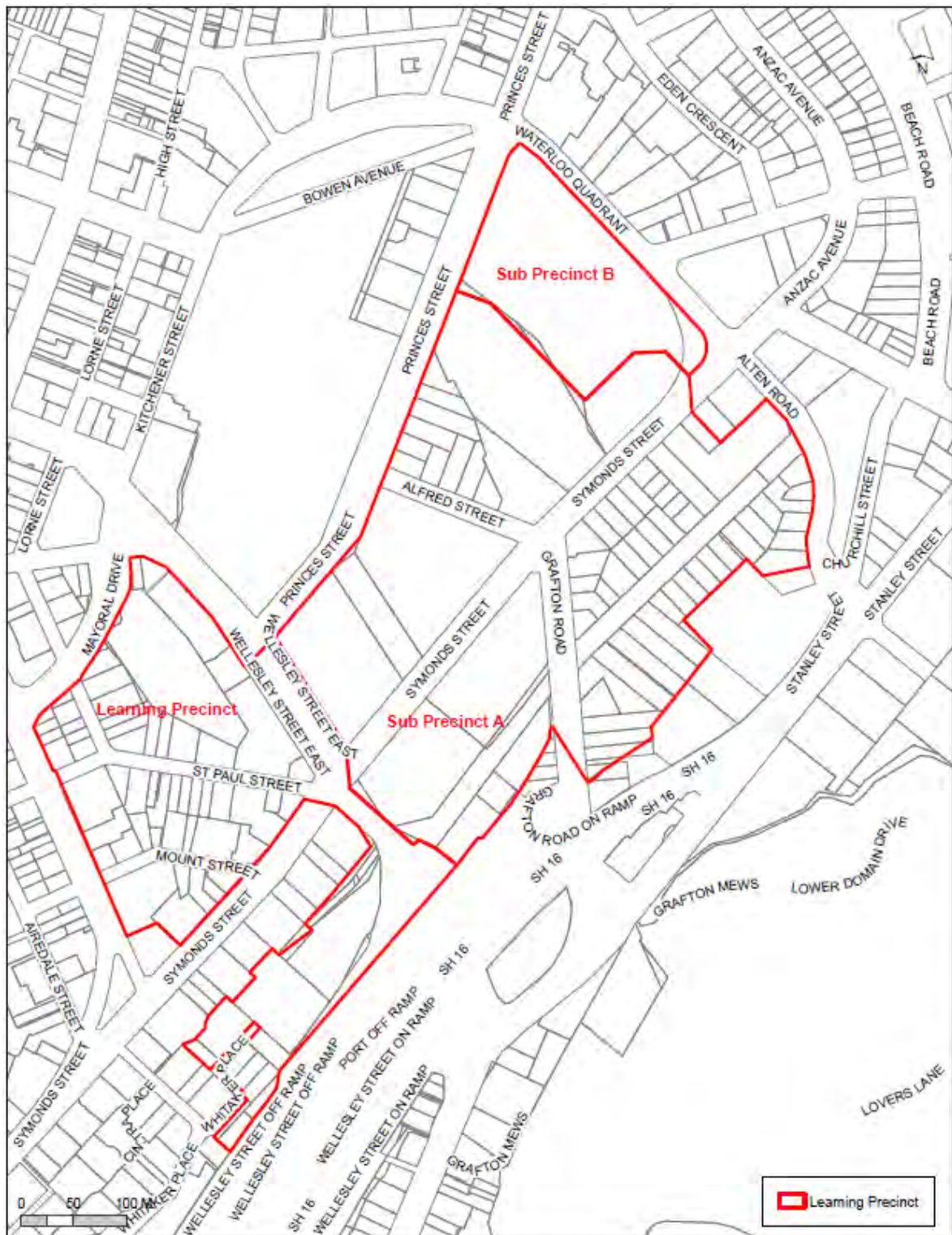
I207.10.3 Learning: Precinct plan 3 - Contours



1207.10.4 Learning: Precinct plan 4 - Frontage types



1207.10.5 Learning: Precinct plan 5 - Sub-precinct B Old Government House



I208. Port Precinct

I208.1. Precinct description

The purpose of the Port Precinct is to provide for a nationally and regionally significant component of Auckland and New Zealand's transport infrastructure and trade network. The precinct primarily consists of land and coastal areas owned or controlled by Ports of Auckland Limited.

The zoning of the land within the Port Precinct is the Business – City Centre Zone and the zoning of the part of the Port Precinct within the coastal marine area is the Coastal – General Coastal Marine Zone.

The Port Precinct includes the land and the coastal marine area north of Quay Street between the western side of Marsden Wharf and the eastern side of the Fergusson Reclamation. The reclaimed land and wharf structures named Bledisloe Terminal, Bledisloe Wharf, Jellicoe Wharf, Freyberg Wharf, and Fergusson Wharf and Fergusson Terminal are primary vessel loading and unloading areas. Cargo storage, cargo handling and ancillary port activities are undertaken on the balance of the area fronting Quay Street. Teal Park and a range of community and emergency facilities and food and beverage activities are located at the eastern end of the precinct.

The Port Precinct includes structures and activities located both on land and within the coastal marine area. For this reason, the activities and development within the precinct on land and within the coastal marine area (including wharves) are generally defined under the same activity category.

Within the precinct it is recognised that the coastal environment has already been modified by structures and port activities and that the land adjoining the coastal marine area provides for the infrastructure to service the marine and port activities. It is therefore appropriate to suitably recognise this, and make provision for the continued use and development of the precinct, while avoiding, remedying, or mitigating adverse effects.

Development within the precinct is guided by Precinct plans 1 – 3. Precinct plan 1 sets out the maximum height controls across the Port Precinct. Precinct plan 2 shows the area (named Area A) within the Port Precinct where buildings require design assessment due to their proximity and visibility from Quay Street and Queens Wharf. Precinct Plan 3 sets out the inner and outer noise control boundaries. Coordinates for the precinct boundary in the coastal marine area are shown on Precinct plan 4.

I208.2. Objectives [rcp/dp]

- (1) The efficient operation, growth and intensification of marine and port activities and marine and port facilities, including the development of the Port's capacity for shipping and its connections with other transport modes.
- (2) The use and development of non-port related activities and buildings do not compromise the existing or future operation of the precinct.
- (3) Adverse effects arising from activities and development are avoided, remedied or mitigated.

- (4) Adverse reverse sensitivity effects on the efficient and safe operation of marine and port activities are avoided, remedied or mitigated.
- (5) Buildings adjacent to Quay Street complement and enhance the gateway to the city centre, while recognising any functional and operational requirements of marine and port activities.
- (6) Public access to, and use and enjoyment of, the coastal marine area is maintained, and where practicable, enhanced, provided it does not adversely affect the efficient and safe operation of marine and port activities and development of the precinct.

The overlay, Auckland-wide, Business – City Centre Zone and Coastal – General Coastal Marine Zone objectives apply in this precinct in addition to those specified above.

I208.3. Policies [rcp/dp]

The policies are as listed in the Coastal – General Coastal Marine Zone for the coastal marine area in the precinct in addition to those specified below, with the exception of Policy F2.5.3(4).

The Business – City Centre Zone Policies H8.3(1), (11), (19), (21) – (23), (25), (30), (35) and (37) apply to land within the precinct in addition to those specified below.

- (1) Enable the consolidation, intensification, redevelopment and growth within the precinct for a wide range of marine and port activities and associated structures, to provide for the development of the Port's capacity for shipping, and its connections with other transport modes.
- (2) Provide a wide range of berthage facilities to accommodate vessels of different types and sizes.
- (3) Ensure that non-port related activities or non-port related development within the precinct does not compromise the primary function or development of the precinct for marine and port activities and marine and port facilities.
- (4) Require activities within the precinct to avoid, remedy or mitigate adverse effects on the land and coastal environment, particularly noise, lighting and amenity effects and effects on the surrounding road network.
- (5) Require the establishment of dwellings outside of the precinct to avoid, remedy or mitigate adverse effects on efficient and safe operation of marine and port activities.
- (6) Restrict public access to the coastal marine area only where it is necessary to protect human health and/or safety, to facilitate the efficient and safe operation of activities including the requirements of customs and quarantine, or to maintain security.

- (7) Provide for intensification, development and maintenance of marine and port facilities and associated works which contribute to the efficient use, operation, and management of marine and port activities while avoiding, remedying or mitigating potential adverse effects on the environment.
- (8) Limit maximum building height to an appropriate scale to provide a transition in height between the city centre core and the harbour, with the exception of specifically identified container and cargo-handling facilities, vessels, structures and equipment associated with marine and port activities.
- (9) Encourage buildings within Area A on Precinct plan 2, to be of a high quality design to complement and enhance this city centre gateway and to contribute positively to the visual quality, amenity, interest and public safety of streets and public open spaces, while recognising any functional and operational requirements of marine and port activities.
- (10) Avoid further reclamation, unless:
 - (a) there are no practicable alternative methods of providing the proposed activity, including on land outside the costal marine area;
 - (b) the activity which requires reclamation can only occur in or adjacent to the costal marine area;
 - (c) it will provide a significant regional or national benefit;
 - (d) it is the most appropriate form and design of development; and
 - (e) potential adverse effects will be avoided, remedied or mitigated.
- (11) Provide for minor reclamations and for reclamations carried out as part of rehabilitation or remedial works of an existing reclamation or costal marine area structure, while avoiding, remedying or mitigating any adverse effects on the environment.
- (12) Enable dredging within the precinct that is necessary to provide for the safe and efficient navigation, manoeuvring, and berthing of vessels, while avoiding, remedying or mitigating any adverse effects.
- (13) Require port operators to take all practicable steps to avoid contamination of coastal waters, substrate, ecosystems and habitats that is more than minor.
- (14) Require the provision of adequate and convenient facilities for:
 - (a) the collection of rubbish from vessels;
 - (b) sewage and waste from vessels; and
 - (c) the containment and disposal of residues from vessel servicing, repairs and maintenance.

I208.4. Activity table

The activities, standards and assessment criteria in the overlays and Auckland-wide rules apply in the Port Precinct, unless otherwise specified below.

The activities, standards and assessment criteria in the underlying General Coastal Marine zone apply to the coastal marine area in the Port Precinct, unless otherwise specified below.

The activities, standards and assessment criteria in the Business – City Centre Zone do not apply to land in the Port Precinct, unless otherwise specified below.

Table I208.4.1 Activity table specifies the activity status for land use and development activities pursuant to section 9(3) of the Resource Management Act 1991 and the activity status for works, occupation and use in the coastal marine area pursuant to sections 12(1), 12(2), and 12(3) of the Resource Management Act 1991, or any combination of all of the above sections where relevant.

- (1) The activities in the Coastal – General Coastal Marine Zone apply to the coastal marine area in the Port Precinct unless otherwise specified in the Port Precinct activity table below.
- (2) The following table also specifies the activity status of activities on land in the Port Precinct.
- (3) Those activities marked with * have the listed activity status only when that activity is located on a coastal marine area structure (e.g. a new building on an existing wharf). If that activity is located directly in the coastal marine area (e.g. a new wharf) a different activity status will apply.
- (4) In this table, the activity status for occupation of the common marine and coastal area (section 12(2) of the Resource Management Act 1991) has the same as the activity status for the use or activity (section 12(3) of the Resource Management Act 1991) or for the construction of a structure (section 12(1) of the Resource Management Act 1991) that the occupation relates to.

Table I208.4.1 Activity table

Activity		Activity status	
		CMA [rcp]	Land [dp]
Works in the coastal marine area pursuant to sections 9(3) and 12(1) of the Resource Management Act 1991			
(A1)	Maintenance or repair of a reclamation or drainage system	P	P
(A2)	Minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation	RD	NA
(A3)	Reclamation or drainage not otherwise provided for	D	NA

(A4)	Declamation	RD	RD
(A5)	Maintenance dredging, including dredging within a historic heritage overlay area	C	NA
(A6)	Capital works dredging, including dredging within a historic heritage overlay area	RD	NA
Use and activities pursuant to sections 9(3) and 12(3) of the Resource Management Act 1991 and associated occupation of the common marine and coastal area pursuant to section 12(2) of the Resource Management Act 1991			
Residential			
(A7)	Workers accommodation	P*	P
Commerce			
(A8)	Offices accessory to marine and port activities	P*	P
(A9)	Offices within a building existing at 22 January 2015 located within the 30m height area identified on Precinct Plan 1 not accessory to marine and port activities	NA	RD
(A10)	Maritime passenger operations	P	P
(A11)	Food and beverage east of Solent Street	NA	P
(A12)	Marine retail	NA	P
(A13)	Alterations, additions or the total or partial reconstruction of the existing service station located on the corner of Quay and Tinley Streets	NA	RD
(A14)	Service stations not otherwise provided for on those sites with frontage to Quay Street, between the western boundary of the Port Precinct and Plumer Street	NA	D
(A15)	Aquaculture activities (including any activities under RMA s.12(1), s. 12(2), s. 12(3) and s.15)	Pr	NA
Community			
(A16)	Artworks	P	P
(A17)	Community facilities, education facilities and healthcare facilities east of Solent Street	P*	P
(A18)	Information facilities	P*	P
(A19)	Emergency services	P	P
(A20)	Helicopter facilities (including the landing and taking off of helicopters and associated fuelling and service facilities), except as specified below	D	D
Industry			
(A21)	Marine and port activities, including the landing and taking off of helicopters associated with the loading and unloading of cargo	P	P
(A22)	Artificial lighting	P*	P

Development pursuant to sections 9 and 12(1) of the Resource Management Act 1991, occupation of the common marine and coastal area pursuant to section 12(2) of the Resource Management Act 1991, and their use pursuant to section 12(3) of the Resource Management Act 1991			
(A23)	Marine and port facilities other than wharves, landings and drydocks	P	P
(A24)	Wharves, landings and drydocks, including, including alterations and additions to these structures	RD	RD
(A25)	Maritime passenger facilities	P	P
(A26)	Marine and port accessory structures and services	P	P
(A27)	Repair and maintenance services ancillary to marine and port activities	NA	P
(A28)	New buildings and alterations and additions to buildings on land or on costal marine area structures outside of Area A shown on Precinct plan 2	P*	P
(A29)	Minor cosmetic alterations and additions to a building within Area A shown on Precinct plan 2 that does not change its external design or appearance	P*	P
(A30)	Maintenance, repair and reconstruction of existing costal marine area structures or buildings	P	P
(A31)	New buildings, and alterations and additions to buildings not otherwise provided for within Area A shown on Precinct Plan 2	RD*	RD
(A32)	Alterations and additions to existing costal marine area structures or buildings not otherwise provided for	P	P
(A33)	Demolition or removal of buildings or costal marine area structures except as otherwise specified below	P	P
(A34)	Public amenities	P*	P
(A35)	Hard protection structures including wave attenuation devices	RD	RD
(A36)	Observation areas, viewing platforms and boardwalks	P	P
(A37)	New and existing swing moorings and pile moorings including occupation and use by vessel to be moored	P	NA
(A38)	Occupation of the CMCA by an activity that would otherwise be permitted where the area to be occupied is already the subject of an existing occupation consent	RD	NA

(A39)	Buildings not listed as a permitted or restricted discretionary activity	D	D
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I208.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I208.4.1 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(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I208.4.1 which is not listed in I208.5(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).

I208.6. Standards

I208.6.1. Land and water standards

The land and water use standards in the Coastal – General Coastal Marine Zone apply to the coastal marine area in the Port Precinct, unless otherwise specified below, except that the following Coastal – General Coastal Marine Zone standards do not apply:

- F2.21.1.1 Noise and vibration;
- F2.21.1.2 Lighting;
- F2.21.2.1 Maintenance or repair of a lawful reclamation or drainage systems; and
- F2.21.9.4 Parking on coastal marine area structures for loading and unloading passengers and cargo to vessels.

The Business – City Centre Zone standards do not apply to land in the Port Precinct, unless otherwise specified below.

The Auckland-wide Lighting rules E24 and Noise rules E25.6.2 - E25.6.13; E25.6.23 - E25.6.26; E25.6.27 - E25.6.29 and E25.6.31; E25.6.32; E25.6.33 do not apply to land and the coastal marine area in the Port Precinct.

I208.6.1.1. Noise

- (1) These standards do not apply to temporary activities allowed under the E40 Temporary activities rules.
- (2) Within the coastal marine area, these standards do not apply to the operational requirements of commercial vessels including cargo vessels, tugs, passenger liners, naval vessels and commercial fishing vessels.

(3) The $L_{Aeq}(15 \text{ min})$ noise level and maximum noise levels (L_{AFmax}) arising from any activity (except construction or blasting activities) within the Port Precinct must not exceed the following:

(a) when measured 1m from the façade of any building (measured as the incident level with facade reflections excluded) located on the southern side of Quay Street, beyond the inner control boundary shown on Precinct plan 3:

Table I208.6.1.1 Noise levels 1

Time	Noise level
11pm to 7am	60dB L_{Aeq} 85dB L_{AFmax}

(b) when measured 1m from the façade of any residential building (measured as the incident level with facade reflections excluded) located beyond the outer control boundary shown on Precinct plan 3:

Table I208.6.1.2 Noise levels 2

Time	Noise level
7am to 11pm	55dB L_{Aeq}
11pm to 7am	50dB L_{Aeq} 75dB L_{AFmax}

(4) In determining compliance with the above the following applies:

(a) the long term average sound level, averaged over any 7 days (i.e. 7 days of short-term average levels) must not exceed the specified levels by more than 3dBA due to statistical variation over those days;

(b) there must be no exceedance of the specified short-term average levels by more than 5dBA. The short-term $L_{Aeq(15 \text{ min})}$ sound level will be the average of any four $L_{Aeq(15 \text{ min})}$ values obtained during a single night or day when the wind speed at the site where measurement is taken is less than 2m per second. If the wind speed in the vicinity of both the subject site and the receiver, or any intervening area is known to have exceeded 2m per second during any measurement interval or a temperature inversion is present, then that measurement must not be used to determine the short-term average sound level. Measurements must be accompanied by records of air temperature. There must be no other restrictions on weather conditions;

(c) care must be taken to ensure that the short-term average sound level represents noise from port activities and is not influenced by noise from other sources. The time period between 3:00am and 5:00am is the preferred time for noise measurements. If the short-term average level is wholly or partly determined from measurements at other times, then records must be adequate to demonstrate that the short-term average sound level was not influenced by noise from non-port sources;

(d) except as noted above, the noise levels must be measured and assessed in accordance with New Zealand Standard on Acoustics - Measurement of Environmental Sound (NZS 6801:2008) and New Zealand Standard on Acoustics – Environmental Noise (NZS 6802:2008).

I208.6.1.2. Construction noise

(1) Construction noise within the Port Precinct must not exceed the levels specified in E25.6.28 Construction noise levels in the Business – City Centre Zone and the Business – Metropolitan Centre Zone, when measured 1m from the façade of any building located outside of the Port Precinct.

I208.6.1.3. Lighting

(1) Artificial lighting illuminance must not exceed 150 lux, measured at any point on the site containing the light source, in a horizontal or vertical plane at ground level.

(2) Illumination associated with vehicles, mobile plant, and quay cranes are exempt from this control.

(3) Lighting sources must be sited, directed and screened to avoid, as far as practicable, creating a navigation safety hazard.

I208.6.1.4. Parking

(1) Standard E27.6.2 Number of parking and loading spaces does not apply to land and costal marine area west of Solent Street.

I208.6.1.5. Maintenance or repair of a lawful reclamation or drainage system

(1) The work must not change the area occupied by the reclamation or drainage system.

(2) Any visible disturbance to the substrate of the costal marine area must be remedied or restored within 48 hours of the completion of the works in ONC, ONF and SEA-M1 overlay areas and within seven days in other areas of the costal marine area.

- (3) There must be an emergency spill plan in place to address the unforeseen release of contaminants from equipment being used for the activity.
- (4) All equipment and materials must be removed from the foreshore and seabed on the completion of works or activities.
- (5) Written advice must be given to the council at least 10 working days prior to the work starting.

I208.6.1.6. Public access

- (1) Standard E38.7.3.2 Subdivision establishing an esplanade reserve does not apply to subdivision within the Port Precinct.

I208.6.1.7. Natural Hazards and flooding:

The activity status for activities listed in Table E36.4.1 of E36 Natural hazards and flooding do not apply and are replaced by standards I208.6.1.7.1 and I208.6.1.7.2 below:

- (1) Buildings or structures including fences and retaining walls located in 1 per cent annual exceedance probability (AEP) overland flow paths:
 - (a) any ponding of floodwater caused by any new building or structure must not extend beyond (upstream of) the inland boundary of the Port Precinct; or an alternative flow path of equivalent hydraulic capacity must be provided within the site; and
 - (b) the entry point of the flow path into the Precinct must not be altered.
- (2) Habitable rooms of new buildings shall be located above the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise (CSI1).

I208.6.1.8. Building height

Purpose: manage the height of buildings to achieve Policy I208.3(8) of the Port Precinct.

- (1) Buildings, structures, marine and port facilities, maritime passenger facilities and marine and port accessory structures and services must not exceed the heights specified on Precinct Plan 1.
- (2) For the avoidance of doubt, building height excludes: reefer gantries, cargo and containers, telecommunications equipment, masts, lighting poles and associated equipment and aerials that are accessory to marine and port activities.
- (3) The height of buildings and structures on land must be measured in accordance with Standard H8.6.8 Measuring building height in the Business – City Centre Zone rules.

- (4) The height of buildings and structures within the coastal marine area must be measured above mean sea level.

I208.7. Assessment – controlled activities

I208.7.1. Matters of control

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

- (1) maintenance dredging:
 - (a) effects on water quality;
 - (b) effects on harbour traffic, navigation and safety; and
 - (c) duration and monitoring.

I208.7.2. Assessment criteria

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

- (1) maintenance dredging:
 - (a) effects on water quality:
 - (i) whether methods are implemented to avoid, remedy or mitigate the release of contaminated sediment.
 - (b) effects on harbour traffic, navigation and safety:
 - (i) whether methods are implemented to avoid, remedy or mitigate effects on harbour traffic, navigation and safety.
 - (c) duration and monitoring:
 - (i) whether monitoring, including periodic monitoring of sediment quality, is required in order to demonstrate the extent and type of effects of the dredging on water and sediment quality and the degree to which the effects are remedied or mitigated during the activity.

I208.8. Assessment – restricted discretionary activities

I208.8.1. Matters of discretion

The Council will reserve its discretion to all the following matters when assessing a restricted discretionary resource consent application:

- (1) minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation and reclamation or drainage carried out as part of rehabilitation or remedial works:
 - (a) form and design of the reclamation;
 - (b) contaminated material;

- (c) the safe and efficient operation of marine and port activities;
- (d) construction or works methods, timing and hours of operation;
- (e) effects on natural hazards, coastal processes, ecological values and water quality; and
- (f) consent duration and monitoring

(2) declamation:

- (a) construction or works methods, timing and hours of construction works;
- (b) location, extent, design and materials used;
- (c) effects on coastal processes, ecological values and water quality;
- (d) effects on public access, navigation and safety;
- (e) effects on existing uses and activities;
- (f) effects on Mana Whenua values; and
- (g) consent duration and monitoring

(3) capital works dredging:

- (a) effects on coastal processes, ecological values and water quality;
- (b) effects on other users of the coastal marine area, navigation and safety; and
- (c) consent duration and monitoring.

(4) hard protection structures including wave attenuation devices:

- (a) location and design of the hard protection structure;
- (b) effects on navigation, safety and existing activities;
- (c) effects on coastal processes including wave hydraulics;
- (d) construction or works methods, timing and hours of operation; and
- (e) consent duration and monitoring.

(5) new buildings, and alterations and additions to buildings not otherwise provided for within Area A shown on Precinct Plan 2:

- (a) building design and external appearance;
- (b) effects on public access, navigation and safety; and

- (c) potential adverse effects of any ponding or diversion of floodwater upstream of the Port Precinct caused by changes to the overland flow path.
- (6) offices within a building existing at 22 January 2015 located within the 30m height area identified on Precinct Plan 1 not accessory to marine and port activities:
 - (a) efficient use of port precinct land and resources;
 - (b) public access; and
 - (c) duration of consent.
- (7) alterations, additions or the total or partial reconstruction of the existing service station located on the corner of Quay and Tinley Streets:
 - (a) the matters of discretion in H8.8.1(1) of the Business – City Centre Zone rules apply;
 - (b) location and design of vehicle and pedestrian access; and
 - (c) provision for the on-site manoeuvring of vehicles and pedestrians.
- (8) occupation of the CMCA by an activity that would otherwise be permitted where the area to be occupied is already the subject of an existing occupation consent:
 - (a) the matters of discretion in F2.23.1(1) and F2.23.1(2)(c) of the Coastal – General Coastal Marine Zone apply; and
 - (b) effects on the safe and efficient use, operation and development of the coastal marine area subject to Ports of Auckland's existing occupation consents.
- (9) wharves, landings and drydocks within the Port Precinct:
 - (a) location and design;
 - (b) construction or works methods, timing and hours of operation;
 - (c) effects on coastal processes;
 - (d) effects on navigation and safety;
 - (e) effects on the visual amenity values of the Waitemata Harbour;
 - (f) effects on Mana Whenua values; and
 - (g) consent duration and monitoring.
- (10) noise and construction noise
 - (a) effects on land uses beyond the precinct;

- (b) measures to avoid, remedy and mitigate the adverse effects of noise; and
- (c) operational requirements of the Port of Auckland.

(11) lighting:

- (a) effects on adjacent land uses;
- (b) measures to avoid, remedy and mitigate the adverse effects of lighting;
and
- (c) operational requirements of the Port of Auckland.

(12) building height:

- (a) building scale and dominance / visual amenity effects;
- (b) effects on the current or planned future form and character of the precinct;
and
- (c) reasons for the non-compliance.

I208.8.2. Assessment criteria

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

- (1) minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation and reclamation or drainage carried out as part of rehabilitation or remedial works:
 - (a) whether reclamation, as far as practicable, mitigates adverse effects through their form and design, taking into account:
 - (i) the compatibility of the design with the location;
 - (ii) the ability to avoid consequential erosion and accretion, and other natural hazards;
 - (iii) the effects on coastal processes; and
 - (iv) the effects on hydrology.
 - (b) whether the use of contaminated material in a reclamation is avoided unless it is contained in a way that avoids, remedies or mitigates adverse effects on water quality, aquatic ecosystems and biodiversity;
 - (c) whether the reclamation enables the efficient operation of port infrastructure; and
 - (d) whether construction works avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants.

(2) declamation:

- (a) whether the adverse effects of declamation are avoided, remedied or mitigated in respect of the effects of the final land/water configuration on:
 - (i) the marine environment including coastal processes, water quality, sediment quality and ecology of the costal marine area;
 - (ii) hydrogeology (ground water) and hydrology; and
 - (iii) sediment accumulation and the need for on-going maintenance dredging of the costal marine area.
 - (b) whether declamation works, including the construction of seawalls, avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated soils and groundwater, and other contaminants; and
 - (c) whether declamation east of Solent Street is located and designed so that the adjacent land area can provide adequate public open space adjacent to, and public access around along the water's edge whether on land or on the adjacent water space;
 - (d) the extent to which declamation will affect Mana Whenua values.
- (3) capital works dredging:
- (a) whether measures are taken to avoid, remedy or mitigate adverse effects on coastal processes, ecological values, and water quality;
 - (b) whether effects on other users of the costal marine area during the dredging are avoided, remedied or mitigated;
 - (c) whether consent duration is limited to the minimum duration reasonably necessary for the functional or operational needs of the activity; and
 - (d) whether monitoring is required in order to demonstrate the extent and type of effects of the dredging, and the degree to which the effects are remedied or mitigated during and after the activity.
- (4) hard protection structures including wave attenuation devices:
- (a) whether the location and design of the hard protection structure avoid, remedy or mitigate adverse effects on existing activities including marine related industries, other marine activities and/or adjoining coastal activities;
 - (b) whether the location and design of the hard protection structure avoid, remedy or mitigate adverse effects of wave hydraulics on other users of the costal marine area and on the adjacent coastline; and
 - (c) whether construction works avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants.

- (5) new buildings, and alterations and additions to buildings not otherwise provided for within Area A shown on Precinct plan 2:
- (a) the assessment H8.8.2(1)(a)(i), (ix), (xii), (xiii), (xv), (xvi), (xviii), (xix) and (c)(xi) of the Business – City Centre Zone rules apply in addition to the criteria below;
 - (b) the extent to which buildings within Area A shown on precinct plan 2 have clearly defined public fronts that address the street to positively contribute to the public realm and pedestrian safety. Where this is not possible, where practicable be designed to avoid long, unrelieved frontages and excessive bulk and scale when viewed from Quay Street;
 - (c) the extent to which building mass is visually broken up into distinct elements. Techniques include the use of recesses, variation in building height and roof form, horizontal and vertical rhythms and façade modulation and articulation;
 - (d) the extent to which any parking, loading and servicing activities including the storage and collection of wastes associated with a building is screened and occur behind the buildings and away from Quay Street;
 - (e) the extent to which the quality of building design reflects and recognises Quay Street's importance as a gateway to the city centre. In particular, it should have regard to the area's high visibility in views along Quay Street
 - (f) the extent to which the functional and operational requirements of marine and port activities to be accommodated within the building are recognised when considering the assessment criteria above; and
 - (g) the extent to which the adverse effects of any ponding or diversion of floodwater upstream of the Port Precinct caused by changes to the overland flow path will be avoided or mitigated.
- (6) offices within a building existing at 22 January 2015 located within the 30m height area identified on Precinct plan 1 not accessory to marine and port activities:
- (a) whether the office activity reduces or compromises the efficient use of port land or resources or the future growth or intensification of port activities and facilities;
 - (b) whether safe and unencumbered public access is provided between the building and the city centre; and
 - (c) whether the duration of consent is limited to ensure the building is available for marine and port activity when the demand arises.
- (7) alterations, additions or the total or partial reconstruction of the existing service station located on the corner of Quay and Tinley Streets:

- (a) the assessment criteria in H8.8.2(1) of the Business – City Centre Zone rules apply;
 - (b) whether separate pedestrian and vehicle access is provided to and through the site and there is adequate manoeuvring space for vehicles on the site; and
 - (c) the extent to which the design of any alterations or additions contribute to the visual quality, interest and safety of Quay Street and Tinley Street, where practicable.
- (8) occupation of the CMCA by an activity that would otherwise be permitted where the area to be occupied is already the subject of an existing occupation consent:
- (a) the assessment criteria in clause F2.23.2(1) and F2.23.2(9) of the Coastal – General Coastal Marine Zone apply in addition to the criteria below; and
 - (b) whether the actual or potential adverse effects on the safe and efficient use, operation and development of the coastal marine area occupied by Ports of Auckland are avoided.
- (9) wharves, landings and drydocks within the Port Precinct:
- (a) whether the location and design of the structure avoid, remedy or mitigate adverse effects on existing activities, marine related industries, other marine and port activities and navigation and safety;
 - (b) whether the location and design of the structure avoid, remedy or mitigate adverse effects on coastal processes and on other users of the coastal marine area;
 - (c) whether construction works avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants;
 - (d) whether duration for construction is limited to the minimum duration reasonably necessary;
 - (e) the extent to which monitoring of construction is required in order to demonstrate the extent and type of effects of the activity, and the degree to which the effects are remedied or mitigated during and after the activity; and
 - (f) whether the form, scale and design of the wharf, landing or drydock structures avoid, remedy or mitigate adverse visual amenity effects to and from the Waitemata Harbour;
- (10) noise and construction noise:

(a) the extent to which adverse effects on the health and amenity values of people who may be affected beyond the Port precinct are avoided, remedied and mitigated, taking into account the existing noise environment, the frequency and duration of the proposed infringement and the practicality of managing the noise emissions;

(b) the operational requirements of the Port of Auckland.

(11) lighting:

(a) the extent to which adverse effects on the health and amenity values of people who may be affected beyond the Port precinct are avoided, remedied and mitigated, taking into account existing light levels;

(b) the operational requirements of the Port of Auckland.

(12) building height:

(a) building height may be exceeded where it would provide an attractive and integrated roof form that also meets the purpose of the standard;

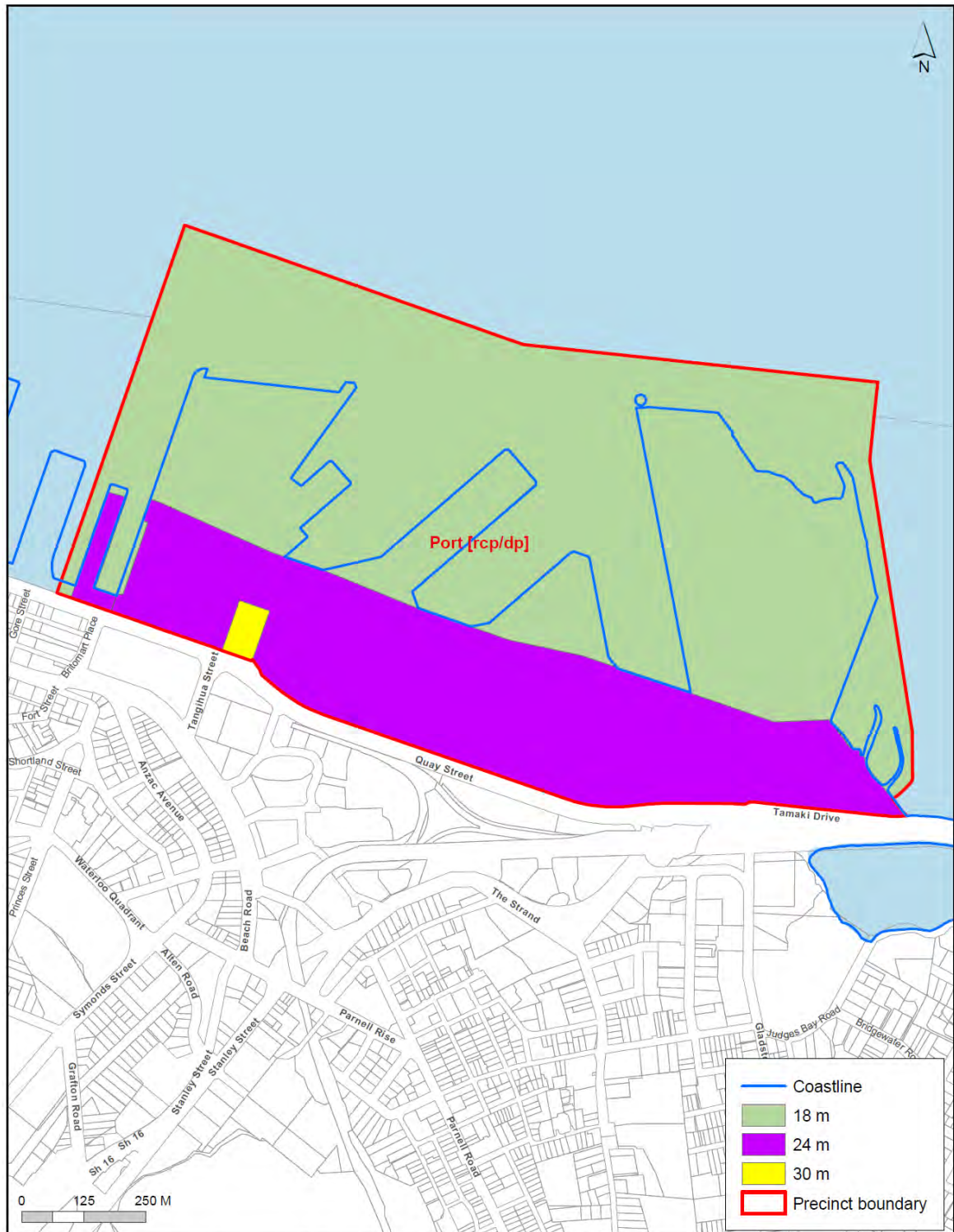
(b) where building height is exceeded, Policy I208.3(1) and (8) of the Port Precinct and Policy H8.3(30) of the Business – City Centre Zone should be considered.

I208.9. Special information requirements

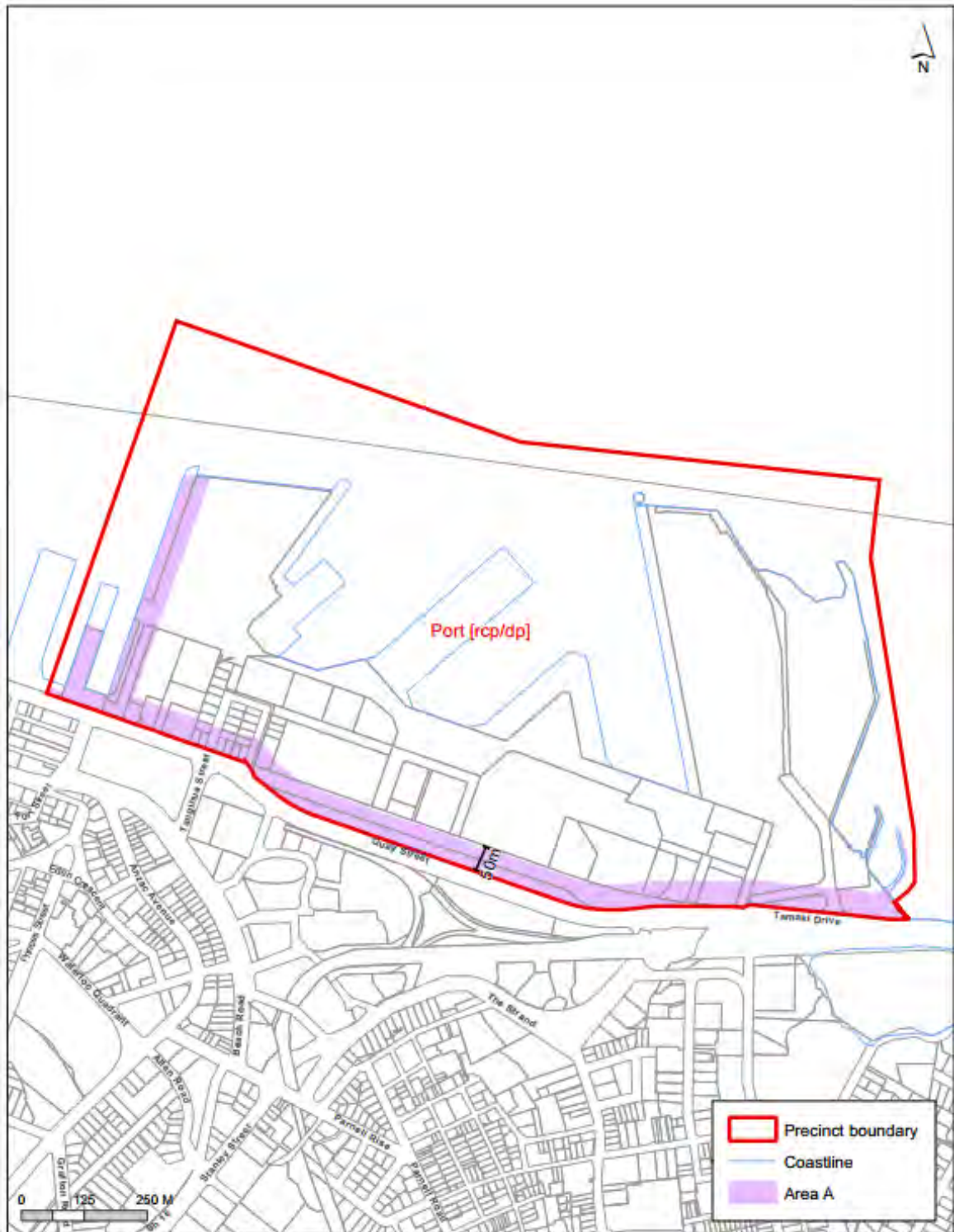
(1) The special information requirements of the Coastal – General Coastal Marine Zone do not apply in the Port Precinct.

I208.10. Precinct plans

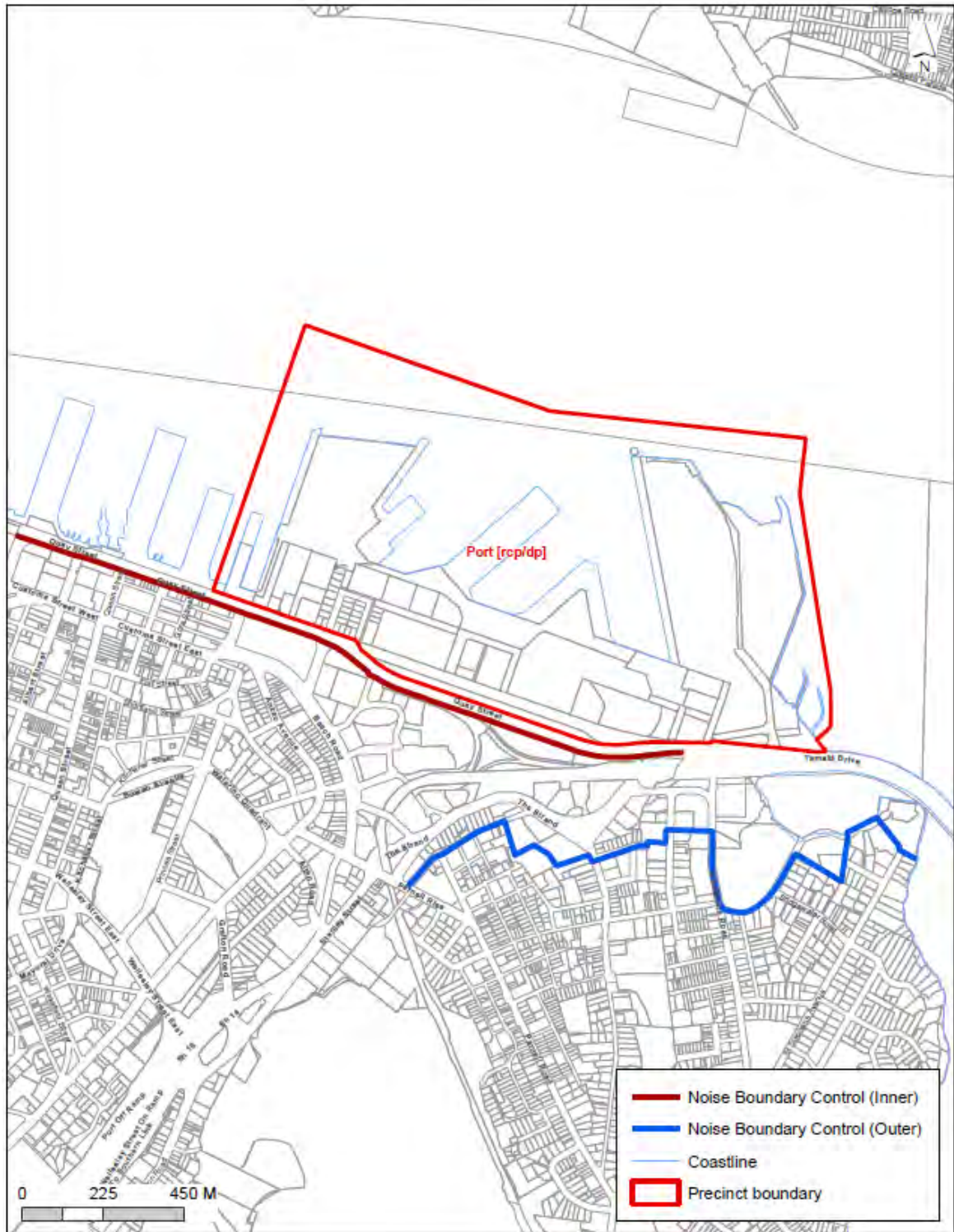
I208.10.1 Port: Precinct plan 1 - Building height



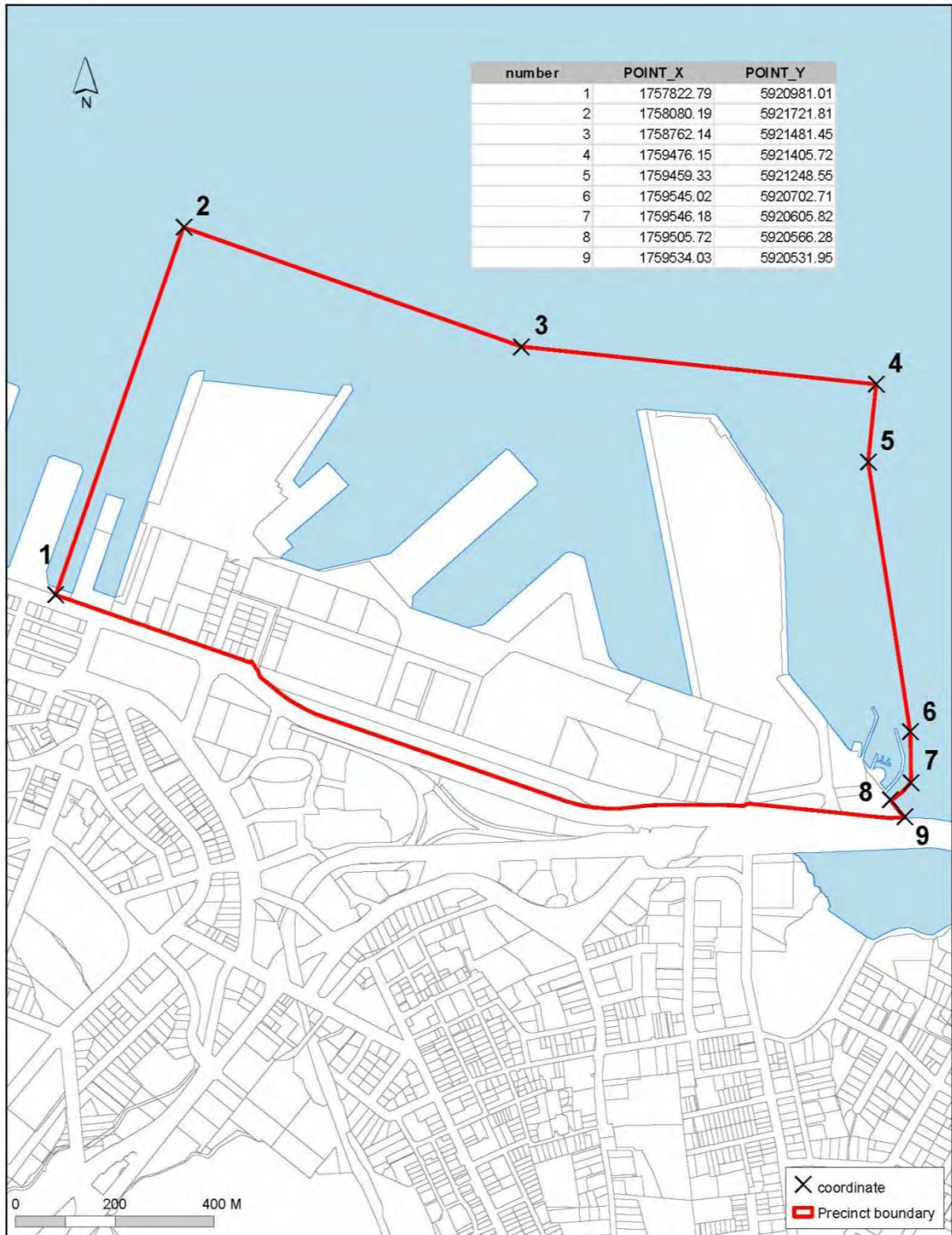
I208.10.2 Port: Precinct plan 2 - Extent of Area A



I208.10.3 Port: Precinct plan 3 - Noise boundaries



I208.10.4 Port: Precinct plan 4 - Precinct boundary coordinates in the coastal marine area



I209. Quay Park

I209.1. Precinct description

The Quay Park Precinct is located on reclaimed land at the eastern end of the city centre and along the City Centre waterfront. It is dissected to the east and south-east by a designated rail corridor and flanked to the north and south by two major roads, Quay Street and The Strand. The major infrastructure within and surrounding the precinct has made it difficult to achieve a well-connected and high-amenity precinct. Development within the precinct includes the arena, office, retail and accommodation activities

Redevelopment of the precinct should recognise the role this precinct plays as the eastern gateway to the city centre. Redevelopment must also respond innovatively to potential adverse noise and amenity effects generated by the port, and the strategic transport network.

The zoning of land is Business – City Centre Zone and Strategic Transport Corridor Zone.

I209.2. Objectives

- (1) A mix of activities compatible with its location on the eastern edge of the city centre and its proximity to the port and transport network.
- (2) The scale and form of development within the precinct:
 - (a) acknowledges the importance of the precinct as the eastern gateway to the city centre;
 - (b) provides a transition to surrounding neighbourhoods;
 - (c) is sensitive to public open spaces, and the former railway station building;
 - (d) enhances and defines street networks; and
 - (e) provides a variation in building height and form.

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

I209.3. Policies

Land use activities

- (1) Enable the establishment of a wide range of activities to support and complement the activities in the city centre.
- (2) Limit the size and type of retail activity to maintain the vibrancy and amenity of the city centre's core retail areas.
- (3) Require the design of any residential apartments to protect occupants from the potential adverse effects of noise from the port and transport network.

Built form

- (4) Require the location and design of development adjoining Te Taoū Crescent and the railway station to respect the scale and architecture of scheduled historic heritage places such as the railway station.
- (5) Provide for development that responds to the topography of the precinct and surrounds and achieves a transition in height between the core central business district and the less intensive fringe whilst allowing for some additional height in order to provide variation and interest in built form outcomes.
- (6) Limit building height in particular parts of the precinct to protect views to significant historic heritage places.

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

I209.4. Activity table

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

Table I209.4.1 Activity table specifies the activity status of use and development activities in the Quay Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I209.4.1. Activity table

Activity		Activity status
Use		
Commerce		
(A1)	Drive-through restaurants in Sub-precinct A	RD
Development		
(A2)	Minor cosmetic alterations and repairs to a building that does not change its external design and appearance	P
(A3)	New buildings, and alterations and additions to buildings	RD
(A4)	Transport network for roads, lanes, pedestrian connections	RD
(A5)	Public open space	RD
(A6)	Subdivision	RD
(A7)	Development that does not comply with Standard I209.6.3 Site intensity	NC

I209.5. Notification

- (1) Any application for resource consent for an activity listed in Table I209.4.1 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).

I209.6. Standards

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

All permitted and restricted discretionary activities listed in Table I209.4.1 Activity table must comply with the following standards.

I209.6.1. Building height

Purpose: manage the height of buildings to achieve Policies I209.3(5) and I209.4(6) of the Quay Park Precinct.

- (1) Buildings must not exceed the heights shown on Quay Park Precinct: Precinct plans 2 and 3.

I209.6.2. Building frontage height

Purpose: manage the frontage height of buildings to maintain pedestrian amenity and maintain low building heights around public open space.

- (1) On every frontage identified on Quay Park Precinct: Precinct plan 1, buildings must not project beyond a 45 degree recession plane measured at all points along the frontage of the site from 18m above mean street level. The building setback must be an emphatic or a stepped profile of at least two stories and must not be a literal regression of the 45 degree angle.

I209.6.3. Site Intensity

Purpose: manage the scale, form and intensity of development to maintain the character of the Quay Park Precinct.

- (1) The basic and the maximum floor area ratio permitted within the precinct is 3:1.
- (2) Excluded from the calculation of the basic and maximum floor area ratio are parking areas incorporated within the building to an equivalent floor area ratio of 1:1.
- (3) For sites within the area bounded by Quay Street, Tangihua Street, Beach Road and Britomart Place the following applies:
 - (a) the basic floor area ratio is 4:1 and the maximum total floor area ratio is 8:1;

- (i) the maximum total floor area achievable is limited by the ratio of average floor area to site area as follows:

Where:		
(A8)	$\frac{AFA}{SA} < 6$	MTFAR equals 8:1
(A9)	$0.6 < \frac{AFA}{SA} < 0.75$	$12.8 - \frac{(8 \times AFA)}{SA} : 1$
(A10)	$\frac{AFA > 0.75}{SA}$	6.5:1

- (ii) the bonus floor area provisions under clauses H8.6.10(10) to H8.6.10(20) of the Business - City Centre Zone including the bonus features for bonus area 2 apply.

I209.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I209.8. Assessment – restricted discretionary activities

I209.8.1. 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) new buildings, and alterations and additions to buildings:
 - (a) the matters of discretion in H8.8.1(1) for new buildings and external alterations and additions to buildings not otherwise provided for; and
 - (b) the proposed building, alteration or addition relative to the location of infrastructure servicing the area and open space should result in an integrated network that is adequate to meet the needs of the overall development area.
- (2) subdivision:
 - (a) the assessment criteria set out in E38 Subdivision - Urban under E38.12.2; and
 - (b) the location of infrastructure servicing the area, and open space, should result in an integrated network that is adequate to meet the needs of the overall development area.
- (3) transport network including roads, lanes, pedestrian connection:
 - (a) the location, physical extent and design of the transport network;

- (b) the location and capacity of infrastructure to service the land for its intended use;
 - (c) integration of development with neighbouring areas, including integration of the transport network with the transport network of the wider area; and
 - (d) the location of the roads, lanes and pedestrian connections relative to the overall development, including open spaces, earthworks areas and land contours and infrastructure location.
- (4) public open space network
- (a) the location, physical extent and design of open space; and
 - (b) the location of the public open space relative to the overall development, including roads, pedestrian linkages, existing open spaces, earthworks areas and land contours and infrastructure location.
- (5) drive-through restaurants in Sub-precinct A:
- (a) the matters in I209.8.1(1), where the matters for new buildings, or for additions and alterations, are inconsistent with the matters listed below, the matters listed below take precedence;
 - (b) building design and external appearance; and
 - (c) design of parking, access and servicing;
- (6) infringing the building height standard:
- (a) building scale, dominance and visual amenity effects; and
 - (b) effects on the current or planned future form and character of the precinct.
- (7) infringing the building frontage height standard:
- (a) building scale, dominance and visual amenity effects;
 - (b) effects on the planned future form and character of the precinct; and
 - (c) pedestrian amenity and function.

I209.8.2. 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) new buildings, and alterations and additions to buildings:
 - (a) the matters of discretion in clause H8.8.2(1) of the Business – City Centre Zone rules for new buildings and/or alterations and additions to buildings apply; and

- (b) the proposed building, alteration or addition relative to the location of infrastructure servicing the area and open space should result in an integrated network that is adequate to meet the needs of the overall development area.

(2) subdivision:

- (a) the matters of discretion set out in E38 Subdivision - Urban under E38.12.1; and
- (b) the location of infrastructure servicing the area, and open space, should result in an integrated network that is adequate to meet the needs of the overall development area.

(3) transport network including roads, lanes, pedestrian connection:

- (a) the transport network (roads, public transport connections, pedestrian connections and cycle connections) is generally 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; and
- (a) the layout of the transport network relative to the location of infrastructure servicing the area and open space should result in an integrated network that is adequate to meet the needs of the overall development area.
- (b) safe, practical and efficient 24 hour through-site links are encouraged through the block. Where provided, the through-site link should comply with the requirements for through-site links in the City Centre zone.

(4) public open space network:

- (a) layout and design of public open space should meet the demand of future occupants of the site and be of a high quality, providing for public use and accessibility, views, sunlight access and wind protection within the application area; and
- (b) public open spaces are generally 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.

(5) drive-through restaurants in Sub-precinct A:

- (a) the assessment criteria in I209.8.2(1), where the assessment criteria for new buildings, or for additions and alterations, are inconsistent with the assessment criteria listed below, the assessment criteria listed below take precedence;
- (b) building design and external appearance:

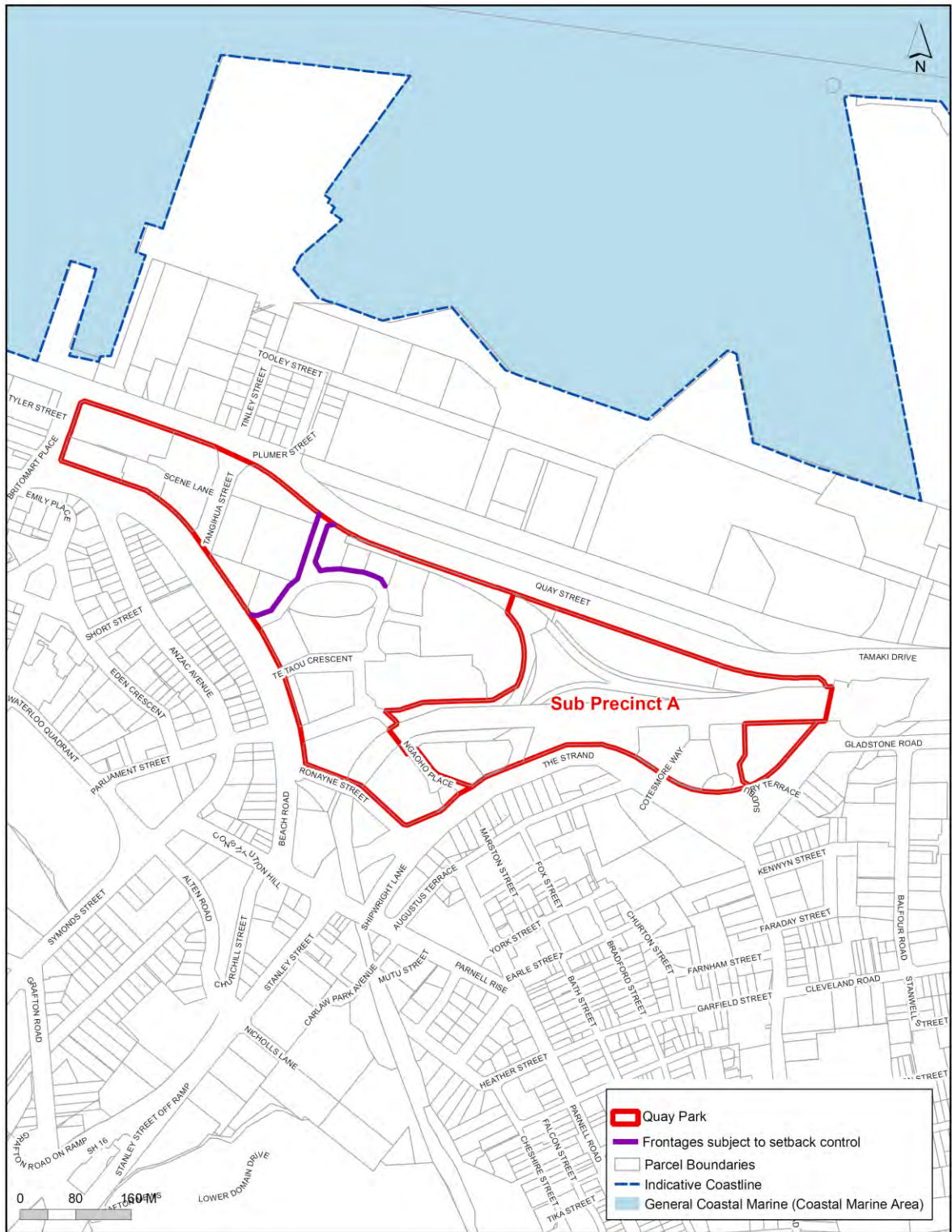
- (i) the extent to which buildings have clearly defined public frontages that positively contribute to public open spaces including streets (excluding service lanes);
 - (ii) the extent to which streetscape amenity and continuity of built form is maintained as far as is practicable and be supplemented by landscaping;
 - (iii) the extent to which buildings, landscaping and site layout are designed to ensure that the development maintains the amenity of surrounding residential or business zoned sites.
- (c) design of parking, access and servicing:
- (i) the extent to which drive-through ordering and collection points are designed and located to avoid or mitigate any adverse effects of noise, light, glare and fumes on adjacent residential zoned sites, including any effects of vehicles stopping and starting on-site;
 - (ii) whether the site is designed to accommodate any queuing of vehicles within the site;
 - (iii) the extent to which outdoor storage and rubbish containers are screened from the street, public open space and adjoining residential zoned sites by fencing or landscaping;
 - (iv) the extent to which the location of vehicle accesses have regard to effects on the continuity of activities and pedestrian movement at street level;
- (6) infringing the building height standard:
- (a) building height may be exceeded where it would provide an attractive and integrated roof form that also meets the purpose of the standard; and
 - (b) where building height is exceeded, Policies I209.3(5) and I209.4(6) of the Quay Park Precinct and Policy H8.3(30) of the Business – City Centre Zone should be considered.
- (7) infringing the building frontage height standard:
- (a) the extent to which the scale of the development is consistent with the planned future character of Quay Park as established through the objectives and policies for the Quay Park Precinct; and
 - (b) the extent to which pedestrian amenity is maintained or enhanced.

I209.9. Special information requirements

There are no special information requirements in this section.

I209.10. Precinct plans

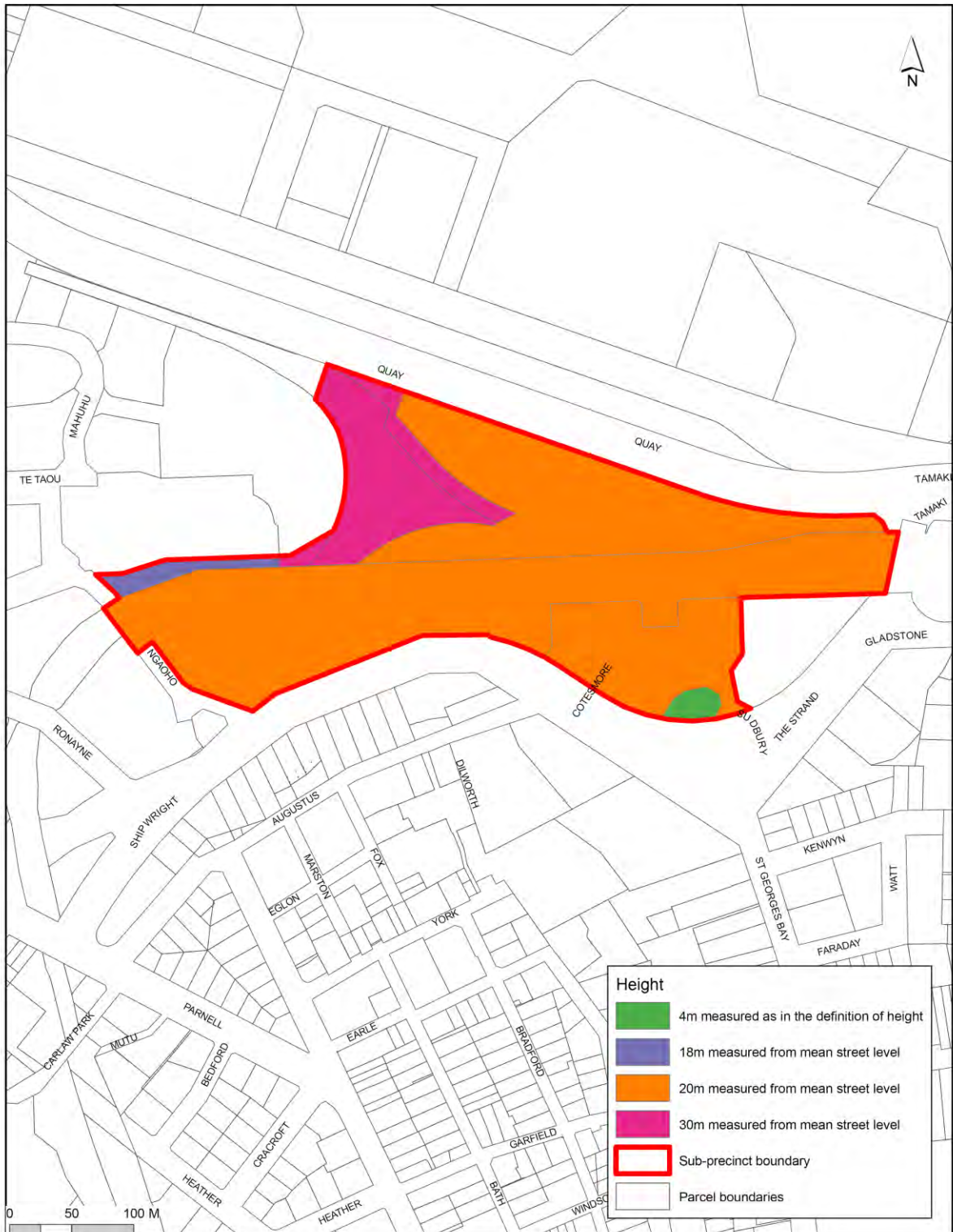
1209.10.1 Quay Park: Precinct plan 1 - Frontage height and setback



I209.10.2 Quay Park: Precinct plan 2 - Building height controls outside of sub-precinct A



I209.10.3 Quay Park: Precinct plan 3 - Building height controls within sub-precinct A



I210. Queen Street Valley Precinct

I210.1. Precinct description

The Queen Street Valley precinct is centred on Queen Street and includes the areas surrounding High, Lorne, O’Connell, and Fort streets.

Part of the special character of the Queen St Valley precinct is its varying topography, which includes a north-facing valley running between the Hobson Street and Princes Street ridges and the original shoreline which runs across Queen Street in the vicinity of Fort Street.

The precinct is located within the core central business district and therefore accommodates a wide range of retail and commercial activities that contribute to its vibrancy and amenity. The precinct has a strong pedestrian focus and provides important connections from the city centre to the harbour’s edge.

Buildings within the Queen Street Valley precinct are characterised by a highly diverse range of ages, styles, levels of detail, height and bulk. To the east of Queen Street, the streets are generally narrow, creating a sense of enclosure. Small site sizes and building footprints also mean that the architectural character is diverse. The older buildings in this area exert a strong presence in the streetscape, contributing to the precinct’s character and sense of human scale. This results in a sense of place with identifiable and unique qualities.

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Pre-1940s buildings largely define the precinct. A key purpose of the precinct is to maintain the integrity and coherence of the built form and architecture as this is important to retaining the precinct’s streetscape character.

The land in the Queen Street Valley Precinct is zoned Business – City Centre Zone.

I210.2. Objective

- (1) The built and streetscape character and the amenity of the Queen Street Valley Precinct is maintained and enhanced.

The overlay, Auckland-wide and Business – City Centre Zone objectives apply in this precinct in addition to those specified above.

I210.3. Policies

- (1) Require building form and scale to maintain the character, sense of scale within the precinct and maintain sky views and sunlight access to streets.
- (2) Require building design to respect the form, scale and architecture of scheduled historic heritage places and pre-1940s buildings within the precinct.
- (3) Control demolition or removal of pre-1940s buildings, or parts of those buildings, to ensure it does not adversely affect the built form and streetscape character of the precinct.

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- (4) Require proposals for new buildings or additions to existing buildings adjoining or adjacent to scheduled historic heritage places or pre-1940s buildings to be sympathetic and provide contemporary and high-quality design which enhances the precinct's built form and streetscape character.

The overlay, Auckland-wide and Business – City Centre Zone policies apply in this precinct in addition to those specified above.

I210.4. Activity table

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

Table I210.4.1 specifies the activity status of development activities in the Queen Street Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I210.4.1. Activity table

Activity		Activity status
Development		
(A1)	Minor cosmetic alterations to a building that does not change its external design and appearance	P
(A2)	New buildings, and alterations and additions to buildings not otherwise provided for	RD
(A3)	The total demolition or substantial demolition (more than 30% by volume), or any demolition of the front façade of a building constructed prior to 1 January 1940	RD

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I210.5. Notification

- (1) Any application for resource consent for an activity listed in Table I210.4.1 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).

I210.6. Standards

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

All restricted discretionary activities listed in Table I206.4.1 Activity table must comply with the following standards.

I210.6.1. Frontage height and setback

Purpose: manage the scale of development to maintain and enhance pedestrian amenity, and to avoid buildings dominating public open space.

(1) For frontages shown as Frontage Type A on Queen Street Valley Precinct:

Precinct plan 1 - Frontage types:

- (a) the height of the building frontage must be at least 19m above MSL (mean sea level) and must not exceed 28m above MSL (mean sea level); and
- (b) above the frontage height, the building must be setback from the site frontage at least 5m.

(2) For frontages shown as Frontage Type B on Queen Street Valley Precinct:

Precinct plan 1 - Frontage types:

- (a) the height of the building frontage must be at least 19m above MSL (mean sea level) and must not exceed 28m above MSL (mean sea level);
- (b) above the frontage height, the building must not project beyond a 65 degree recession plane measured at all points along the site frontage for a depth of at least 5m; and
- (c) the building setback must be an emphatic or a stepped profile of at least two stories and must not be a literal regression of the 65 degree angle.

(3) For frontages shown as Frontage Type C on Queen Street Valley Precinct:

Precinct plan 1 - Frontage types:

- (a) the height of the building frontage must be at least 13m above MSL (mean sea level) and must not exceed 19m above MSL (mean sea level);
- (b) above the frontage height, the building must not project beyond a 65 degree recession plane measured at all points along the site frontage for a depth of at least 5m; and
- (c) the building setback must be an emphatic or a stepped profile of at least two stories and must not be a literal regression of the 65 degree angle.

(4) Floor space within the area shown on Figures I210.6.1.1 - I210.6.1.3 below is exempt from the calculation of gross floor area for a depth not exceeding 20m from the frontage of the site, if the floor space is located on a storey that adjoins the site frontage or is within 4m of the maximum frontage height specified in I210.6.1(1)-(3) above. Additionally:

- (a) a maximum of six stories for Frontage Types A and B and four stories for Frontage Type C shown on Queen Street Valley Precinct: Precinct plan 1 - Frontage types are exempt from the calculation of gross floor area. The exempt stories must be within 4m of the minimum or maximum frontage height specified in I210.6.1(1)-(3) above;

- (b) floor space is not exempt if the building does not comply with the minimum frontage height specified in I210.6.1(1)-(3) above; and
 - (c) the building must not exceed the MTFAR applying to the site.
- (5) Buildings on sites with two frontages do not need to comply with I210.6.1(1)-(3) above for that part of the building:
- (a) located within 8m of the intersection of the two frontages; and
 - (b) three stories above the maximum frontage height specified in I210.6.1(1)-(3) above where the maximum floor to floor height is 4m.

Figure I210.6.1.1 Frontage height and setback - type A

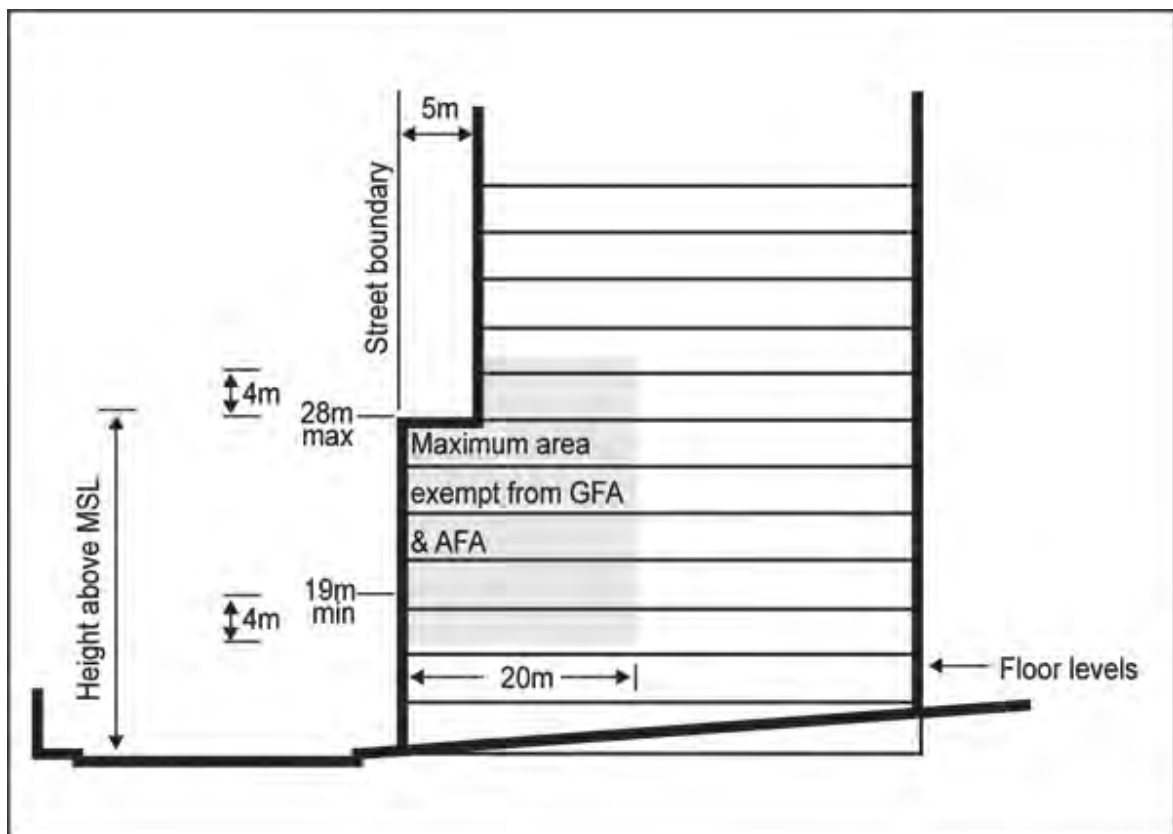


Figure I210.6.1.2 Frontage height and setback - type B

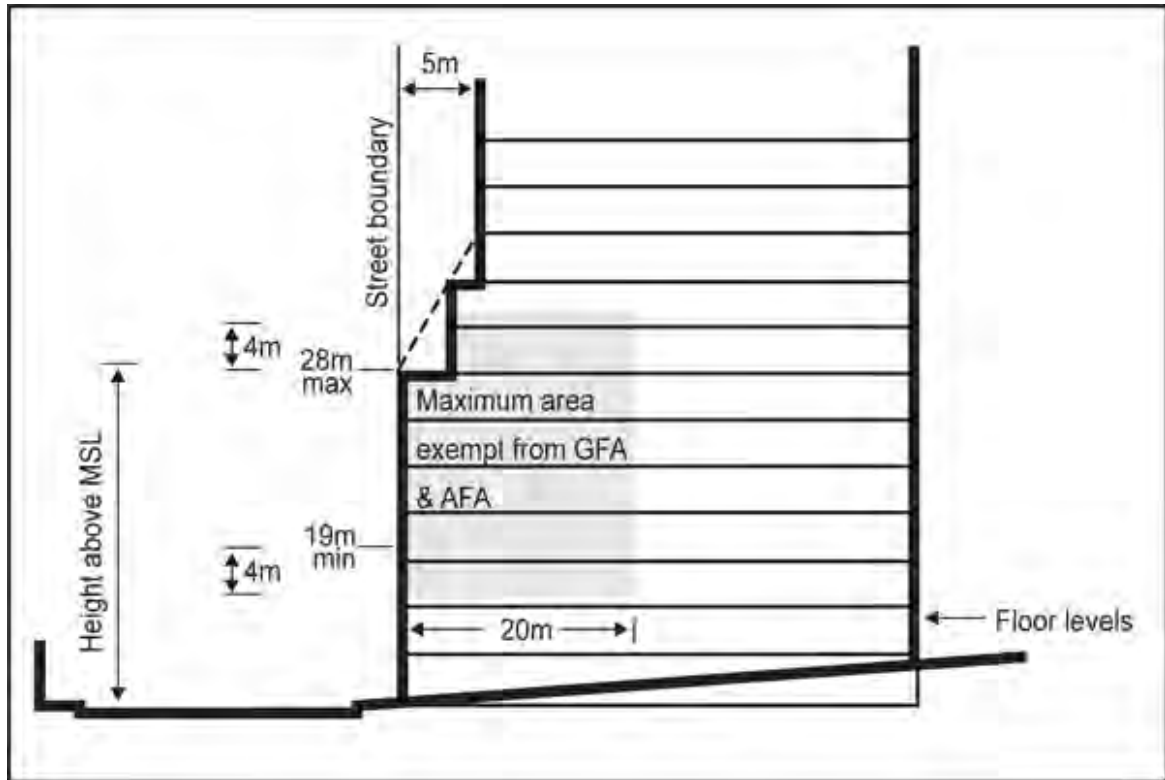


Figure I210.6.1.3 Frontage height and setback - type C

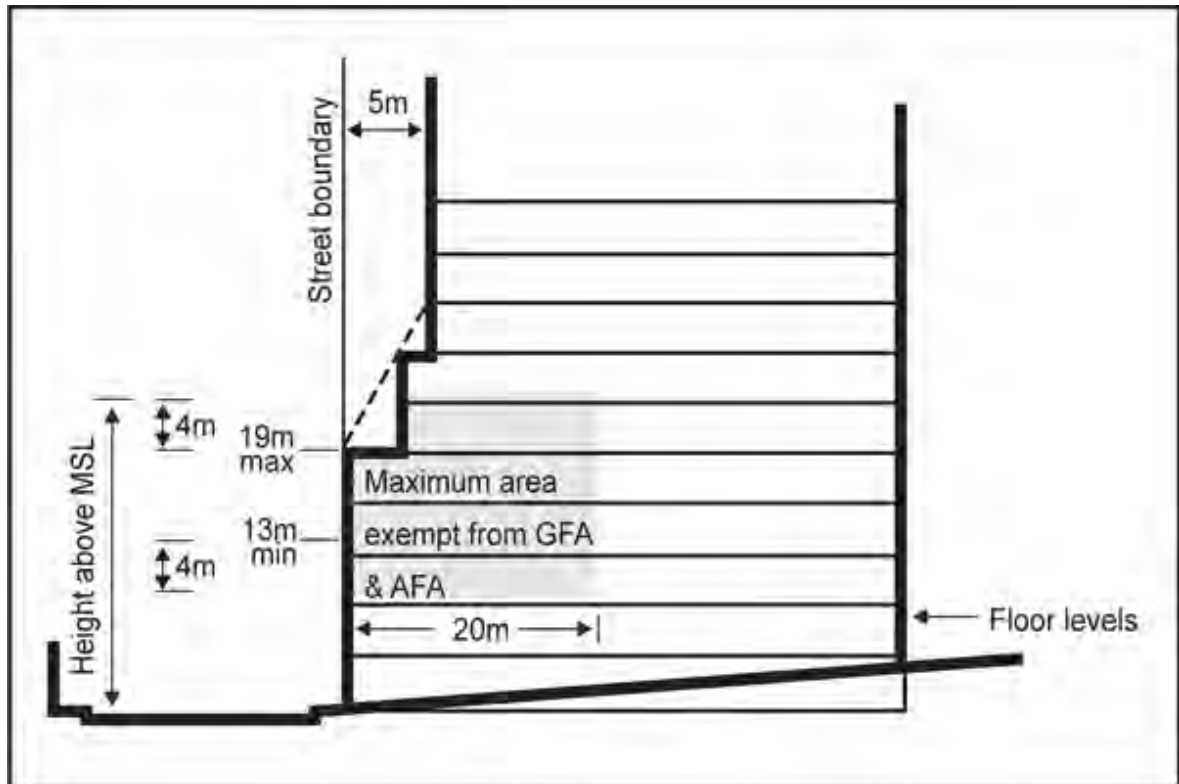
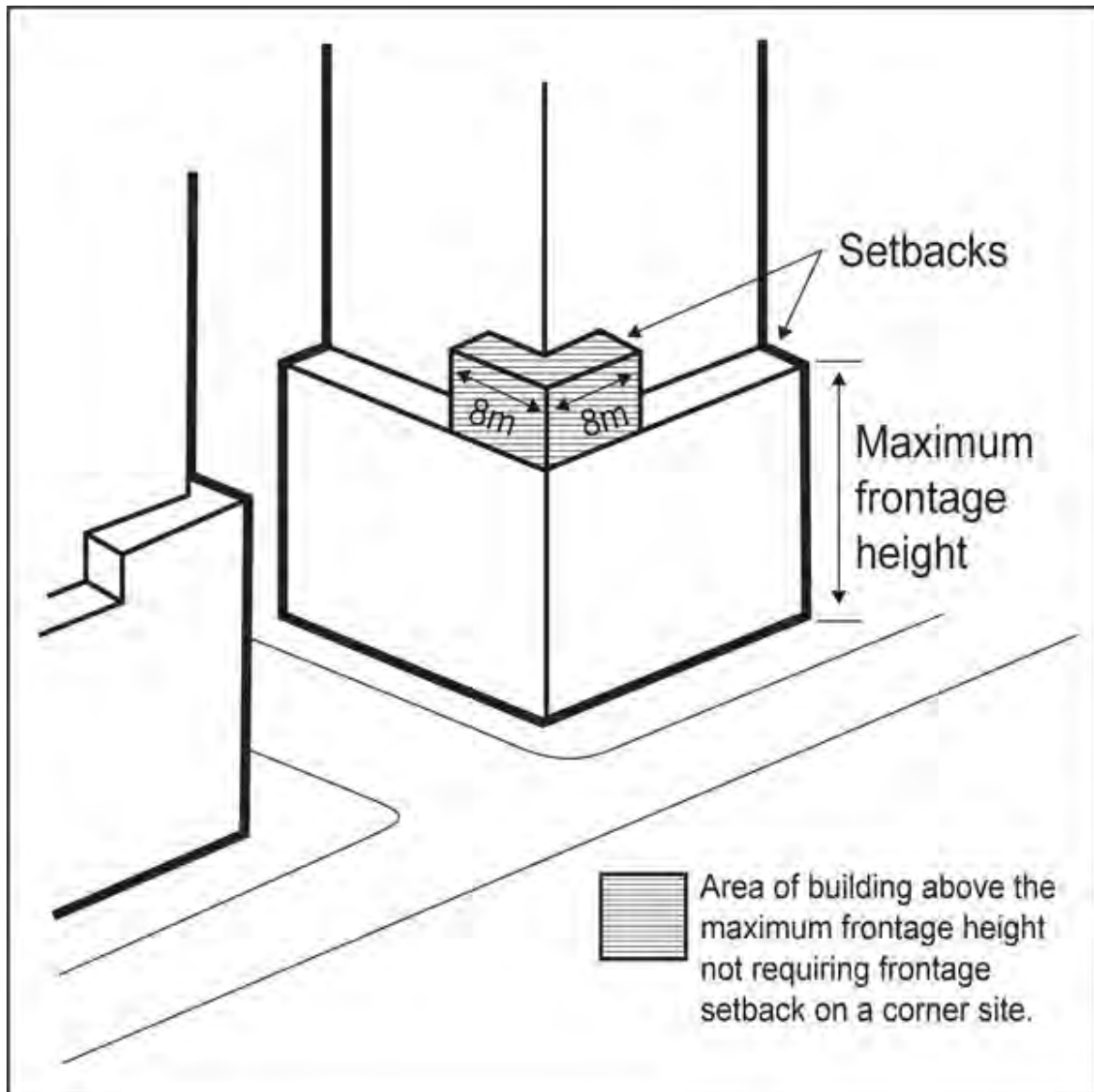


Figure I210.6.1.4 Setback exemption for corner sites



I210.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I210.8. Assessment – restricted discretionary activities

I210.8.1. 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) new buildings, and alterations and additions to buildings and structures not otherwise provided for:
 - (a) building design and external appearance.
- (2) buildings that do not comply with the frontage height and setback standards:

(a) building scale, dominance and visual effects; and

(b) effects on public open space and pedestrian access.

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(3) The total demolition or substantial demolition (more than 30 per cent by volume), or any demolition of the front façade of a building constructed prior to 1 January 1940.

(a) The effects of building demolition on built form and streetscape character.

I210.8.2. 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) new buildings and alterations and additions to buildings and structures not otherwise provided for:

(a) building design and external appearance - creating a positive frontage:

(i) whether the design of buildings at ground level contribute to the continuity of pedestrian interest and vitality. However, frontages entirely of glass (curtain walling or continuous shop-front glazing) should not be used at street level as they detract from the streetscape; and

(ii) where feasible, whether restoration of original ground level detail is included in plans for buildings adjoining heritage buildings or for alterations to heritage buildings.

(b) building design and external appearance - variation in building form and visual interest:

(i) whether building levels aligned to the street boundaries incorporate design elements which acknowledge the existing human scale and character of the precinct. In particular:

- whether frontage height and design have regard to existing buildings in the vicinity and maintain a consistent scale. This does not mean a rigid adherence to a single height but it does mean a respect for the general appearance of the surrounding blocks;
- whether the design of frontages include vertical and horizontal details which avoid dominance of frontage elements larger than historically present. Where existing sites are amalgamated, the frontage design should have regard to the existing “grain” of development and convey a residual sense of the original subdivision pattern; and
- whether the consistency of the existing character in a cohesive streetscape is maintained with new buildings acknowledging

the scale, sense of proportion and level of intricacy of adjacent heritage and special historic character buildings in the precinct. However, new buildings should be sympathetic to those buildings and should not replicate or imitate the architectural detailing or style.

(c) building design and external appearance - materials and finishes

(i) whether materials used in new buildings have regard to existing buildings, but new and contemporary interpretations in form and detail may be used.

(2) buildings that do not comply with the frontage height and setback standards:

(a) whether development is of a scale and form appropriate to the setting;

(b) whether the scale of the development is consistent with the current and future character of Queen Street valley as established through the objectives and policies for the Queen Street Valley Precinct; and

(c) whether pedestrian amenity is maintained or enhanced.

(3) the total demolition or substantial demolition (more than 30 per cent by volume), or any demolition of the front façade of a building constructed prior to 1 January 1940.

(a) Effects of building demolition on built form and streetscape character

(i) The demolition or removal of a pre-1940s building within the precinct should not significantly adversely affect the built form and streetscape character of the precinct. In particular, consideration will be given to:

- whether the existing building forms part of a cohesive group of buildings in terms of similarity of age, scale, proportion or design and the extent to which the building's demolition would detract from the shared contribution that group makes to streetscape, the unique character or the history and context of the precinct.
- whether the existing building is a remnant example of a building type that reflects the history of the area.
- the contribution the individual building makes to the context, character or cohesiveness of the streetscape or precinct.
- the contribution the building makes to adjoining or nearby scheduled historic heritage buildings, either through the context and the relationship of the building to the scheduled historic heritage building or through the building's mass, height or rhythm of facades, and whether its demolition would adversely impact on the historic heritage values of the building.

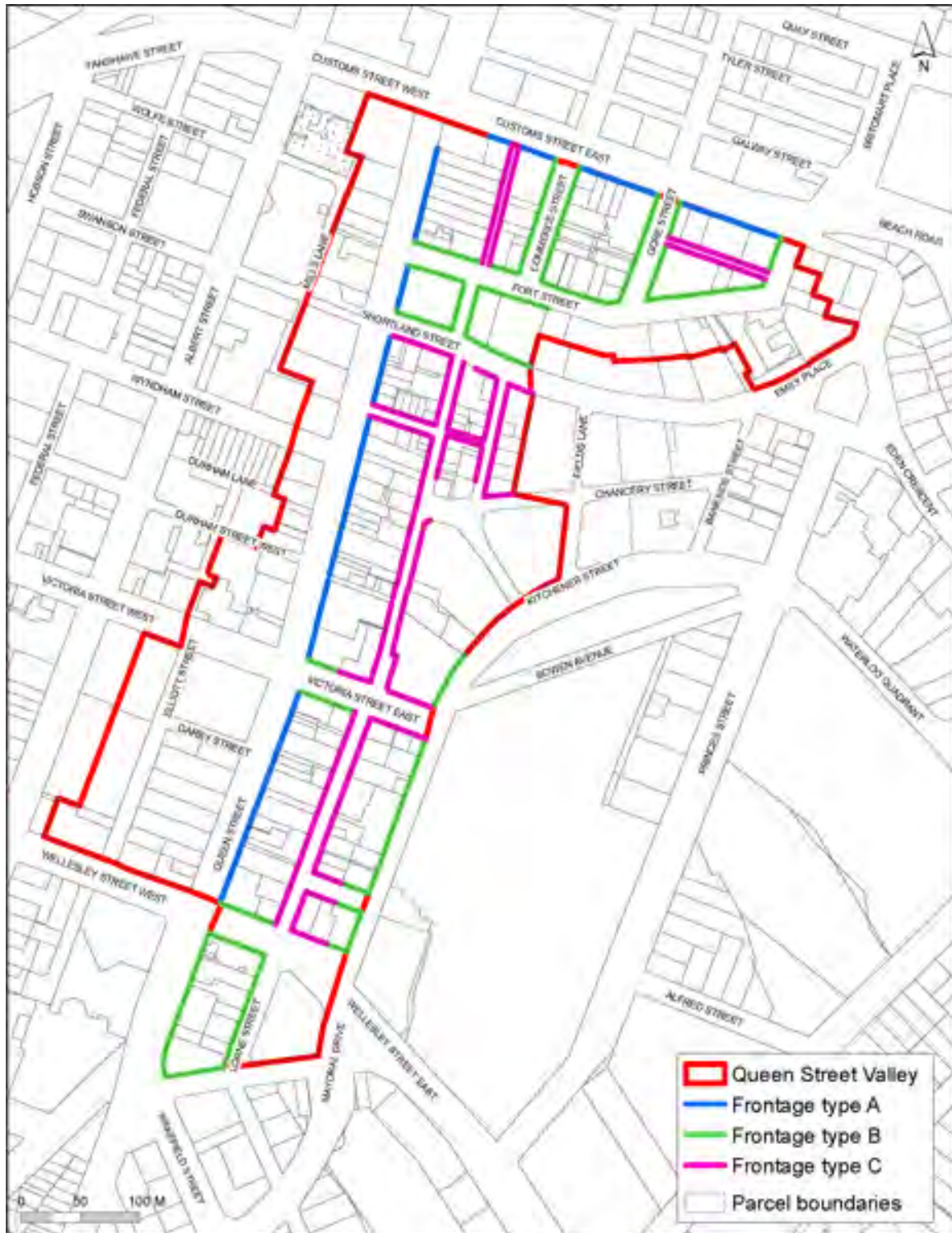
- whether reasonable use of the site can be achieved through adaptive re-use of the building rather than through its demolition and replacement.
- (ii) Notwithstanding the above, whether the building is beyond rehabilitation in terms of poor structural or physical condition, and the costs of the repair work or upgrading necessary to extend the useful life of the building are prohibitive (in comparison to the costs of a new building of similar size).

I210.9. Special information requirements

There are no special information requirements in this precinct.

I210.10. Precinct plans

I210.10.1 Queen Street Valley Precinct: Precinct plan 1 - Frontage types



I211. Viaduct Harbour Precinct

I211.1. Precinct description

The Viaduct Harbour precinct incorporates Viaduct Harbour and the land fronting the harbour (including Hobson Wharf), and the adjacent coastal marine area. The precinct is characterised by its enclosed water space, interesting water edge, proximity to the city core, and areas of low-rise character buildings. Refer to Viaduct Harbour Precinct plan 1 for the location and extent of the precinct. Coordinates for the precinct boundary in the coastal marine area are shown on Precinct plan 6.

The purpose of the Viaduct Harbour precinct is to provide for a scale of development and a range of uses which reflect and complement the Viaduct Harbour as a special place of character within the city centre. Building height, bulk and design controls are intended to provide a framework which, while providing flexibility in building design, encourages well-defined edges to public spaces, a sense of enclosure at the built edges of public space and a visual transition in the height of built form extending from the water's edge of Viaduct Harbour to the established central commercial area.

To build upon and reinforce the Viaduct Harbour's attributes, provision is made for a wide range of activities. In particular, the establishment of a mix of recreation, leisure, retail, entertainment and community/cultural activities is encouraged along the water's edge, open spaces and certain roads where pedestrian activity is likely to be highest.

The open space network, identified as sub-precinct B, incorporates a range of different sizes, widths and shapes to cater for varying recreational needs. The width of space around the Basin perimeter is also sufficient for the coexistence of maritime-related activities, pedestrian promenades, open air cafe seating and similar activities.

The residential area, identified as Sub-precinct C, recognises the established high quality residential environment and the benefits that a permanent residential population provides to the character, vitality, safety and amenity of the precinct.

The zoning in the Viaduct Harbour Precinct is Business – City Centre Zone and Coastal – General Coastal Marine Zone.

I211.2. Objectives [rcp/dp]

- (1) An attractive public waterfront and world-class visitor destination that is recognised for its distinctive character, quality buildings, public open spaces, recreational opportunities, community and cultural facilities and events.
- (2) Maintain and enhance the Viaduct Harbour land and adjacent water space as a special place of character in the City Centre and retain significant views of the water and areas within and adjacent to the precinct.
- (3) A safe, convenient and interesting environment, which optimises pedestrian and cycling use and improves connectivity within the precinct and to adjacent areas of the City.

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- (4) An attractive place for business and investment is provided for marine and port activity, maritime passenger operations and commercial business activity which benefit from a high amenity waterfront location.
- (5) Adverse effects arising from activities and development are avoided, remedied or mitigated, in an integrated manner across mean high water springs.
- (6) A mix of activities is encouraged including residential, business, tourism and events that create a vibrant environment.
- (7) Maintain the residential character and amenity in Sub-precinct C as an attractive place for permanent residents.

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The overlay, Auckland-wide and Business – City Centre Zone objectives apply in this precinct in addition to those specified above.

I211.3. Policies [rcp/dp]

- (1) Enable the efficient operation and development of the precinct by providing for activities which have a functional need to locate in or adjacent to the coastal marine area.
- (2) Enable a diverse range of activities while:
 - (a) avoiding, mitigating or remedying potential adverse effects in an integrated manner across mean high water springs, including reverse sensitivity effects on marine and port activities; and
 - (b) maintaining and enhancing public access to the waters edge.
- (3) Provide for continued use of all berthage areas adjacent to public open spaces for commercial vessel activities and other marine and port activities and marina-activities.
- (4) Manage building height and bulk to:
 - (a) achieve an appropriate scale in relation to the street network and the precinct's prominent waterfront location;
 - (b) complement and maintain the distinctive low-medium rise character established by development in Viaduct Harbour, including a sense of intimacy along streets and other public space frontages;
 - (c) complement the height enabled in the adjacent Downtown West, Central Wharves and Wynyard precincts; and
 - (d) provide a transition in height between the core city centre and the harbour.
- (5) Encourage the development of a diverse range of high-quality visitor experiences including promenading, coastal recreation, community and cultural activities and temporary activities.

- (6) Encourage the construction of a bridge for pedestrians, cyclists and local public transport connecting the Eastern Viaduct with Jellicoe Street to improve public connectivity between Wynyard precinct and the city centre.
- (7) Encourage an integrated network of attractive streets and lanes to increase pedestrian and cycling permeability and accessibility through the precinct.
- (8) Enable and maintain a network of different-sized public open spaces in key locations along the water's edge to cater for a range of recreational opportunities and provide vantage points.
- (9) Manage the land and coastal marine area to avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on the water quality and ecology of the city centre coastal environment.
- (10) Limit the loss of significant public views from the city to the harbour and adjacent landscape features.
- (11) Maintain the residential character and amenity values in Sub-precinct C by avoiding activities that adversely affect the residential character and its related amenity values.
- (12) Provide for permanent residents in Sub-precinct C to:
- (a) maintain and enhance the character and vitality of the precinct; and
 - (b) promote the safety and amenity for pedestrians through passive surveillance.

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Harbour
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404-002276:
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Harbour
Holdings
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The overlay, Auckland-wide and Business – City Centre Zone policies apply in this precinct in addition to those specified above.

I211.4. Activity table

Table I211.4.1 Activity table specifies the activity status for land use and development activities pursuant to section 9(3) of the Resource Management Act 1991 and the activity status for works, occupation and use in the coastal marine area pursuant to sections 12(1), 12(2), and 12(3) of the Resource Management Act 1991, or any combination of all of the above sections where relevant.

- Within sub-precinct B, activities marked # in the activity table are limited to the area of the Eastern Viaduct shown on Precinct plan 1.
- Those activities marked with * have the listed activity status only when that activity is located on a coastal marine area structure (e.g. a new building on an existing wharf). If that activity is located directly in the coastal marine area (e.g. a new wharf) a different activity status will apply.
- The activities in the Coastal – General Coastal Marine Zone and Business – City Centre Zone apply in the Viaduct Harbour Precinct unless otherwise specified in the activity table below.

- For parking on land refer to E27 Transport, except where a more specific activity status applies in the table below.

Table I211.4.1. Activity table

Activity		CMA [rcp]	Land [dp]
Works in the coastal marine area pursuant to section 12(1) of the Resource Management Act 1991			
(A1)	Maintenance or repair of existing seawalls, reclamations or drainage systems	P	NA
(A2)	Minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation	RD	NA
(A3)	Reclamation or drainage not otherwise provided for	D	NA
(A4)	Declamation#	RD	RD
(A5)	Maintenance dredging	RD	NA
(A6)	Capital works dredging	RD	NA
Use and activities pursuant to sections 9(3) and 12(3) of the Resource Management Act 1991 and associated occupation of the common marine and coastal area pursuant to section 12(2) of the Resource Management Act 1991			
Residential			
(A7)	Dwellings and visitor accommodation within Sub-precinct C	NA	P
Commerce			
(A8)	Dairies, restaurants and cafes, hairdressers, drycleaning agents, retail and healthcare facilities on the ground floor of an existing building within Area A of Sub-precinct C	NA	RD
(A9)	Office activities within Sub-precinct C	NA	D
(A10)	Maritime passenger operations, excluding freight movement and storage#	P*	P
(A11)	Parking accessory to marine and port activities, maritime passenger operations and events within Te Wero Island and the Eastern Viaduct in sub-precinct B	P*	NA
(A12)	Parking that is not accessory to marine and port activities and maritime passenger operations and events on coastal marine area structures	NC*	NA
(A13)	Short-term parking (non accessory) within sub-precinct B	NA	RD
(A14)	Aquaculture activities	Pr	NA
Industry			
(A15)	Permanent refuelling facilities for boats	RD	RD

[ENV-2016-
AKL-000185:
Viaduct
Harbour
Holdings
Ltd]
[CIV-2016-
404-002276:
Viaduct
Harbour
Holdings
Limited]

(A16)	Marine and port activities except for permanent refuelling facilities for boats	P	P
(A17)	Industrial activities not specified as a permitted or restricted activity	D*	D
Community			
(A18)	Artworks, open air markets, kiosks, stalls, displays, tables and seating within Waitemata Plaza and Market Square, including those used in association with food and beverage activities located on adjacent sites	NA	P
(A19)	Marinas	P	P
(A20)	Marina berths	P	N/A
(A21)	Community facilities#	P	P
(A22)	Public amenities	P*	P
(A23)	Activities within sub-precinct B and C listed in the City Centre zone activity table and not specified in this activity table	NC	NC
Development			
(A24)	Marine and port facilities within sub-precinct A or B	NA	RD
(A25)	Marine and port facilities located outside of sub-precinct A and B	P*	P
(A26)	Marine and port accessory structures and services, excluding new pile moorings	P	P
(A27)	Wave attenuation devices	RD	RD
(A28)	Observation areas, viewing platforms and boardwalks	RD	RD
(A29)	Pile moorings existing at 30 September 2013 including occupation and use by the vessel to be moored	P	NA
(A30)	New pile moorings established after 30 September 2013 including occupation and use by the vessel to be moored	RD	NA
(A31)	Maimai	NC	NC
(A32)	A bridge across the Viaduct Harbour	RD	RD
(A33)	Minor cosmetic alterations to a building that does not change its external design or appearance	P*	P
(A34)	New buildings, and alterations and additions to buildings not otherwise provided for	RD*	RD
(A35)	Coastal marine area structures or buildings not otherwise provided for	D	NA
(A36)	Development that does not comply with Standard I211.6.10(1)-(3) or I211.6.11(1)-(2)	NC	NC

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Viaduct
Harbour
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[CIV-2016-
404-002276:
Viaduct
Harbour
Holdings
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I211.5. Notification

- (1) Any application for resource consent for an activity listed in Table I211.4.1 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).

I211.6. Standards

The standards in the Coastal – General Coastal Marine Zone apply to the coastal marine area in the Viaduct Harbour Precinct and the standards in the Business – City Centre Zone apply to land in the Viaduct Harbour Precinct unless otherwise specified below

I211.6.1. Temporary activities Events

- (1) Temporary activities within the Viaduct Harbour precinct must comply with the general noise limit in E25 Noise and Vibration. Temporary activities may exceed the general noise limit (deemed to be a noise event) no more than 15 times in total within the Viaduct Harbour Precinct (regardless of venue) in any calendar year (1 January to 31 December inclusive).
- (2) The general noise levels in E25 Noise and Vibration may be exceeded for a cumulative duration of not more than 6 hours within any 24 hour period for a noise event.
- (3) For the purpose of this rule and except where otherwise stated, the Eastern Viaduct, Te Wero, Waitemata Plaza and Market Square as defined on Precinct plan 1, are all separate venues.
- (4) For the 15 noise events, the maximum noise levels must not exceed:
 - (a) For no more than 3 of the 15 noise events and for a cumulative duration of not more than 3 of the total 6 hours permitted in I211.6.1(1) above (exclusive of one sound check of no more than one hour duration prior to each event):

82dB $L_{Aeq(15min)}$

90dB $L_{A1(15min)}$

76dB $L_{eq(15min)}$ at 63Hz 1/1 Octave Band

76dB $L_{eq(15min)}$ at 125Hz 1/1 Octave Band

(high noise event)

At all other times during the 15 noise events:

72dB $L_{Aeq(15min)}$

80dB $L_{A1(15min)}$

76dB $L_{eq(15min)}$ at 63Hz 1/1 Octave Band

76dB $L_{eq(15min)}$ at 125Hz 1/1 Octave Band

(medium noise event)

- (5) Except as provided elsewhere in this rule, noise levels must be measured in accordance with the requirements of NZS6801:2008 Acoustics – Measurement of environmental sound and must be assessed in accordance with NZS6802:2008 Acoustics – Environmental Noise except that clause 6.3 must not be used.
- (6) Within Waitemata Plaza and Market Square as shown on Precinct plan 2 the following additional restrictions apply:
 - (a) there must be no high noise events;
 - (b) there must be no more than two noise events in any four week period;
 - (c) of the total 15 noise events there must be no more than six in any one calendar year and the general noise level in in E25 Noise and Vibration of the Auckland-wide rules must not be exceeded for a cumulative duration of more than three hours for any one noise event.
- (7) For the purpose of the restrictions in I211.6.1(6) above, Waitemata Plaza and Market Square are counted as a single venue.
- (8) Noise levels exceeding the standard in E25 Noise and Vibration of the Auckland-wide rules including sound checks, must start no earlier than 9am and must finish no later than 10:30 pm Sunday to Thursday inclusive, 11pm Friday and Saturday and 1am New Year's Day.
- (9) The noise limits applying to noise events must be met when measured as the incident level 1m from any adjacent building outside the venue that is occupied during the event.
- (10) Not less than four weeks prior to the commencement of the noise event, the organiser must notify the council in writing of:
 - (a) the names and types of the acts and whether they are anticipated to be within the medium noise level or high noise level as defined in clause 4 above;
 - (b) the person(s) and procedures for monitoring of compliance with noise levels; and
 - (c) the nominated alternative date in the event of postponement due to the weather.
- (11) The council will keep a record of all noise events held and provide this information upon reasonable request.
- (12) Consultation must be undertaken with the majority freehold land owner within the Viaduct Harbour Precinct.

I211.6.2. Parking

- (1) There must be no parking on Hobson Wharf except for parking accessory to marine and port activities, including any short-term servicing requirements.

I211.6.3. Public access

- (1) Standard E38.7.3.2 Subdivision establishing an esplanade reserve does not apply to subdivision within the Viaduct Harbour Precinct.

I211.6.4. Building height

[CIV-2016-404-002276: Viaduct Harbour Holdings Limited] – Addition sought

Purpose: manage the height of buildings to achieve Policy I211.3(4) of the Viaduct Harbour precinct and respect the heritage values of specifically identified buildings.

- (1) Buildings must not exceed the heights specified on Precinct plan 2.
- (2) The height of buildings and structures on land will be measured in accordance with H8.6.8 of the Business – City Centre Zone rules.
- (3) The height limit in Sub-precinct A may be exceeded by no more than 2m for roofs, including any roof top projections, subject to the building complying with I211.6.5 below (site intensity).
- (4) Buildings must not exceed a height of 24m on the site legally described as LOT 1 DP 183125, except that buildings must be setback at least 3m from the northern and eastern facades of the former Auckland Harbour Board Workshops building, referenced as 01969 in Schedule 14.1 Schedule of Historic Heritage, above 16.5m, measured above mean street level.

I211.6.5. Site intensity

Purpose: manage the scale, form and intensity of development to maintain the character and amenity of the precinct.

- (1) Buildings must not exceed the floor area ratios shown on Precinct plan 3.

I211.6.6. Building coverage

Purpose: manage the scale of development within Waitemata Plaza and Market Square to maintain their open space character.

- (1) Buildings, temporary tents, marquees, air supported canopies, structures and tables and seating must not occupy more than 20 per cent in area of Waitemata Plaza or Market Square as shown on Precinct plan 2.

I211.6.7. Vehicle access restriction

Purpose: ensure safe and efficient access from and to Sturdee Street and Fanshawe Street.

- (1) Vehicular access from and to Sturdee Street and Fanshawe Street (except 7-9 Fanshawe Street, being the land in Certificate of Title 7B/1437), must be for left turn manoeuvres only, provided that nothing in this clause will limit the Council's powers in relation to roads under the Local Government Act 1974 and, in particular, its powers to construct median strips in roads where it considers that such works are necessary for traffic safety reasons.

I211.6.8. Special yard A

Purpose: ensure that buildings do not restrict public access along the water's edge.

- (1) Buildings must not locate within special yard A shown on Precinct plan 4.
- (2) The yard applies from average ground level of the land affected to a height of 3m.
- (3) The yard must have a minimum width of 7m.

I211.6.9. Special yard B

Purpose: maintain unobstructed pedestrian access between Customs Street West and the water's edge in Waitemata Plaza.

- (1) Buildings, tents, marquees, air supported canopies, tables, seating and structures must not located within 10m of special yard B shown on Precinct plan 4.

I211.6.10. Public spaces and accessways

Purpose: manage public spaces and accessways to achieve Policies I211.3(2), (3), (7) and (8) of the Viaduct Harbour Precinct.

- (1) The pedestrian accessway on the southern side of the eastern viaduct shown on Precinct plan 4 must be not less than 10m wide.
- (2) All public accessways within sub-precinct B must be available to the public at all times except when written approval has been obtained from the council to temporarily restrict access for security, safety or operational needs associated with port activities or events or where restricted for operational or safety reasons specified in the conservation covenants applying to the area.
- (3) Buildings or structures must not locate within the accessways. This standard does not apply to verandahs or lawful temporary buildings or structures.

I211.6.11. Viewshafts

Purpose: manage development to maintain significant views of the water and adjacent areas within, and to, the Viaduct Harbour precinct.

- (1) Buildings or structures must not locate within those areas of land identified as landward viewshafts on Precinct plan 4. This standards does not apply to the following:
 - (a) verandahs;
 - (b) lawful temporary buildings or structures;
 - (c) road lighting and support structures;
 - (d) traffic and direction signs and road name signs;
 - (e) traffic control devices, traffic signals and support structures, cabinets and other equipment accessory to traffic signals;
 - (f) parking meters, pay and display kiosks and traffic cameras; or

(g) cycle facilities.

- (2) Buildings and structures must not locate within or over those parts of coastal marine area structures and waterspace identified as viewshafts coastal marine area and viewshaft horizontal plane 5m above existing wharf deck level on Precinct plan 4. This control does not apply to lawful temporary buildings or structures.

I211.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I211.8. Assessment – restricted discretionary activities

I211.8.1. 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) declamation:
- (a) construction or works methods, timing and hours of construction works;
 - (b) location, extent, design and materials used;
 - (c) effects on coastal processes, ecological values, water quality and natural character;
 - (d) effects on public access, navigation and safety;
 - (e) effects on existing uses and activities;
 - (f) consent duration and monitoring; and
 - (g) effects on Mana Whenua values.
- (2) maintenance dredging and capital works dredging:
- (a) effects on coastal processes, ecological values, and water quality;
 - (b) effects on other users of the coastal marine area, navigation and safety; and
 - (c) consent duration and monitoring;
- (3) wave attenuation devices:
- (a) location and design of the wave attenuation device;
 - (b) effects on navigation, safety, and existing activities;
 - (c) effects on wave hydraulics;
 - (d) construction or works methods, timing and hours of operation; and

- (e) consent duration and monitoring;
- (4) marine and port facilities within sub-precinct A or B:
 - (a) The matters of discretion in F2.23.1 of the Coastal - General Coastal Marine Zone apply.
- (5) minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation:
 - (a) form and design of the reclamation;
 - (b) contaminated material;
 - (c) the safe and efficient operation of marine and port activities;
 - (d) effects on Mana Whenua values;
 - (e) construction or works methods, timing and hours of operation; and
 - (f) effects on natural hazards, coastal processes, ecological values and water quality.
- (6) short-term parking (non-accessory) within Sub-precinct B:
 - (a) location, extent, design and materials used;
 - (b) effects on existing uses and activities; and
 - (c) amenity, effects on views and visual amenity;
- (7) observation areas, viewing platforms and boardwalks
 - (a) The matters of discretion in F2.23.1(1) of the Coastal – General Coastal Marine Zone rules apply.
- (8) a bridge across the Viaduct Harbour:
 - (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials used;
 - (c) effects on coastal processes, ecological values, water quality and natural character;
 - (d) effects on public access, navigation and safety;
 - (e) effects on existing uses and activities;
 - (f) amenity, effects on views and visual amenity; and
 - (g) consent duration and monitoring;
- (9) new buildings, and alterations and additions to buildings not otherwise provided for

- (a) the matters of discretion in clause H8.8.1(1) of the Business – City Centre Zone rules apply; and
 - (b) effects on public access, navigation and safety.
- (10) new pile moorings established after 30 September 2013 including occupation and use by the vessel to be moored:
- (a) the matters of discretion in F2.23.1(1) of the Coastal - General Coastal Marine Zone rules apply.
- (11) permanent refuelling facilities for boats:
- (a) the matters of discretion in F2.23.1(1) of the Coastal - General Coastal Marine Zone apply;
- (12) infringing the building height standard:
- (a) building scale, dominance and visual effects;
 - (b) effects on current or planned future form and character; and
 - (c) pedestrian amenity and function;
- (13) infringing the site intensity standard:
- (a) building scale, dominance and visual effects;
 - (b) effects on current or planned future form and character; and
 - (c) effects on the transportation network including safety and efficiency;
- (14) infringing the building coverage standard:
- (a) building scale, dominance and visual effects; and
 - (b) public use amenity and function of the Waitemata Plaza;
- (15) infringing the vehicle access restriction standard:
- (a) effects on the transportation network (including safety and efficiency); and
 - (b) pedestrian amenity and function;
- (16) infringing the special yards A and B standard:
- (a) effects on public open space and pedestrian access.
- (17) activities on the ground floor within Area A of sub-precinct C:
- (a) effects on the residential character and amenity values; and
 - (b) noise, lighting and hours of operation.

I211.8.2. 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) declamation:

- (a) whether the adverse effects of declamation are avoided, remedied or mitigated in respect of the effects of the final land/water configuration on:
 - (i) the marine environment including coastal processes, water quality, sediment quality and ecology of the coastal marine area
 - (ii) hydrogeology (ground water) and hydrology; and
 - (iii) sediment accumulation and the need for on-going maintenance dredging of the coastal marine area;
- (b) whether declamation works, including the construction of seawalls, avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated soils and groundwater, and other contaminants;
- (c) whether declamation is located and designed so that the adjacent land area can provide adequate public open space adjacent to, and public access along the water's edge whether on land or on the adjacent water space; and
- (d) The extent to which declamation will affect Mana Whenua values;

(2) maintenance dredging and capital works dredging:

- (a) whether measures are taken to avoid, remedy or mitigate adverse effects on coastal processes, ecological values, and water quality;
- (b) whether effects on other users of the coastal marine area during the dredging are avoided, remedied or mitigated;
- (c) whether consent duration is limited to the minimum duration reasonably necessary for the functional or operational needs of the activity;
- (d) whether monitoring may be required in order to demonstrate the extent and type of effects of the dredging, and the degree to which the effects are remedied or mitigated during and after the activity;

(3) wave attenuation devices:

- (a) whether the location and design of the wave attenuation device consider existing activities including marine related industries, other marine activities and/or adjoining coastal activities;
- (b) whether the location and design of the wave attenuation device consider the effects of wave hydraulics on other users of the coastal marine area;

- (c) whether construction works avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants;
- (4) marine and port facilities within sub-precinct A or B:
 - (a) the assessment criteria in F2.23.2 of the Coastal – General Coastal Marine Zone rules apply;
- (5) minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation:
 - (a) whether reclamation, as far as practicable, mitigate adverse effects through their form and design, taking into account:
 - (i) the compatibility of the design with the location;
 - (ii) the degree to which the materials used are visually compatible with the adjoining coast;
 - (iii) the ability to avoid consequential erosion and accretion, and other natural hazards;
 - (iv) the effects on coastal processes; and
 - (v) the effects on hydrology;
 - (b) whether the use of contaminated material in a reclamation is avoided unless it is contained in a way that avoids, remedies or mitigates adverse effects on water quality, aquatic ecosystems and biodiversity;
 - (c) the extent to which the reclamation will affect Mana Whenua values; and
 - (d) whether construction works avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants;
- (6) short-term parking (non-accessory) within sub-precinct B:
 - (a) the extent to which the short-term parking is located and designed to:
 - (i) maintain safe public access to and along the edge of the coastal marine area and the perimeter of existing wharves;
 - (ii) avoid or mitigate and adverse amenity effects on public access areas and residents; and
 - (iii) avoid or mitigate effects on existing marine and port facilities;
- (7) observation areas, viewing platforms and boardwalks:
 - (a) the assessment criteria in F2.23.2(1) and F2.23.2(17) for coastal marine area structures and buildings in the Coastal - General Coastal Marine Zone rules apply in addition to the criteria below; and

(b) the extent to which the design and finish complement and enhance the coastal environment, open spaces and pedestrian linkages;

(8) a bridge across the Viaduct Harbour:

(a) whether the bridge contributes to a high quality maritime and urban environment and meet the following outcomes:

(i) the bridge design avoids significant visual intrusion into views from public areas across the harbour, or from the harbour out to the wider Waitemata Harbour;

(ii) the bridge contributes to the pedestrian character and amenity of the Viaduct Harbour and Wynyard precincts by:

- providing safe and pleasant pedestrian and cycle access east and west across the Viaduct Harbour;
- having a landscape design, character and quality which integrates with existing pedestrian priority areas and other accessways around the Viaduct Harbour;
- not causing significant adverse effects on the use and enjoyment of Te Wero Island as an area of pedestrian-oriented public space; and
- ensuring the operation or use of the bridge, or lighting will not cause significant adverse effects on the operation of nearby activities or on the amenity values of surrounding land or water uses;

(iii) the bridge is designed and operated to provide for:

- vessel access to and from the inner Viaduct Harbour without undue delay;
- navigation and berthage by the existing range of vessels in the inner Viaduct Harbour;
- any reduction in berthage area to be minimised as far as practicable;
- convenient and easily accessible systems for communicating with vessel users regarding scheduled and unscheduled bridge opening/closing;
- appropriate lighting, navigation aids, safety systems and fail-safe mechanisms; and
- a minimum clearance height of 3m above mean high water springs for a 10m wide navigable channel;

(iv) the ongoing viable use of the Viaduct Harbour (particularly the Wynyard Precinct mixed use sub-precinct) to accommodate marine

and port activities and marine events, such as boat shows and internationally recognised boating events such as the America's Cup event, is maintained;

(v) the bridge has a high quality design that:

- enhances the character of the Viaduct Harbour;
- is simple and elegant;
- is appropriate within the context of the Viaduct Harbour locality and Auckland's coastal setting;
- has an appropriate relationship with the Viaduct Lifting Bridge identified in the Historic Heritage Overlay; and
- utilises high quality and low maintenance materials and detailing;

(vi) the bridge is designed in a manner which may provide in the future for enhanced connectivity for the public between the Wynyard Precinct and the city centre; and

(vii) the bridge has no more than minor adverse effects on coastal processes including sedimentation within the Viaduct Harbour;

(9) new buildings, and alterations and additions to buildings not otherwise provided for:

(a) the assessment criteria in clause H8.8.2(1) of the Business – City Centre Zone rules apply in addition to the criteria below; and

(b) the building should avoid or mitigate effects on public access, navigation and safety;

(10) new pile moorings established after 30 September 2013 including occupation and use by the vessel to be moored:

(a) the assessment criteria in F2.23.2 of the Coastal – General Coastal Marine Zone apply in addition to the criteria below; and

(b) whether the new pile moorings avoid or mitigate effects on public access, navigation and safety;

(11) permanent refuelling facilities for boats:

(a) refer to the assessment criteria in F2.23.2(1) of the Coastal - General Coastal Marine Zone;

(12) infringing the building height standard:

(a) building height may be exceeded where it would provide an attractive and integrated roof form that also meets the purpose of the standard; and

- (b) where building height is exceeded, Policy I211.3(4) of the Viaduct Harbour Precinct and Policy H8.3(30) of the Business – City Centre Zone should be considered;

(13) infringing the site intensity standard:

- (a) the extent to which development is of a scale and form appropriate to the setting;
- (b) the extent to which the scale of the development is consistent with the current and future character of Viaduct Harbour as established through the objectives and policies for the Viaduct Harbour Precinct;
- (c) whether adverse effects on the transportation network are avoided, minimised or mitigated; and
- (d) whether development compromises marine and port activities;

(14) infringing the building coverage standard:

- (a) the extent to which the scale and form of development within Waitemata Plaza and Market Square maintains their open space character;

(15) infringing the vehicle access restriction standard:

- (a) whether access from and to Sturdee Street and Fanshawe Street is safe and efficient; and
- (b) unobstructed operation of the transportation network should be safe and efficient;

(16) infringing the Special Yards A and B standard:

- (a) whether unobstructed public access to and along the water's edge is maintained;

(17) activities on the ground floor within Area A of sub-precinct C:

- (a) the extent to which activities are compatible with and do not detract from the residential character and amenity values of sub-precinct C; and
- (b) whether activities generate noise levels that would adversely affect residential amenity. The Council may impose conditions on the activity's hours of operation and/or permitted levels of low frequency noise.

[ENV-2016-
AKL-000185:
Viaduct
Harbour
Holdings
Ltd]
[CIV-2016-
404-002276:
Viaduct
Harbour
Holdings
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I211.9. Special information requirements

- (1) An application for marine and port facilities on land within the Viaduct Harbour area shown on Precinct plan 1 must be accompanied by a site management plan detailing operational procedures and physical measures to be put in place to avoid, remedy or mitigate public safety effects.

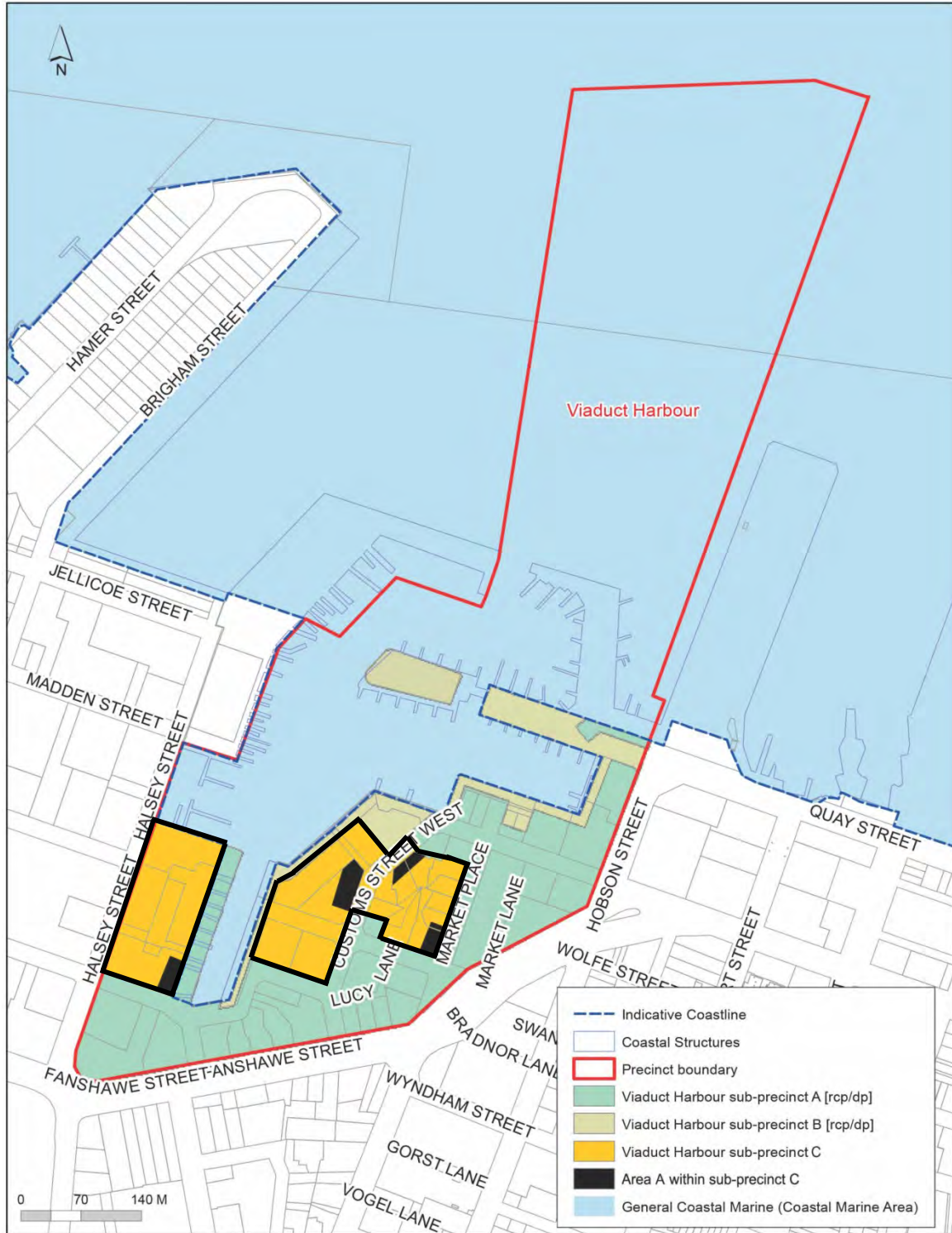
I211.10. Precinct plans

I211.10.1 Viaduct Harbour: Precinct plan 1 – Precinct and sub-precincts

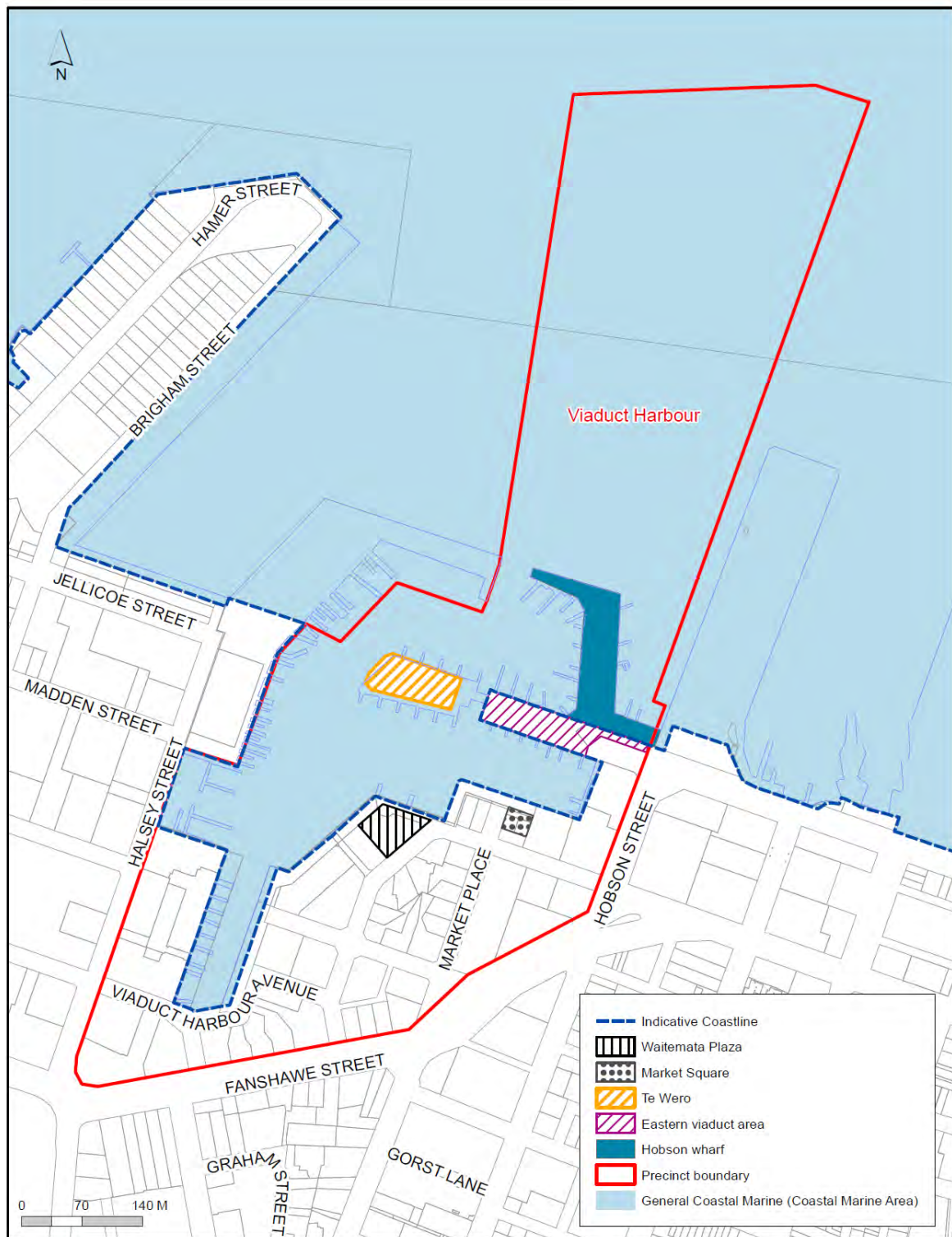
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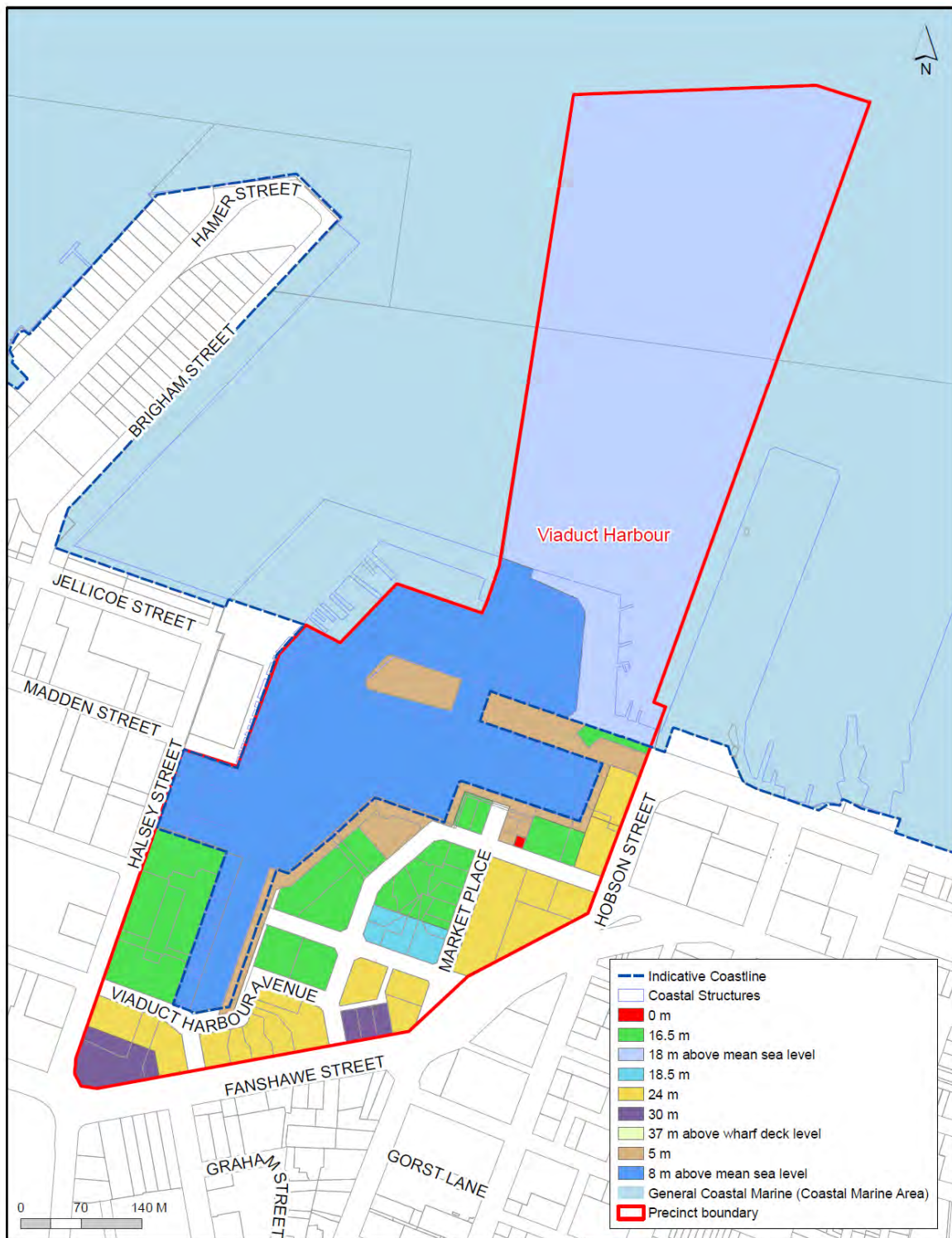
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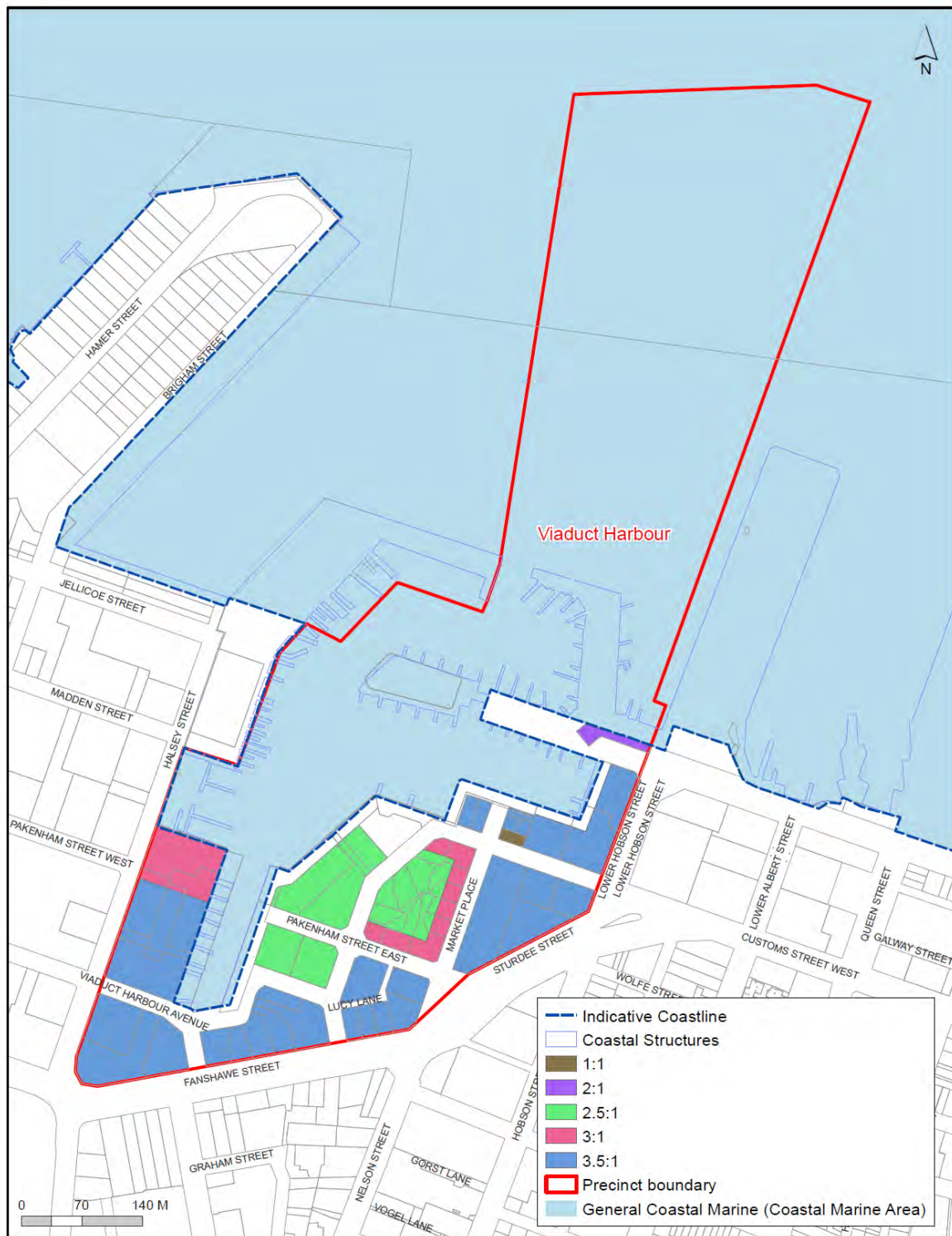
I211.10.2 Viaduct Harbour: Precinct plan 2 - Wharves and open spaces



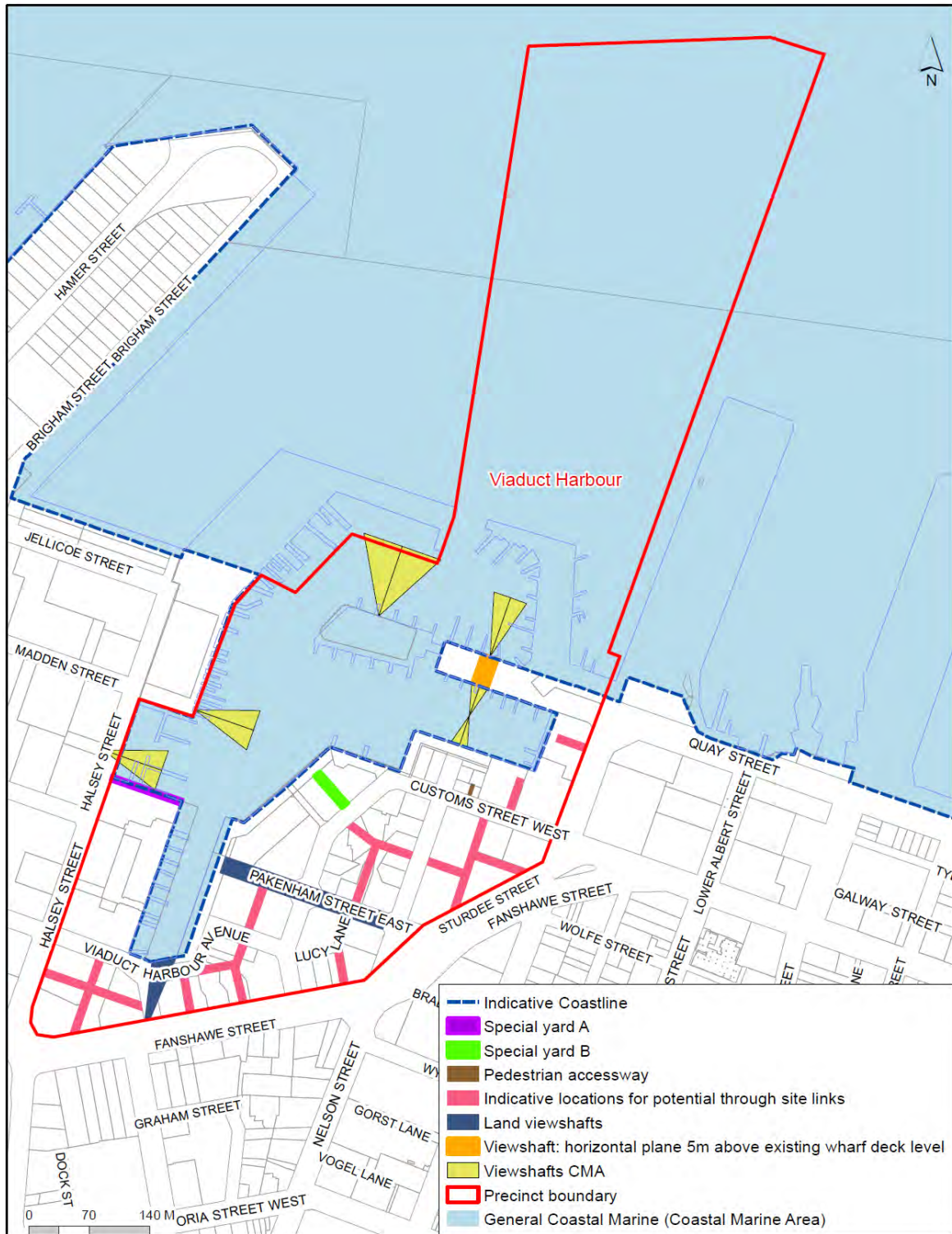
I211.10.3 Viaduct Harbour: Precinct plan 3 - Building height controls



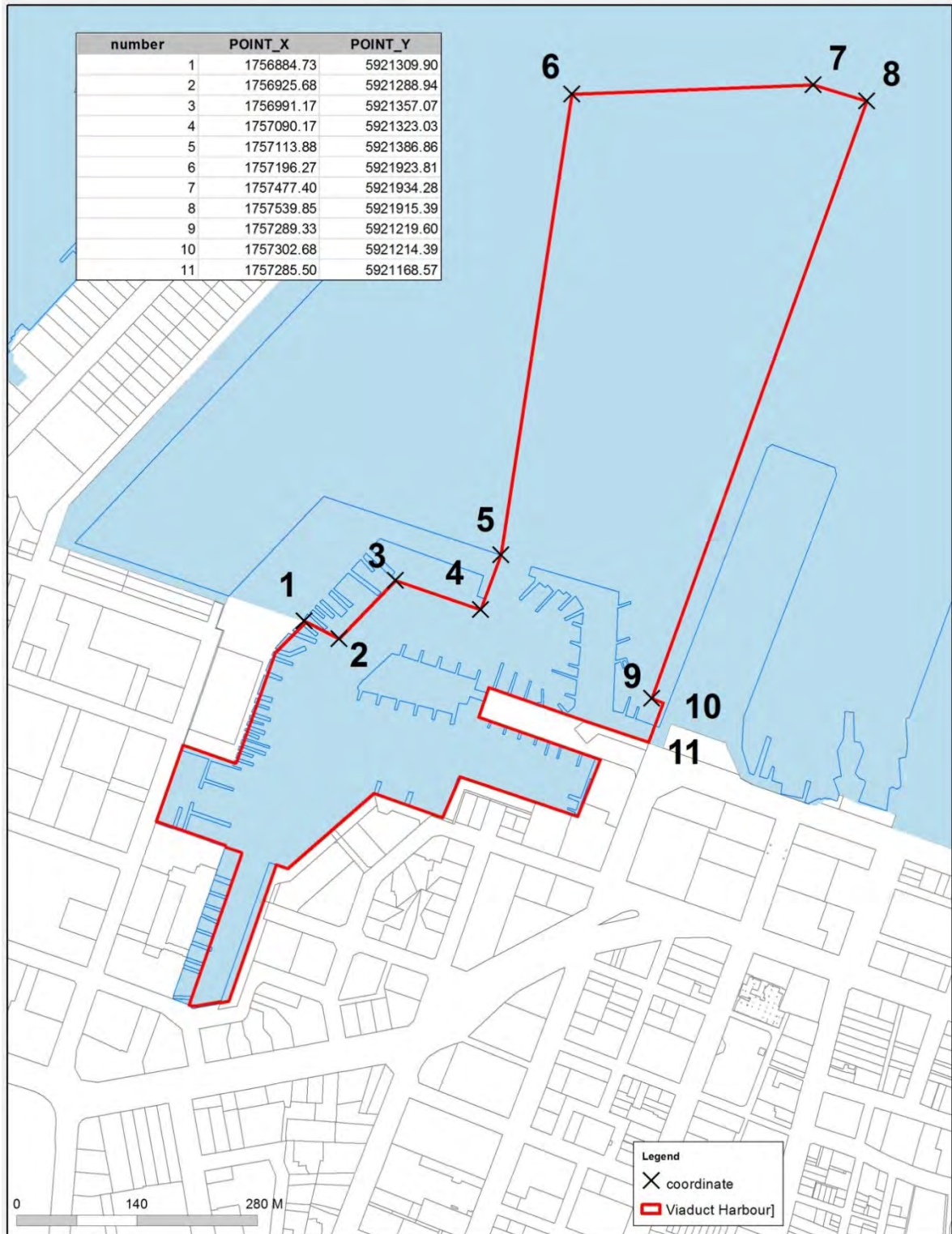
I211.10.4 Viaduct Harbour: Precinct plan 4 - Site intensity controls



I211.10.5 Viaduct Harbour: Precinct plan 5 - Pedestrian accessways and viewshafts



I211.10.6 Viaduct Harbour: Precinct plan 6 - Precinct boundary coordinates in the coastal marine area



I212. Victoria Park Market Precinct

I212.1. Precinct description

The precinct applies to the Victoria Park Market site which is located between Drake Street and Victoria Street West.

The purpose of the Victoria Park Market Precinct is to maintain the heritage values and the existing distinctive character of the market area.

The scale and form of the former city destructor/market brick buildings and high chimney are primary to the market's character, making it a unique city centre attraction. The area is complemented by the dominant retail and food and beverage activity. The high level of pedestrian activity in the courtyard and at street level should be maintained.

The precinct provides for a mix of other activities where they either occupy an area above the courtyard or do not occupy more than a specified percentage of the courtyard-level floor space. This enables flexibility for development without undermining the site's dominant retail activity. Specific activity provisions also apply to the Drake Street frontage which is an important interface of the precinct with its surrounds.

The precinct provides for existing buildings to be refurbished in a manner complementary to existing historic heritage buildings within the precinct. The precinct also encourages the removal of unsympathetic additions to buildings that detract from the historic heritage and historic special character of the precinct. Any major commercial redevelopment of the western portion of the site that adversely affects heritage qualities is inappropriate.

Specific view shafts are identified on the precinct plans to maintain views from the original cliff line along the Drake Street frontage down to Victoria Park. Additionally, views to the historic brick western wall of the destructor buildings from outside the site are considered important and should be retained.

The land in the Victoria Park Market Precinct is zoned Business – City Centre Zone.

I212.2. Objective

- (1) The special character and overall coherence of the Victoria Park Market Precinct, including its heritage values and pedestrian focus in the courtyard and at street level, and significant view shafts, are maintained and enhanced.

The overlay, Auckland-wide and Business – City Centre Zone objectives apply in this precinct in addition to those specified above.

I212.3. Policies

- (1) Protect and enhance the grouping of scheduled historic heritage places and historic elements and features within the precinct that collectively form a unique special character.
- (2) Enable development within the precinct that maintains and enhances the heritage qualities of its historic heritage places and features and historic character, in particular:

- (a) require development to conform with the form, massing, proportion and detailing of historic heritage places within the precinct; and
- (b) require development to respect the consistent scale of historic heritage places along the Victoria Street and Drake Street frontages.
- (3) Require activities at courtyard and street level to provide pedestrian interest and contribute to the liveliness of street and courtyard level frontages.
- (4) Identify and preserve significant view shafts to Victoria Park and to the historic brick western wall of the destructor buildings from outside the site.
- (5) Encourage built form and public amenity features that enhance public awareness of the former Freeman's Bay shoreline.

The overlay, Auckland-wide and Business – City Centre Zone policies apply in this precinct in addition to those specified above.

I212.4. Activity table

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

Table I212.4.1 specifies the activity status of development activities in the Queen Street Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I212.4.1. Activity table

Activity		Activity status
Development		
(A1)	Minor cosmetic alterations to a building that does not change its external design and appearance	P
(A2)	New buildings, and alterations and additions to buildings not otherwise provided for	RD
(A3)	Buildings or external alterations to buildings within the areas identified as scheduled buildings on Precinct plan 1.	NC
(A4)	Buildings that do not comply with Standards I212.6.1(1)-(6), I212.6.2(1)-(2), I212.6.3(1), I212.6.4(1) or I212.6.5(1)	NC

I212.5. Notification

- (1) Any application for resource consent for an activity listed in Table I212.4.1 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).

I212.6. Standards

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

All permitted and restricted discretionary activities listed in Table I212.4.1 Activity table must comply with the following standards.

I212.6.1. Activities at courtyard level

Purpose: manage the location of activities to maintain and enhance amenity of courtyards and residential amenity.

- (1) Community facilities and offices must locate at least 3m above courtyard level.
- (2) Dwellings and visitor accommodation fronting Drake Street must locate at least 3m above mean street level using the Drake Street frontage.
- (3) Dwellings and visitor accommodation not fronting Drake Street must locate at least 3m above courtyard level
- (4) The combined gross floor area of community facilities, education facilities, entertainment facilities and commercial services (excluding all related nested activities) must not exceed 25 per cent of the total gross floor area at the courtyard level (excluding the Building Platforms A and B shown on Victoria Park Market Precinct: Precinct plan 1).
- (5) The gross floor area of any individual tenancy for community facilities, education facilities, entertainment facilities and commercial services at courtyard level (excluding all related nested activities) must not exceed 100m².
- (6) In I212.6.1(1)-(5) above, "courtyard level" is defined as mean street level using the Victoria Street frontage.

I212.6.2. Building height

Purpose: manage the height of buildings to achieve policy 2 of the Victoria Park Market precinct.

- (1) Buildings on platforms A to J shown on Victoria Park Market Precinct: Precinct plan 1 must not exceed the heights set out below:

Table I212.6.1.1 Building height

Building platform	Height
A	24m above mean street level
B	16m above mean street level
C	ridge and parapet height not to exceed existing ridge and parapet height of adjacent scheduled building 3
D	ridge and parapet height not to exceed existing ridge and parapet height of adjacent scheduled building 4
E	ridge and parapet height not to exceed existing ridge and

	parapet height of adjacent scheduled building 5
F	Max. RL. 11.675
G	Max. RL. 9.00
H	Max. RL. 9.65
I	Max. RL. 13.50
J	31m above mean street level

Note 1

Datum 0.00 = LINZ (Lands and Survey New Zealand Datum)

- (2) Canopies, verandah and walkway shelters within the courtyard shown on precinct plan 1 must not exceed a height of RL 15.50.

I212.6.3. Courtyard

Purpose: manage the location of buildings to maintain the amenity of the courtyard

- (1) Buildings must not locate within the courtyard shown on Victoria Park Market Precinct: Precinct plan 1. This control does not apply to canopies, verandahs and walkway shelters.

I212.6.4. Adelaide Street Viewshaft

Purpose: manage the location of buildings to achieve policy 5 of the Victoria Park Market Precinct.

- (1) Buildings must not locate with the Adelaide Street viewshaft shown on Victoria Park Market Precinct: Precinct plan 1 and in Figures 1 and 2 below.

Figure I212.6.4.1 Adelaide Street viewshaft

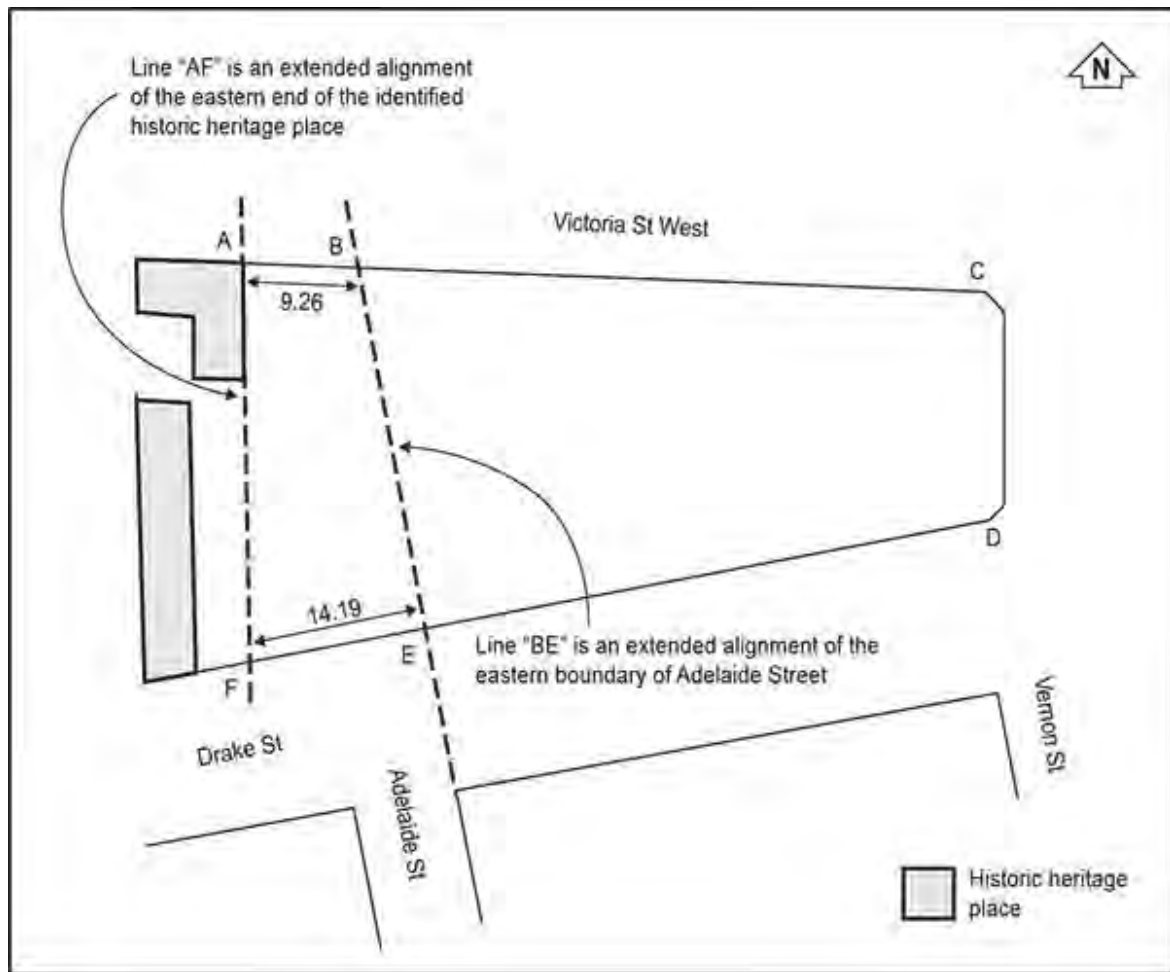
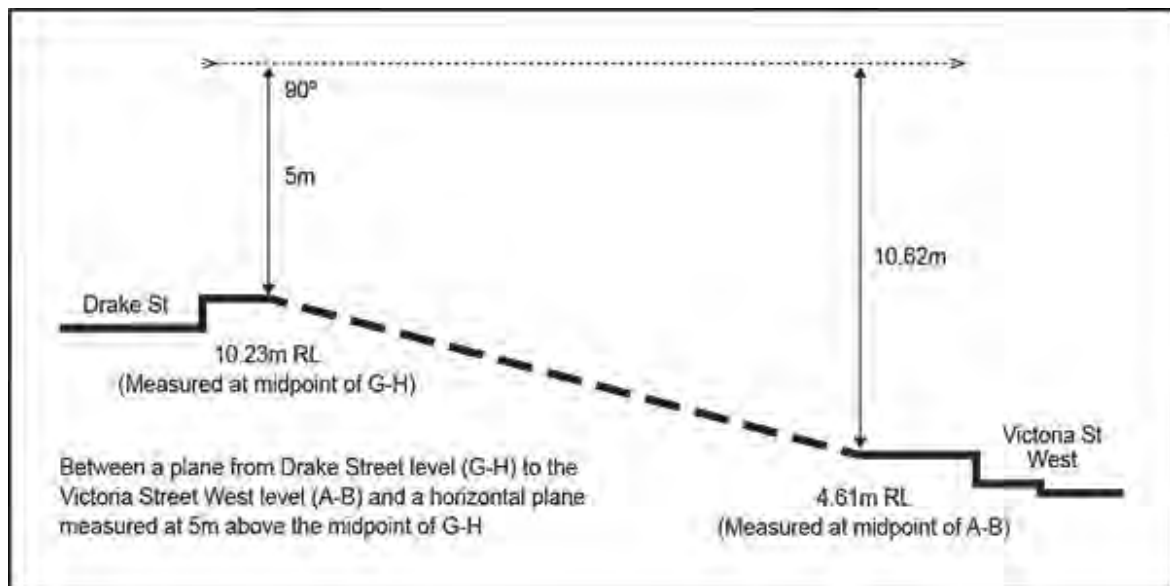


Figure I212.6.4.2 Adelaide Street viewshaft elevation



I212.6.5. Building setback - Building platform 4

Purpose: manage the location of buildings to maintain and enhance amenity.

- (1) Buildings must be setback 2.5m from building platform D shown on Victoria Park Market Precinct: Precinct plan 1.

I212.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I212.8. Assessment – restricted discretionary activities

I212.8.1. 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) new buildings, and alterations and additions to buildings not otherwise provided for:
 - (a) the effects of development on historic heritage values.

I212.8.2. 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) new buildings, and alterations and additions to buildings not otherwise provided for:
 - (a) the effects of development on historic heritage values:
 - (i) whether the form, mass, proportion and materials conform to the architectural character and heritage value of the scheduled heritage buildings;
 - (ii) whether any alterations retain the consistency of profile which characterises the Victoria Street and Drake Street frontages. In this respect, the vertical profile of the scheduled heritage buildings are considered particularly sensitive to change;
 - (iii) whether permanent canopies over any part of the courtyard detract from the architectural character and heritage value of the buildings. Whether through the use of height, design and materials, canopies maintain the appearance of openness and light in the courtyard area. In this respect, glazing and translucent materials and/or retention of openings to the sky are potentially important design elements to achieve this;

- (iv) new buildings should not detract from the heritage features of existing buildings within the site, particularly the western brick wall of the destructor building;
- (v) whether the open view to the courtyard from Drake Street as shown on Precinct plan 1 is retained;
- (vi) whether new buildings are designed to read as contemporary structures to maintain a distinction between them and the historic market buildings. They should however, be sympathetic in terms of their scale, form and materials used;
- (vii) the extent to which new buildings are generally separated from the historic buildings. Any connections between the two should be lightweight and only touch the historic buildings lightly;
- (viii) whether historic site elements and features such as basalt cobblestones are retained and protected as far as possible. Where cobblestones are affected by new building works, such as the western courtyard building, whether they can be uplifted and stored for future reinstatement. Any other cobblestones that are uncovered during the course of the work should also be retrieved. The final location of the cobblestones should be determined in the course of discussions between the heritage architect, Heritage New Zealand Pouhere Taonga and the Council;
- (ix) whether existing historic fabric assessed as having significance in the conservation plan is retained and protected wherever possible. This includes brickwork, joinery and internal fabric such as original wall linings, roof trusses and match-lined ceilings;
- (x) particular care should be taken to retain and protect any fabric that dates from the building's original uses as the Auckland City Destructor and works depot. This may include steel columns and beams, pulleys, furnace doors and the like;
- (xi) later fabric deemed not to be significant may be removed after consultation with the heritage architect, Heritage New Zealand Pouhere Taonga and the Council;
- (xii) whether historic fabric is repaired as required. This may include replacement of severely eroded bricks, repointing where mortar has weathered and repairs of cracks and other defects. Whether bricks are carefully selected to match the original bricks and mortar should be lime based to match the original. Whether roofs and gutters are repaired or replaced as necessary, either with like materials or to match the original. Some joinery may also need to be repaired or replaced;
- (xiii) whether repairs to the heritage buildings are carried out under the guidance of a heritage architect;

- (xiv) whether the historic buildings on the Victoria Park Market site are returned to an earlier form where possible. This may involve the reconstruction of missing elements such as windows and doors, the restoration or reinstatement of elements to their original locations and the removal of later accretions such as conservatories or canopies;
- (xv) whether the overhead walkway is cut back in various locations where it currently encroaches on the heritage buildings including the chimney, stables, destructor and generator/powerhouse/battery house complex. This will enable these buildings to be reconstructed or restored to their earlier form;
- (xvi) In general, the historic buildings should not be extended or added to other than the provision of two new levels above the battery building and another bay alongside. Some additional space is proposed to be constructed towards the western end of the western depot building in an area that has previously been extensively modified. The eastern depot is also proposed to be extended over part of its length;
- (xvii) some minor modifications may be required to adapt the heritage buildings for a new use. These include the destructor building, the depot buildings, the stables and generator/powerhouse building. In general, work to adapt these buildings may involve the provision of new openings and the installation of appropriate new doors and windows in the exterior fabric;
- (xviii) whether new joinery is detailed to have a consistency of design and appearance and shall be sympathetic to the character of the historic buildings. For example, the destructor building has steel windows and any new windows shall be fabricated to match. The remaining heritage buildings have timber windows;
- (xix) whether new joinery is designed to "read" as being new so as to maintain the distinction between old and new fabric. Some new joinery will also be required in areas such as the shop fronts in the depot buildings;
- (xx) whether all work to adapt the buildings for their new uses are designed in conjunction with the heritage architect, following consultation with Heritage New Zealand Pouhere Taonga and the Council;
- (xxi) In general, in terms of internal fit-outs tenants should be encouraged to leave original fabric exposed. This includes brick walls, trusses, raking ceilings with match lining and original trim.

- (xxii) it is accepted that some tenants may wish to provide new ceilings and wall linings to create a modern retail environment and that this may involve covering over or concealing significant heritage fabric such as brickwork. Any heritage fabric that is not wanted to be seen should be covered over, rather than be removed;
- (xxiii) whether new linings are sympathetic to the historic buildings and not to detract from their heritage values. For example, modern suspended ceilings with tiles set into exposed rails would not be considered appropriate;
- (xxiv) tenants should avoid damage to heritage fabric when installing new wall and ceiling linings. The later linings should also be able to be removed at some future date without damaging fabric and the spaces returned to their earlier form;
- (xxv) whether reticulation of new services is considered at an early stage to minimise their impact on heritage fabric. The location of all duct work and other services shall be discussed with the heritage architect, the council and Heritage New Zealand Pouhere Taonga and the Council;
- (xxvi) in particular, whether large scale ductwork such as kitchen extracts are run within the building envelope and large ducts should not be run on the outside of buildings. Consideration should be given to routing ductwork through new buildings. Service providers are encouraged to co-ordinate the installation of services to prevent a proliferation of ductwork and cabling;
- (xxvii) the location of air-conditioning services should similarly be carefully considered with the aim of avoiding a proliferation of exposed ductwork and air-conditioning plant on walls and roof areas. The location of such equipment must be discussed at an early stage with the heritage architect, Heritage New Zealand Pouhere Taonga and the Council and the council. Where appropriate, plant may be screened to reduce its impact;
- (xxviii) whether other services such as electrical and data cabling is concealed wherever possible. Television aerials and dishes must be concealed behind parapets and the like;
- (xxix) Any significant new development within the precinct should involve the substantial restoration of scheduled buildings identified on the Precinct plan 1; and
- (xxx) whether any lightweight shelters to the proposed new courtyard buildings are constructed of steel and glass and are designed to avoid visual conflict/obfuscation with existing heritage buildings on the site. All such structures should be designed in consultation with the council;

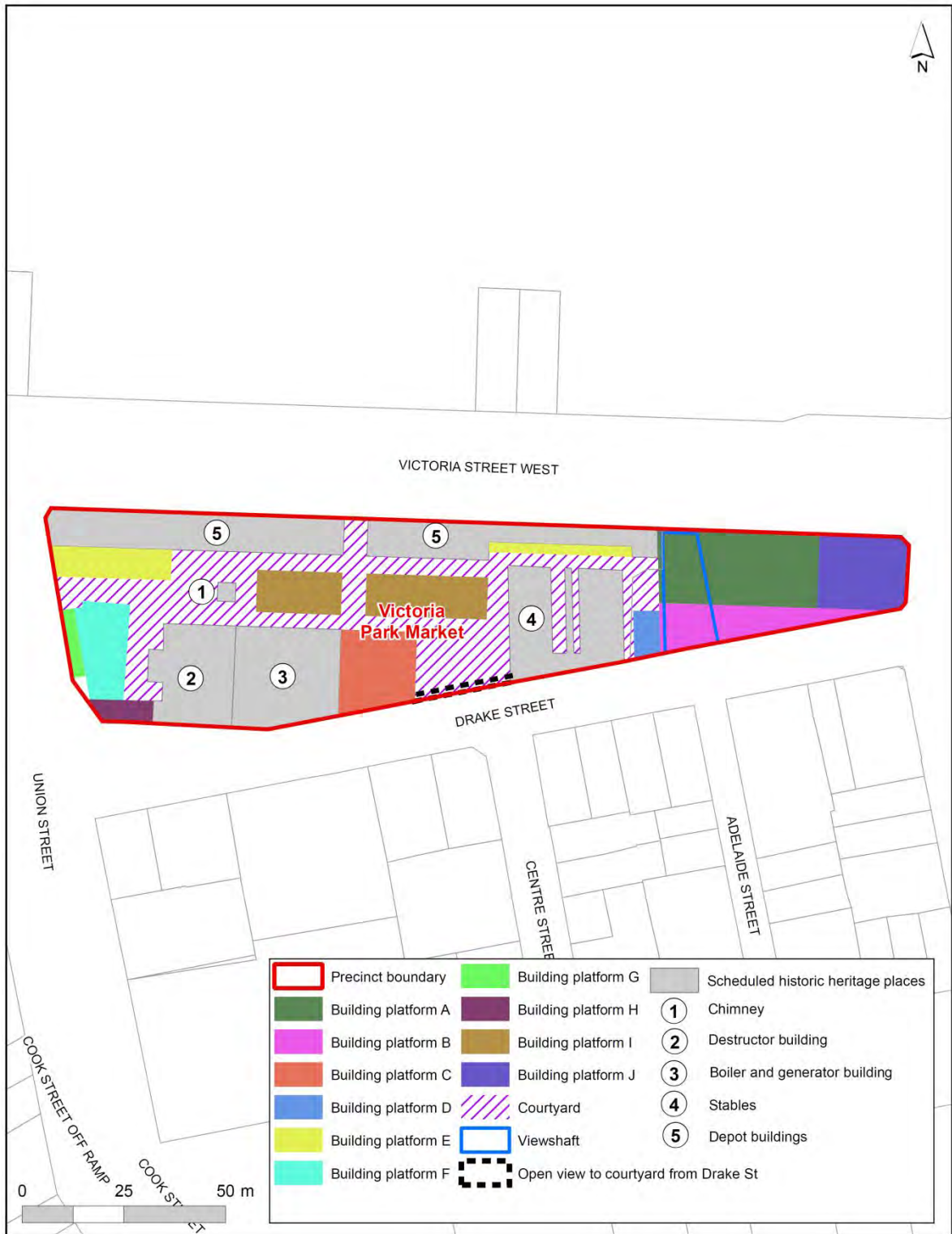
- (xxxi) where possible, whether development of sites along the original shoreline cliff near the northern edge of Drake Street avoids the destruction of, and should identify and enhance that natural and historic feature.

I212.9. Special information requirements

There are no special information requirements in this precinct.

I212.10. Precinct plans

I212.10.1 Victoria Park Markets Precinct: Precinct plan 1



I213. Westhaven – Tamaki Herenga Waka Precinct

I213.1. Precinct description

The Westhaven – Tamaki Herenga Waka Precinct is located at the western edge of the city centre and comprises the land and coastal marine area occupied by Westhaven marina. The extent of the Westhaven – Tamaki Herenga Waka Precinct is shown on Precinct plan 1. Coordinates for the precinct boundary in the coastal marine area are shown on Precinct plan 2.

The purpose of the Westhaven – Tamaki Herenga Waka Precinct is to provide for the use and development of one of the largest marinas in the southern hemisphere. For more than 100 years, Westhaven has been a significant focus for recreational and competitive boating activities in Auckland and this remains the principal function of the precinct. Along with the Wynyard Precinct, this precinct is a hub of recreational boating, charter services, boat clubs, coastal services and the marine industry. Reflecting its principal function, the precinct provides for the operation of the marina and a limited range of supporting commercial activities.

Westhaven forms an important part of Auckland's waterfront, providing pedestrian and cycling access between the city centre and St Marys Bay. It is located adjacent to the Harbour Bridge and its southern approaches, but functions independently from the motorway infrastructure. The precinct encourages pedestrian and cycling access within the precinct to be enhanced provided such activities do not compromise the current and future function and growth of the marina.

The marina provides an important visual edge to the city centre, with low-level buildings separated by public open spaces, allowing for landscape views of the marina. Development within the Westhaven – Tamaki Herenga Waka Precinct is guided by Precinct plan 1.

The land and coastal marine area in the Westhaven – Tamaki Herenga Waka Precinct is zoned Coastal – Marina Zone.

I213.2. Objectives [rcp/dp]

- (1) A world-class marina for recreational boating and water sport activities that is supported by other marine and port activities and a limited range of commercial business activities that rely on and benefit from a waterfront and marina location and contribute to the efficient operation of the marina and amenity of the waterfront.
- (2) A safe, convenient and interesting environment, which provides for and encourages pedestrian and cycling use and improves connectivity within the precinct and to adjacent areas of the city.
- (3) The efficient use and development of Westhaven marina, principally for recreational and competitive boating activities.
- (4) Adverse effects arising from activities and development are avoided, remedied or mitigated, in an integrated manner across mean high water springs.

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

I213.3. Policies [rcp/dp]

- (1) Enable the efficient operation and development of the marina by providing for activities that have a functional need to locate in or adjacent to the coastal marine area, while avoiding, mitigating or remedying any significant adverse effects across mean high water springs.
- (2) Enable the use of Westhaven Marina for a limited range of non-marina based activities provided the current and future function and growth of the marina for recreational boating and accessory activities is not compromised.
- (3) Limit maximum building height and the location of building platforms to an appropriate scale to the marina waterfront setting and maintain identified views to and from the city centre.
- (4) Encourage development and use of the marina to enhance pedestrian and cycling access to and along the city centre waterfront and adjoining residential areas to the extent that such activities do not compromise the current and future function and growth of the marina for recreational boating and accessory activities.
- (5) Public open space and ancillary buildings and structures are established to connect Westhaven Precinct to Point Erin in a manner that provides for increased opportunity for recreation and access to, along, or over the coastal marine area.
- (6) Manage the land and coastal marine area to maintain and enhance the ecology of the natural coastal environment and built environment within the precinct.

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

I213.4. Activity table

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

Table I213.4.1 Activity table specifies the activity status for land use and development activities pursuant to section 9(3) of the Resource Management Act 1991 and the activity status for works, occupation and use in the coastal marine area pursuant to sections 12(1), 12(2), and 12(3) of the Resource Management Act 1991, or any combination of all of the above sections where relevant.

- (1) The activities in the Coastal – Marina Zone apply in the Westhaven – Tamaki Herenga Waka Precinct unless otherwise specified in the activity table below.
- (2) Those activities marked with * have the listed activity status only when that activity is located on an existing coastal marine area structure (e.g. a new building on an existing wharf). If that activity is located directly in the coastal marine area (e.g. a new wharf) a different activity status will apply.

Table I213.4.1 Activity table

Activity		Activity status	
		CMA [rcp]	Land [dp]
Works in the coastal marine area pursuant to section 12(1) of the Resource Management Act 1991			
(A1)	Maintenance or repair of a reclamation or drainage system	P	NA
(A2)	Minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation	RD	NA
(A3)	Reclamation or drainage not otherwise provided for	D	NA
(A4)	Declamation	RD	RD
(A5)	Maintenance dredging	RD	NA
(A6)	Capital works dredging	RD	NA
Use and activities pursuant to sections 9(3) and 12(3) of the Resource Management Act 1991 and associated occupation of the common coastal marine area pursuant to section 12(2) of the Resource Management Act 1991			
Residential			
(A7)	Workers accommodation	NC	P
(A8)	Dwellings, visitor accommodation, home occupations, boarding houses, retirement villages and supported residential care	NC	NC
Commerce			
(A9)	Maritime passenger operations, excluding freight movement and storage	P*	P
(A10)	Marine retail	P*	P
(A11)	Food and beverage	P*	P
(A12)	Retail	P*	P
(A13)	Storage and sale of fuel and oil for vessels – maximum of 100m ² gross floor area	P*	P
(A14)	Service stations, excluding storage and sale of fuel and oil for vessels – maximum of 100m ² gross floor area	NC*	Pr
(A15)	Offices accessory to marine and port activities or maritime passenger operations	P*	P
(A16)	Offices that are not accessory to marine and port activities or maritime passenger operations	NC	NC
(A17)	Retail, commercial services and entertainment facilities not specified as a permitted activity	D*	NC
Community			
(A18)	Clubrooms for marine-related clubs	P*	P

(A19)	Educational facilities accessory to marine and port activities or maritime passenger operations	P*	P
(A20)	Community facilities and education facilities not specified as a permitted activity and healthcare facilities, care centres and emergency services	D*	D
(A21)	Hospitals and major recreation facilities	NC	NC
Industry			
(A22)	Marine and port activities	P	P
(A23)	Marine industry	RD*	RD
(A24)	Industrial activities not specified as a permitted or restricted discretionary activity	D*	D
(A25)	Parking accessory to permitted activities	P*	P
Development pursuant to sections 9(3) and 12(1) of the Resource Management Act 1991, occupation of the common marine and coastal area pursuant to section 12(2) of the Resource Management Act 1991 and their use pursuant to section 12(3) of the Resource Management Act 1991			
(A26)	Marine and port facilities	P*	P
(A27)	Marina berths	P	NA
(A28)	Marine and port accessory structures and services	P	P
(A29)	Demolition or removal of buildings or coastal marine area structures	P	P
(A30)	Wave attenuation devices	RD	RD
(A31)	Observation areas, viewing platforms and boardwalks	RD	RD
(A32)	New and existing swing moorings and pile moorings including occupation of the waterspace by vessel to be moored	P	NA
(A33)	Maimai	NC	NC
(A34)	Helicopter landing areas	D	D
(A35)	Public amenities	P*	P
(A36)	Minor cosmetic alterations to a building that does not change its external design or appearance	P*	P
(A37)	New buildings and alterations and additions to buildings not otherwise provided for as permitted activities	RD*	RD
(A38)	Coastal marine area structures or buildings not otherwise provided for	D	NA
(A39)	Development that does not comply with	NC	NC

	Standards I213.6.1.1(1)-(2), I213.6.1.2(1), I213.6.1.3(1)-(2) or Standard I213.6.1.4(1)		
(A40)	Development that does not comply with Standard I213.6.1.8(1)	NC	NC

I213.5. Notification

- (1) Any application for resource consent for an activity listed in Table I213.4.1 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).

I213.6. Standards

I213.6.1. Land and water use standards

The land and water use standards in the Coastal – Marina Zone apply in the Westhaven – Tamaki Herenga Waka Precinct unless otherwise specified below.

I213.6.1.1. Retail

- (1) The gross floor area of an individual retail tenancy must not exceed 200m².
- (2) The total cumulative gross floor area of retail activities within the precinct must not exceed 500m².

I213.6.1.2. Marine retail

- (1) The gross floor area of a marine retail tenancy must not exceed 200m².

I213.6.1.3. Food and beverage

- (1) The gross floor area of a food and beverage tenancy must not exceed 200m².
- (2) The total cumulative gross floor area of food and beverage activities in the precinct must not exceed 500m².
- (3) This standard does not apply to food and beverage accessory to clubrooms.

I213.6.1.4. Parking

- (1) Parking must be provided at a minimum rate of 0.5 for every marina berth.
- (2) Standard E27.6.2 Number of parking and loading spaces does not apply.

I213.6.1.5. Public access

- (1) Standard E38.7.3.2 Subdivision establishing an esplanade reserve does not apply to subdivision within the Westhaven – Tamaki Herenga Waka Precinct

I213.6.1.6. Building platforms

Purpose: manage building location to ensure development is of a scale and form appropriate to the marina waterfront setting.

- (1) Buildings must not locate outside of the building platforms shown on Precinct plan 1.
- (2) This standard does not apply to marine and port facilities, and marine and port accessory structures and services.

I213.6.1.7. Building height and coverage

Purpose: limit building height and coverage to achieve Policy I213.3(3) of the Westhaven – Tamaki Herenga Waka Precinct.

- (1) Buildings on the building platforms on Precinct Plan 1 must not exceed the heights and building coverage as set out in Table I213.6.1.7.1:

Table I213.6.1.7.1 Building height and coverage

Building platform	Maximum building height	Maximum building coverage
1	8m for 60% of the platform 10m for 45% of the platform	60%
2	12m	60%
3	10m	100%
4	4m for 100% of the platform 8m for the area specifically identified within the platform	100%
5	8m	100%
6	6m for 100% of the platform 8m for 50% of the platform	100%
7	12m	100%

- (2) Buildings on land must not exceed 8m in height when located outside of the building platforms shown on Precinct plan 1.

- (3) The height of buildings on land will be measured in accordance with Standard H8.6.8 of the Business – City Centre Zone.
- (4) Buildings and structures in the coastal marine area must not exceed a height of 5m above mean sea level
- (5) The maximum floor area of buildings, including marine and port facilities, and marine and port accessory structures and services on land located outside of the building platforms on Precinct Plan 1 must not exceed 50m² for any one structure and a maximum total cumulative floor area of 300m² within the precinct.

I213.6.1.8. Viewshafts

Purpose: manage development at the north of the marina to maintain views between the marina and the Waitemata Harbour.

- (1) At least two 15m wide view shafts crossing building platform 1 generally in a north-south direction must be provided and kept free of buildings and structures from the ground level upwards.

I213.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I213.8. Assessment – restricted discretionary activities

I213.8.1. 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) declamation:
 - (a) construction or works methods, timing and hours of construction works;
 - (b) location, extent, design and materials used;
 - (c) effects on coastal processes, ecological values, water quality and natural character;
 - (d) effects on public access, navigation and safety;
 - (e) effects on existing uses and activities;
 - (f) consent duration; and
 - (g) effects on Mana Whenua values.
- (2) maintenance dredging and capital works dredging:
 - (a) effects on coastal processes, ecological values and water quality;

- (b) effects on other users of the coastal marine area, navigation and safety;
and
 - (c) consent duration and monitoring.
- (3) minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation:
 - (a) form and design of the reclamation;
 - (b) contaminated material;
 - (c) the safe and efficient operation of marine and port activities;
 - (d) effects on Mana Whenua values;
 - (e) construction or works methods, timing and hours of operation; and
 - (f) effects on natural hazards, coastal processes, ecological values and water quality.
- (4) marine industry:
 - (a) the matters of discretion in clauses F3.8.1(1) and F3.8.1(3) of the Coastal – Marina Zone for marine industry other than the maintenance and servicing of vessels apply.
- (5) wave attenuation devices:
 - (a) location and design of the wave attenuation device;
 - (b) effects on navigation, safety and existing activities;
 - (c) effects on wave hydraulics;
 - (d) construction or works methods, timing and hours of operation; and
 - (e) consent duration and monitoring.
- (6) new buildings and alterations and additions to buildings not otherwise provided for:
 - (a) the matters of discretion in F3.8.1(1) of the Coastal – Marina Zone apply;
 - (b) effects on public access, navigation and safety.
- (7) observation areas, viewing platforms and boardwalks:
 - (a) the matters of discretion in F2.23.1(1) of the Coastal – General Coastal Marine Zone rules apply.
- (8) building platforms:
 - (a) building scale and form, and dominance/visual amenity effects;

- (b) effects on public open space and pedestrian access; and
 - (c) effects on the operation and development of the marina.
- (9) building height and building coverage:
- (a) building scale and form, and dominance/visual amenity effects; and
 - (b) effects on current and planned future form and character. building platforms.

I213.8.2. 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 Coastal – Marina Zone provisions:

- (1) declamation:
- (a) whether the adverse effects of declamation are avoided, remedied or mitigated in respect of the effects of the final land/water configuration on:
 - (i) the marine environment, including coastal processes, water quality, sediment quality and ecology, of the coastal marine area;
 - (ii) hydrogeology (ground water) and hydrology; and
 - (iii) sediment accumulation and the need for ongoing maintenance dredging of the coastal marine area.
 - (b) whether declamation works, including the construction of seawalls, avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated soils and groundwater, and other contaminants;
 - (c) whether declamation is located and designed so that the adjacent land area can provide adequate public open space adjacent to, and public access along the water's edge whether on land or on the adjacent water space;
 - (d) the extent to which declamation will affect Mana Whenua values.
- (2) maintenance dredging and capital works dredging:
- (a) whether measures are taken to avoid, remedy or mitigate adverse effects on coastal processes, ecological values, and water quality;
 - (b) whether effects on other users of the coastal marine area during the dredging are avoided, remedied or mitigated;
 - (c) whether consent duration is limited to the minimum duration reasonably necessary for the functional or operational needs of the activity;

- (d) whether monitoring is required in order to demonstrate the extent and type of effects of the dredging, and the degree to which the effects are remedied or mitigated during and after the activity.
- (3) minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation:
 - (a) whether reclamation, as far as practicable, mitigate adverse effects through their form and design, taking into account:
 - (i) the compatibility of the design with the location;
 - (ii) the degree to which the materials used are visually compatible with the adjoining coast;
 - (iii) the ability to avoid consequential erosion and accretion, and other natural hazards;
 - (iv) the effects on coastal processes; and
 - (v) the effects on hydrology.
 - (b) whether the use of contaminated material in a reclamation is avoided unless it is contained in a way that avoids, remedies or mitigates adverse effects on water quality, aquatic ecosystems and biodiversity;
 - (c) the extent to which the reclamation will affect Mana Whenua values;
 - (d) whether construction works avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants.
- (4) marine industry:
 - (a) the assessment criteria in F3.8.2(4) of the Coastal – Marina Zone rules apply.
- (5) wave attenuation devices:
 - (a) whether the location and design of the wave attenuation device avoid, remedy or mitigate adverse effects on existing activities including marine related industries, other marine activities and/or adjoining coastal activities;
 - (b) whether the location and design of the wave attenuation device avoid, remedy or mitigate adverse effects of wave hydraulics on other users of the coastal marine area;
 - (c) whether construction works avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants.
- (6) new buildings and alterations and additions to buildings not otherwise provided for:

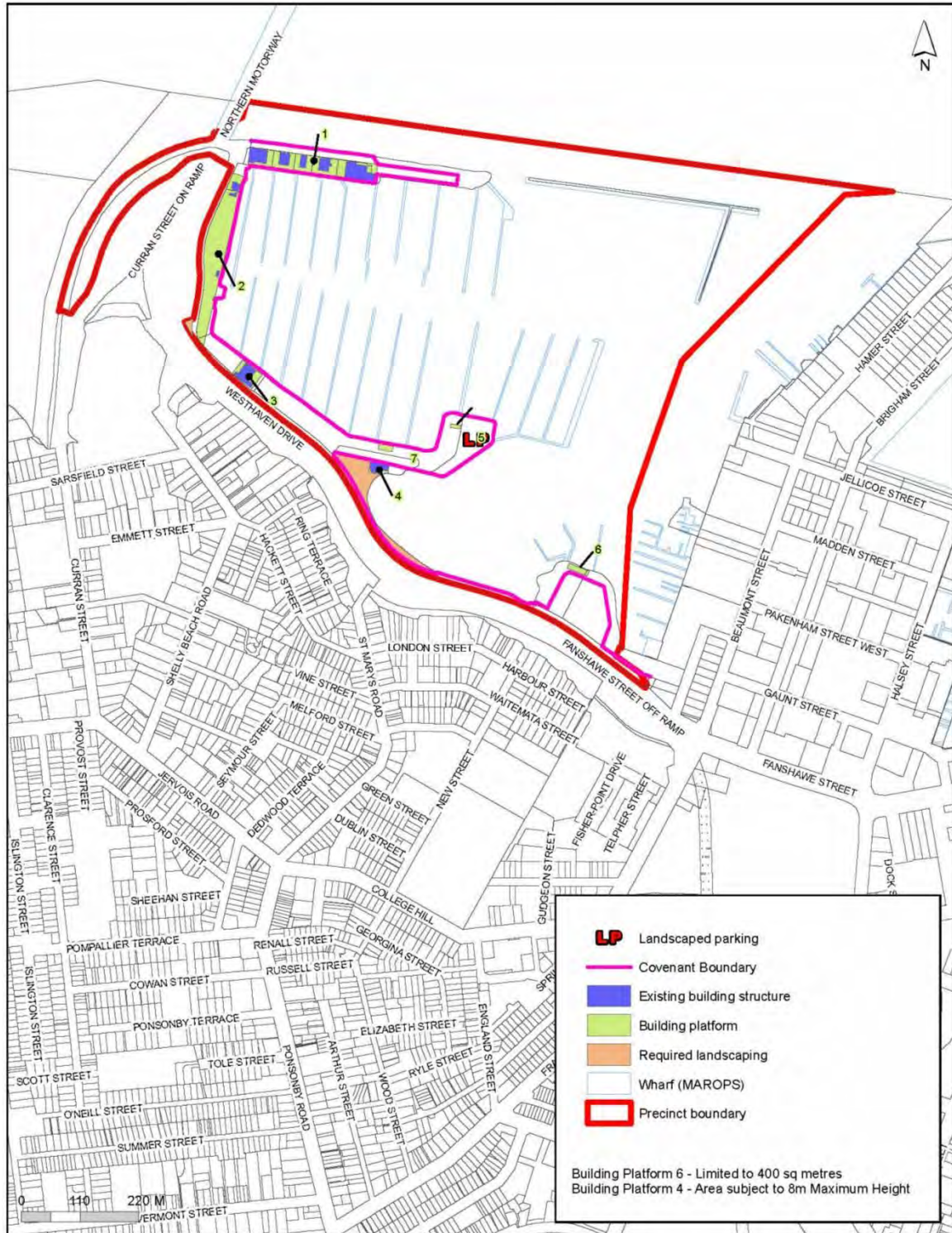
- (a) the relevant assessment criteria in F3.8.2 Coastal – Marina Zone apply;
 - (b) whether the building avoid or mitigate effects on public access, navigation and safety.
- (7) observation areas, viewing platforms and boardwalks:
- (a) the assessment criteria in F2.23.2(1) and F2.23.2(17) of the Coastal – General Coastal Marine Zone rules apply, in addition to the criteria below;
 - (b) whether the design and finish complement and enhance the coastal environment, open spaces and pedestrian linkages.
- (8) building platforms:
- (a) whether buildings are of a scale and form appropriate to the marina waterfront setting;
 - (b) whether the building location and scale maintains the open space character of the marina appropriate to the waterfront setting and maintain views to and from the city centre;
 - (c) whether the building location compromises the current and future function and growth of the marina.
- (9) building height and building coverage:
- (a) building height may be exceeded where it would provide an attractive and integrated roof form that also meets the purpose of the standard;
 - (b) where building height is exceeded, Policy I213.3(3) of the Westhaven – Tamaki Herenga Waka Precinct should be considered.

I213.9. Special information requirements

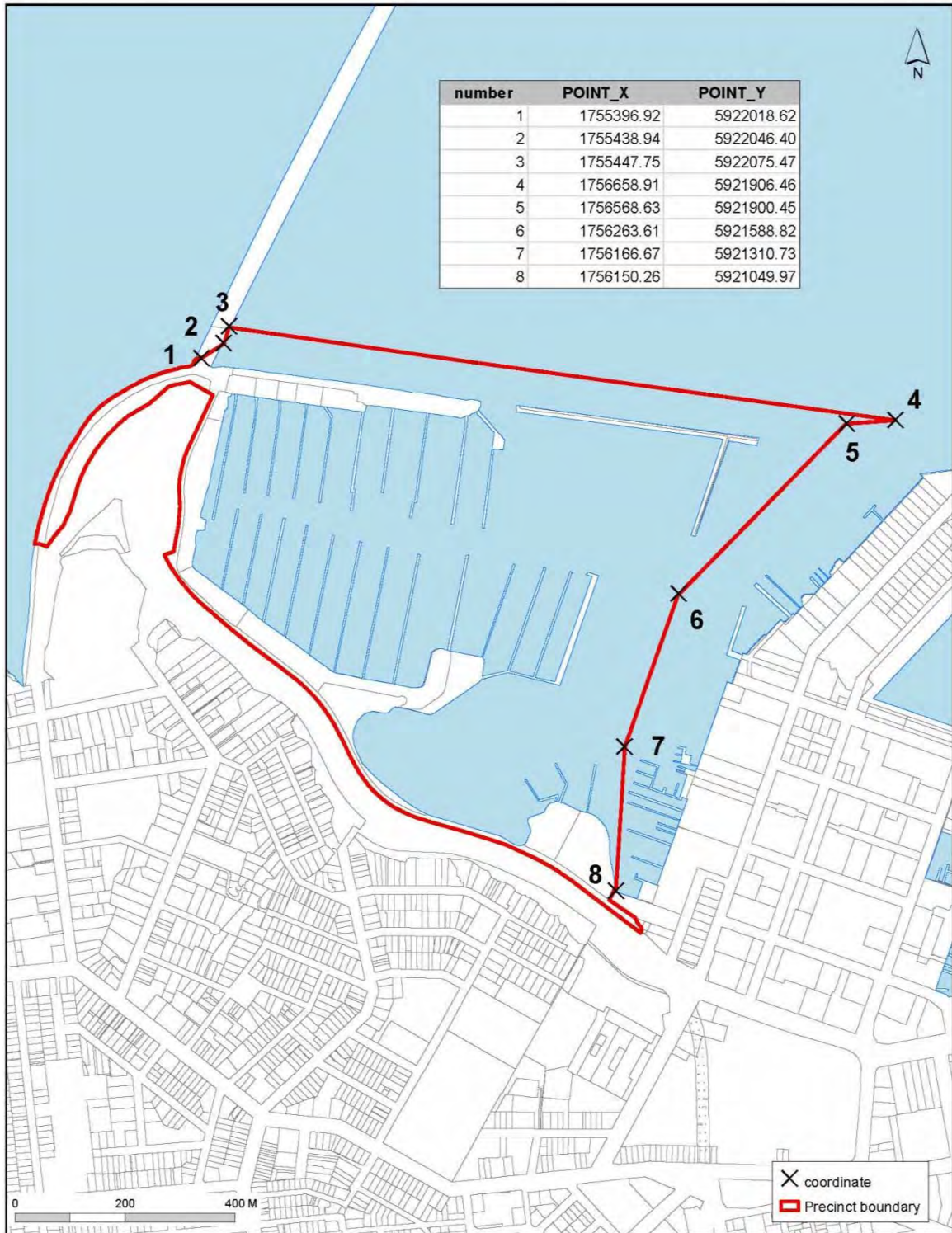
There are no special information requirements in this precinct.

I213.10. Precinct plans

I213.10.1 Westhaven – Tamaki Herenga Waka Precinct: Precinct plan 1 - Building platforms



I213.10.2 Westhaven – Tamaki Herenga Waka Precinct: Precinct plan 2 - Precinct boundary coordinates in the coastal marine area



I214. Wynyard Precinct

I214.1. Precinct description

The Wynyard Precinct represents the north-western end of the city centre. The land is bound on three sides by the sea and by Fanshawe Street on its southern boundary. It is the largest brownfield area within the city centre. The precinct also includes an area of the coastal marine area to the west and the north. Coordinates for the precinct boundary in the coastal marine area are shown on Precinct plan 11.

The purpose of the Wynyard Precinct is to provide for the comprehensive and integrated redevelopment of this large brownfields area while enabling the continued operation of marine industry and hazardous industry.

Wynyard Precinct is an evolving environment characterised by a mix of activities and development including:

- high-quality open space areas, restaurants, offices and cafés fronting Jellicoe Street and North Wharf;
- office activity fronting Fanshawe Street;
- a marine focus along the western edge; and
- a bulk liquids storage industrial activity focus within the northern finger of the precinct.

Marine-related activities, including marine services, ship repairs, fish processing, berthage and marine-related events, will continue to play an important economic and social role for the area.

Existing built form includes a collection of special character buildings, marine and industrial structures, and features that provide a background context to the area's stages of development. Collectively, these elements create an overall industrial aesthetic of structures and buildings, with robust materials and simple details.

To retain the existing character of the area, a design-based approach has been implemented, with all building development and redevelopment requiring assessment.

Although hazardous industry is likely to relocate progressively from the area, risk must still be managed in the transition period, particularly within the northern part of Wynyard Precinct.

Redevelopment of this area should have regard to the existing and planned infrastructure connections that are adjacent to or pass through the precinct, for example, the Additional Waitemata Harbour Crossing.

The zoning in the Wynyard Precinct is Business – City Centre Zone and Coastal – General Coastal Marine Zone.

I214.2. Objectives [rcp/dp]

Social and economic

- (1) Wynyard precinct is redeveloped while managing potential conflicts between different uses to achieve:

- (a) a high-quality visitor destination which showcases the City's diverse communities and the importance of the harbour;
- (b) maintenance and enhancement of the regionally significant economic function of the marine, fishing and other industries and maritime passenger operations to the Hauraki Gulf islands;
- (c) a vibrant community with a mix of activities and experiences for all people including a community focal point, high quality public open space and community facilities;
- (d) public open space on the waterfront, and an area for events and entertainment activity for the social and economic benefit of the wider Auckland Region;
- (e) access to and along the coast and enjoyment of the coastal environment with a network of open space while recognising the need to manage access with competing commercial activities; and
- (f) the maintenance and where practicable enhancement of navigation and berthage within the Wynyard Precinct coastal marine area for a wide range of recreational and commercial vessels, including maritime passenger transport and fishing industry operations, excluding in areas subject to potential risk and public safety effects.

Built form

- (2) An integrated urban environment is created which:
 - (a) exhibits high-quality and diverse built form and urban design which reflects the marine attributes of the precinct;
 - (b) has appropriate building heights that enhance its prominent waterfront location and which complements the central area and wider city landforms, skyline and views; and
 - (c) avoids, remedies or mitigates adverse effects on existing infrastructure.
- (3) Individual buildings or collections of buildings are designed to achieve an appropriate form and scale in relation to:
 - (a) existing and proposed public open spaces; and
 - (b) identified view shafts.

Special character

- (4) Identified special character buildings are protected and enhanced and the unique character within Wynyard precinct, which is reflective of its maritime and industrial history, is retained.

(5) *Public open space*

- (6) A significant area of waterfront public park space is provided for the benefit of the Auckland Region with a complementary hierarchy of interconnected, high quality, public open space for current and future residential and commercial occupants and visitors.

Risk and public safety

- (7) Adverse environmental effects and risks presented by hazardous or dangerous activities or facilities within the precinct are avoided or mitigated.

Remediation

- (8) The adverse effects of contamination are minimised through comprehensive management of contaminated sites and materials.

Reverse sensitivity and amenity

- (9) Conflicts between different uses are managed to ensure the efficient operation of marine industry and fishing industry, other industry and regionally significant transport infrastructure while enabling the marine events centre and public spaces to be used for a range of public events.

Pedestrian access, street quality and safety

- (10) A safe, convenient and interesting environment, which optimises pedestrian and cycling use and improves connectivity within the precinct and to adjacent areas of the City.

Transport

- (11) The safety and capacity of the transport network is maintained and, where appropriate, enhanced.

Integrated development

- (12) The development of buildings and activities and the provision of infrastructure in a comprehensive and integrated manner which achieves high quality urban design outcomes and which avoids, remedies or mitigates adverse effects on existing and planned infrastructure.

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

I214.3. Policies [rcp/dp]

Built form

- (1) Encourage the location, bulk, outlook, access to, and servicing of buildings to be planned and designed on a comprehensive and integrated basis rather than on an ad hoc individual building basis.
- (2) Encourage the integration of built form with the existing and proposed public open space network on a comprehensive land area basis, rather than a site by site

basis, to create a sound framework for a well-designed and high-quality environment.

(3) Ensure that maximum building height:

(a) is appropriate in scale to the street network and the prominent waterfront location;

(b) provides a transition between the core of the precinct and the coastal edge with site-specific opportunities for taller buildings located and designed to reinforce key public open space and waterfront connections while avoiding intrusion of public views into and through Wynyard Precinct;

(c) complements development in the Viaduct Harbour Precinct; and

(d) provides a transition in height between the core central business district and the harbour.

(4) Identify and protect public view shafts from open space across, within, and to Wynyard precinct to reinforce connections with the central area, harbour, and wider Auckland.

(5) Promote excellence and diversity in architecture and urban design that enhances the relationship of buildings with public open space, and reflects the coastal, topographical, and historical qualities of the precinct.

Special character

(6) Recognise the contribution that identified special character buildings make to the marine, fishing, and industrial heritage aesthetic within the precinct.

(7) Encourage the retention and re-use of identified special character buildings, features, structures and elements within the precinct.

(8) Encourage developments adjoining or adjacent to identified special character buildings to respond sympathetically to the historic context by reference to characteristics such as form, scale, materials and setbacks.

(9) Encourage development and design that is reflective of the precinct's maritime location.

(10) Promote and encourage the important role the marine and fishing industries play in defining the character and amenity of the precinct.

Social and economic

(11) Enabling a diverse range of activities, high quality visitor experiences, entertainment, events and development to occur, while recognising and maintaining the economic importance of the marine and fishing industry, the bulk liquid industry and Hauraki Gulf Islands maritime passenger operations to the Auckland Region.

- (12) Recognise the significant local and regional socio-economic benefits associated with providing high-quality waterfront public open space and events activity while also providing for the operational and access requirements of the marine and fishing industries, other industrial activities and maritime passenger operations.
- (13) Ensure that sufficient and suitably located land, wharf, waterspace and appropriate, convenient and adequate navigation and berthing facilities are provided to accommodate the current and future operation and growth of the marine and fishing industries and maritime passenger operations, including Sub-precinct C, North Wharf, the southern face of the Western Viaduct Wharf and the western face of the Halsey Street Extension Wharf together with the adjacent waterspace for use primarily by the fishing industry.
- (14) Encourage activities and built form which contribute to the maintenance of pedestrian interest and vitality at ground level at Jellicoe Harbour to foster a vibrant community focal point.
- (15) Establish and maintain a network of coastal edge, public open space and public access along waterfront areas, linking the precinct to the wider central area while also providing the operational and access requirements of the marine and fishing industries, other industrial activities and maritime passenger operations.

Public open space

- (16) Establish a framework which supports the development of key interconnected public open space across the precinct, including:
 - (a) a high-quality waterfront park of regional significance, including the potential for a high quality public building;
 - (b) a network of coastal edge promenades and pedestrian accessways enabling access to and along the coast comprising a minimum width of 20 metres, with the exception of Sub-precinct C;
 - (c) a high-quality linear park linking Victoria Park to the waterfront park;
 - (d) High quality areas of public open space for the public, residents, workers and local occupants designed to enliven the urban core of the precinct, including a significant park space within Sub-precinct B; and
 - (e) a network of small pocket parks, linking spaces and plazas.
- (17) Encourage the use of the precinct's internal street network to function as part of the public open space network, and provide for the creation of internal canals, ponds and plazas.

Pedestrian access, street quality and safety

- (18) Encourage the construction of a bridge for pedestrians, cyclists and local public transport connecting the Eastern Viaduct with Jellicoe Street to improve public connectivity between Wynyard precinct and the city centre.

- (19) Facilitate the reconnection of Daldy Street between Pakenham Street and Madden Street to provide a physical north-south connection through Wynyard precinct and enable the establishment of activities with greater people-or traffic-generation potential.
- (20) Provide mechanisms to manage and, in some cases temporarily restrict, public access to and along some parts of the water's edge to enable marine and fishing industry, maritime passenger operations and events to operate.
- (21) Encourage an integrated network of streets and lanes to increase pedestrian permeability and accessibility through the precinct.
- (22) Encourage a high level of pedestrian amenity along identified existing and future routes, including Te Wero Bridge, which reinforces the ease, comfort and safety of the pedestrian environment.
- (23) Enhance the connection between Wynyard precinct and adjoining areas through the provision of additional pedestrian linkages across Fanshawe Street.
- (24) Discouraging parking within buildings visible from existing and proposed public open space.
- (25) Require planning and development of transport and road changes within and on the fringe of the precinct, including Fanshawe Street, to consider any effects on or contribution to the amenity of the precinct and adjacent areas.

Risk and public safety

- (26) Require new activities, buildings and works to be designed, located, and managed to avoid unacceptable levels of risk.
- (27) Require new hazardous industry or changes to existing hazardous industry to be designed, located and managed to avoid levels of risk which are incompatible with existing sensitive activities.
- (28) Require new industry or changes to existing industry at existing or future public interfaces to implement management measures to avoid, remedy or mitigate existing or potential adverse public safety effects.

Reverse sensitivity and amenity

- (29) Provide for the continued efficient operation of existing and future marine, fishing and other industries, including maritime passenger operations.
- (30) Manage establishing permanent or temporary accommodation within or directly adjacent to areas identified for marine or fishing operations or events, or on sites subject to potentially unacceptable levels of risk associated with existing hazardous industry.

- (31) Require new development, or changes to existing marine, fishing and other industries, to protect and enhance amenity values of specified existing and future public interfaces.

Remediation

- (32) Encourage remediation, including clean-up and mitigation methods, to be addressed on a comprehensive basis.
- (33) Encourage remediation of contaminated land to include consideration of future activity and prospective site topography and likely pathways to the contaminant.

Transport

- (34) Constrain and manage private vehicle travel in and out of Wynyard Precinct, particularly during peak travel periods.
- (35) Encourage walking, cycling and the provision of passenger transport services and facilities compatible with the character and amenity of the area.
- (36) Enable the improvement of public connectivity between Wynyard Precinct and the city centre for pedestrians, cyclists and public transport.
- (37) Maintain and enhance maritime passenger transport operations by providing adequate vehicular, pedestrian and public transport access to ferry terminal facilities.
- (38) Protect the safe and efficient operation of Fanshawe Street as a key arterial route connecting the central city area with wider Auckland and an important element of Auckland's frequent and rapid transit network.

Integrated development

- (39) Use integrated assessment for future development that has regard to:
- (a) land ownership;
 - (b) character;
 - (c) activities;
 - (d) existing and proposed street pattern; and
 - (e) existing and planned infrastructure.
- (40) Encourage built form, activities, public open spaces and infrastructure to be planned and designed on a comprehensive land area basis, rather than on an individual site basis.

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

I214.4. Activity table

Table I214.4.1 and I214.4.2 specifies the activity status for land use and development activities pursuant to section 9(3) of the Resource Management Act 1991 and the activity status for works, occupation and use in the coastal marine area pursuant to sections 12(1), 12(2) and 12(3) of the Resource Management Act 1991, or any combination of all of the above sections where relevant.

- (1) The activities on land in the precinct are as specified in the table below and are also subject to compliance with Precinct plan 7.
- (2) The activities in the Coastal – General Coastal Marine Zone and Business – City Centre Zone apply in the Wynyard Precinct unless otherwise specified in the activity table below.
- (3) Activities marked # in the activity table are deemed to be risk-sensitive activities and are subject to additional assessment.
- (4) Within Sub-precinct F and Area 1 and Area 3 shown on Precinct plan 10, the activity status of activities marked * in the activity table applies until the date when all hazardous industry located within Sub-precinct F discontinue operation. After that time, those activities are permitted unless an alternative activity status not marked * is shown.
- (5) The requirements in E40 Temporary activities apply to:
 - (a) all temporary activities within Sub-precincts A, B, C (south of Area 3 as shown on Precinct plan 10), G, Halsey Street Extension Wharf and Western Viaduct Wharf;
 - (b) all sports events provided that the event only passes through, and is not based in, sub-precincts D, E, F or areas 1, 3, 4, 5, and 6 as shown on Precinct Plan 10: Risk areas, and the event does not involve motor racing; and
 - (c) all temporary activities occurring within Sub-precincts D, E, F and areas 1, 3, 4, 5, and 6 as shown on Precinct plan 10: Risk areas, except an event.
- (6) Events located within sub-precincts D, E and F and areas 1, 3, 4, 5, and 6 as identified on Precinct plan 10, will be subject to the requirements set out in Wynyard Precinct. From the date on which all hazardous industry located within Sub-precinct F and Area D discontinue operations, the requirements set out in E40 Temporary activities apply to events within Sub-precinct F and areas 1, 3, 4, 5, and 6 as identified on Precinct plan 10 - Risk areas.

Table I214.4.1. Activity table – Land use

Activity		Sub-precinct A and Sub-precinct B	Sub-precinct C	Sub-precinct D	Sub-precinct E and Sub-precinct G	Sub-precinct F	Coastal marine area [rcp]
(A1)	Dwellings or visitor accommodation #	P	NC	RD*	RD*	NC*	NA
(A2)	Dwellings in the areas identified on Precinct plan 7, as being subject to a no-complaint covenant where no such covenant has been entered into #	Sub-precinct A NA Sub-precinct B D	D	D	D	NC* D	NA
(A3)	Workers accommodation #	P	Areas 1 and 3 - RD* South of Area 3 - P	RD*	RD*	RD*	Areas 4 – 6 RD* Outside of Areas 4 - 6 P
(A4)	Offices accessory to marine and port activities and marine retail located on another site within Sub-precinct C or on land fronting Beaumont Street identified on Precinct plan 7, as 'areas where ground level activity is limited to marine and port industry and marine retail only' #	NA	C	C	C	NA	NA
(A5)	Artworks	P	P	P	P	P	P
(A6)	Community facilities #	P	NC	RD*	RD*	NC*	NC* D
(A7)	Education facilities #	P	NC	RD*	RD*	NC*	NC* D
(A8)	Entertainment facilities, except within lawfully established buildings on Halsey Street extension wharf #	P	NC	RD*	RD*	NC*	NC* D
(A9)	Entertainment facilities, food and beverage up to 100m2 gross floor area and ancillary office activities on the Halsey Street extension wharf within lawfully established buildings	NA	NA	NA	NA	NA	P
(A10)	An event and associated buildings and structures that: i. attracts no more than 1000 people at any one time; and ii. occupies a venue for a maximum cumulative duration of not more than 5 days inclusive of the time required for the establishment and	NA	Areas 1 and 3 - P South of Area 3 - NA	P	P	NC	Area 5 - NC Area 6 - P Area 4 - RD

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	removal of structures						Outside of Areas 4, 5 and 6 – NA
(A11)	An event and associated buildings and structures that: i. attracts no more than 1000 people at any one time; and ii. occupies a venue for a maximum cumulative duration of more than 5 days but not more than 21 days inclusive of the time required for the establishment and removal of structures	NA	Areas 1 and 3 - C South of Area 3 - NA	C	C	NC	Area 5 - NC Area 4 - RD Area 6 - C Outside of Areas 4, 5 and 6 - NA
(A12)	An event and associated buildings and structures that either: i. attracts more than 1000 people at any one time; or ii. occupies a venue for a maximum cumulative duration of more than 21 days inclusive of the time required for the establishment and removal of structures	NA	Areas 1 and 3 - RD South of Area 3 - NA	RD	RD	NC	Area 5 - NC Areas 4 and 6 - RD Outside of Areas 4, 5 and 6 - NA
(A13)	A major marine event up to 60 consecutive days	NA	NA	NA	NA	NA	P – Halsey St extension wharf and the Western Viaduct wharf
(A14)	Food and beverage up to 100m ² gross floor area per site #	P	Areas 1 and 3 - RD* South of Area 3 - P	RD*	RD*	NC*	Area 5 – NC* - D Outside of Area 5 - D
(A15)	Food and beverage greater than 100m ² gross floor area per site #	P	D	RD*	RD*	NC*	Area 5 – NC* - D Outside of Area 5 - D
(A16)	Industrial activities	D	D	D	D	D	D
(A17)	Information facilities	P	P	P	P	NC*	NC*
(A18)	Marine retail #	P	Areas 1 and 3 -	RD*	RD*	RD*	NC

Proposed Auckland Unitary Plan Decisions Version with Annotated Appeals

			RD*				
			South of Area 3 - P				
(A19)	Marine and port activities	RD	C	RD	RD	RD	P
(A20)	Maritime passenger operations #	P	Areas 1 and 3 - RD* South of Area 3 - P	RD*	RD*	NC*	Area 5 - NC* P Outside of Area 5 - P
(A21)	Offices located within the area identified on Precinct plan 7	P	NA	NA	NA	NA	NA
(A22)	Offices located outside of the area identified for offices on Precinct plan 7 #	P	NC	RD*	RD*	NC*	NC
(A23)	Office activity that exceeds the maximum office activity gross floor area in I214.6.2(1) below, subject to compliance with the maximum office activity gross floor area in I214.6.2(2) below #	Area 1 – NC Area 2 - RD	NC	RD	RD	NC* RD	NA
(A24)	Private use of coastal access areas either vested in the council or areas over which council has a covenant for public access	NA	RD	RD	RD	RD	NA
(A25)	Public amenities, excluding Wynyard Wharf #	P	P	P	P	NC*	P
(A26)	Public amenities on Wynyard Wharf #	NA	NA	NA	NA	NA	NC*
(A27)	Drive-through facilities on sites fronting onto Fanshawe Street	D	NA	NA	NA	NA	NA
(A28)	Retail, excluding marine retail, up to 1000m ² gross floor area per retail tenancy or shop #	P	NC	RD*	RD*	NC*	NC
(A29)	Retail, excluding marine retail, greater than 1000m ² but not greater than 5000m ² per retail tenancy or shop #	RD	NC	RD*	RD*	NC*	NC
(A30)	Retail, excluding marine retail, greater than 5000m ² per retail tenancy or shop #	D	NC	D*	D*	NC*	NC
(A31)	Commercial services #	P	NC	RD*	RD*	NC*	NC
(A32)	Short term car parking (non-accessory)	D	NC	D	D	D	NA
(A33)	Short term parking (accessory) on coastal marine area structures	NA	NA	NA	NA	NA	P
(A34)	Offices, offices accessory to marine retail and marine and port activities, maritime passenger operations, marine retail, retail, food and beverage, entertainment facilities and education facilities greater than	RD	RD	RD	RD	NC* RD	RD

	100m ² gross floor area per site						
(A35)	Any activity not listed as a permitted, controlled, restricted discretionary or non-complying activity which has a functional need to locate in the coastal marine area	NA	NA	NA	NA	NA	D

Table I214.4.2. Activity table - development

Development pursuant to sections 9(3) and 12(1) of the Resource Management Act 1991, occupation of the common marine and coastal area pursuant to section 12(2) of the Resource Management Act 1991, and their use pursuant to section 12(3) of the Resource Management Act 1991		Land	Coastal marine area [rcp]
Works in the coastal marine area pursuant to section 12(1) of the Resource Management Act 1991			
(A36)	Reclamation	NA	D
(A37)	Declamation	RD	RD
(A38)	Maintenance dredging	NA	RD
(A39)	Capital works dredging	NA	RD
Buildings and structures including construction in the coastal marine area and occupation of the common marine and coastal area			
(A40)	Marine and port ancillary structures and services	P	P
(A41)	Marine and port facilities	RD	RD
(A42)	Maintenance, repair or reconstruction of lawful marine and port facilities	P	P
(A43)	Demolition or removal of marine and port facilities	P	P
(A44)	Structures below the surface of the foreshore and seabed	NA	P
(A45)	Construction of a bridge across the Viaduct Harbour, linking the Eastern Viaduct to Jellicoe Street	RD	RD
(A46)	Conversion of a buildings or part of buildings to dwellings or visitor accommodation	RD	NC
(A47)	Demolition or removal of any buildings or coastal marine area structures	C	P
(A48)	Substantial demolition or any demolition of the front facade of a special character building within the Wynyard precinct identified on Business – City Centre Zone – Map H8.11.1	RD	RD
(A49)	Coastal marine area structures and buildings, and alterations and additions to coastal marine area structures and buildings	NA	RD
(A50)	Minor cosmetic alterations to a building that does not change its external design and appearance	P	NA
(A51)	New buildings, and alterations and additions to buildings (not otherwise provided for as a permitted activity)	RD	NA
(A52)	Roads or lanes	RD	NA

(A53)	Subdivision	RD	NA
(A54)	The transfer of identified character building floor space	C	NA
(A55)	Development that does not comply with Standard I214.6.1(1) Parking ratios	NC	NC
(A56)	Development that does not comply with Standard I214.6.2(2) Maximum office gross floor area	NC	NC
(A57)	Development that does not comply with Standard I214.6.3(1)-(3) Calculating maximum office gross floor area	NC	NC
(A58)	Development that does not comply with I214.6.7(1) Maximum site intensity	NC	NC
(A59)	Development that does not comply with I214.6.7(2) for the building footprint of an identified special character building	NC	NC
(A60)	A lane that does not meet the requirements of I214.6.12(5) Lanes and view shafts	NC	NC
(A61)	Development that does not comply with I214.6.6. Building height	D	D

I214.5. Notification

- (1) Any application for resource consent for a controlled and restricted discretionary risk-sensitive activity marked with a # in Table I214.4.1. Activity table – Land use will be considered without public notification, except that limited notification may be undertaken to the parties listed for the risk sensitive activities below:
- (a) for dwellings or visitor accommodation within Area 1 or Area 3 shown on Precinct plan 10, notice of an application will not be served on any person or party other than any hazardous industry owner or operator within Sub-precinct F who has not provided written approval;
 - (b) for dwellings or visitor accommodation within Area 2 shown on Precinct plan 10, notice of an application will not be served on any person or party other than any fish processing plant owner or operator located within Sub-precinct E who has not provided written approval;
 - (c) for events within sub-precincts D and E or Area 1, 2, 3, 4, 5 and 6 shown on Precinct plan 10, notice of an application will not be served on any person or party other than any hazardous industry owner or operator within Sub-precinct F or fish processing plant owner or operator within Sub-precinct E who has not provided written approval.
- (2) Notwithstanding the requirements of I214.5(1)(a) and (b) above, notice of an application need not be served on hazardous industry owners or operators if it can be clearly demonstrated that the land area subject to the application falls outside the hazardous industry toxic injury risk contour caused by the particular hazardous industry owner or operator within Sub-precinct F.

- (3) Any application for resource consent for a restricted discretionary activity to exceed the maximum office activity gross floor area requirement in Standard I214.6.2(1), and which complies with Standard I214.6.2(2) below, will be considered without public notification or served on any person or party other than the freehold land owner of the subject land and the relevant national and regional statutory roading agency or authority.
- (4) An application for resource consent for a controlled activity listed in Table I214.4.1. Activity table – Land use and Table I214.4.2. Activity table – development above and which is not listed in I214.5(1)-(3) will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (5) New buildings, and alterations and additions to buildings provided for as a restricted discretionary activity will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (6) Any application for resource consent for an activity listed in Table I214.4.1. Activity table – Land use and Table I214.4.2. Activity table – development and which is not listed in I214.5(1)-(4) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (7) 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).

I214.6. Standards

All permitted, controlled and restricted discretionary activities listed in Table I214.4.1 and Table I214.4.2 must comply with the following standards.

The land and water use standards in the Coastal – General Coastal Marine Zone apply to the coastal marine area in the Wynyard Precinct.

The following standards in the Business – City Centre Zone apply to land in the Wynyard Precinct:

- H8.6.26 Verandahs;
- H8.6.28 Wind;
- H8.6.29 Glare;
- H8.6.32 Outlook space; and
- H8.6.25 Building frontage alignment and height except as specified in I214.6.8 below

All other standards that apply to land in the precinct are specified below.

I214.6.1. Parking

Purpose: To maintain or enhance both the safety and capacity of the internal and wider road network and to significantly reduce single occupancy vehicle commuter trips to and from the Wynyard precinct.

(1) Parking ratios:

(a) the number of parking spaces on a site on land within the precinct must not exceed the rates specified in Table I214.6.1.1:

Table I214.6.1.1 Parking ratios

Activity	Maximum parking ratio
Offices	1 space per 150m ² of gross floor area
Retail	1 space per 150m ² of gross floor area
Visitor accommodation	1 space per 200m ² of gross floor area
Dwellings - excluding gross floor area of servicing and common areas within buildings	1 space per 80m ² of gross floor area
All other listed activities	1 space per 105m ² of gross floor area

- (i) on Wynyard wharf, parking accessory to marine and port activities operating from buildings on the wharf must not exceed a ratio of one space per 105m² of gross floor area of the building;
- (ii) the combined number of parking spaces on Halsey Street Extension and Western Viaduct wharves must not exceed 50.

I214.6.2. Maximum office gross floor area

Purpose: To limit office activity, because of its potential to generate traffic during morning and evening peak travel times and particularly in the direction of peak traffic flow.

(1) The amount of office gross floor area allowed on a site must not exceed the rates specified in Table I214.6.2.1:

Table I214.6.2.1. Maximum office gross floor area 1

Sub-precinct	Maximum permitted office gross floor area per sub-precinct	Maximum permitted office activity ratio per site
A	98,000m ²	Lot 1 DP 179403 0:1 Lots 2-10 DP9097, Lot 1 DP197609, Lot 2 DP360738, Lot 3 DP8709 and Part Blk V Deeds Plan 226 - 3:1 All other sites - 3.62:1
B	69,300m ²	2.48:1

C	5000m ²	Only on Lot 28 DP133386 - 0.41:1
D	34,000m ²	0.94:1
E	35,000m ²	1.02:1
F	13,000m ²	0.86:1
G	0m ²	0

- (2) It is a restricted discretionary activity to exceed the maximum office gross floor area rates specified in I214.6.2(1), provided the amount of office gross floor area on a site does not exceed the rates specified in Table I214.6.2.2:

Table I214.6.2.2. Maximum office gross floor area 2

Sub-precinct	Maximum additional office gross floor area	Maximum restricted discretionary office activity ratio per site	Total office gross floor area - permitted + restricted discretionary
A	12,000m ²	Only on Lot 1 DP179403 - 3:1	110,000m ²
B	14,700m ²	3:1	84,000m ²
C	14,000m ²	1.32:1	48,000m ²
D	8500m ²	1.27:1	45,500m ²
E	5000m ²	1.18:1	18,000m ²

I214.6.3. Calculating maximum office gross floor area

Purpose: To provide a methodology for calculating office gross floor area which meets the purpose of I214.6.2 Maximum office gross floor area above.

- (1) When calculating or allocating office activity in accordance with I214.6.2 above:
- the maximum permitted office activity ratio and restricted discretionary office activity ratio is to be applied to the site area excluding any area of land shown on Precinct plan 6, as 'public open space inclusive of land subject to public access easement', but including any land shown as 'indicative lane'.
- (2) Office activity may be transferred between sub-precincts A, B, D, E, F and G subject to:
- the maximum amount of office activity able to be established on the donor land in accordance with I214.6.2(1) above not being increased as a consequence of the transfer;
 - office activity must not be transferred from Lot 1 DP360738 and Lot 1 DP309925 to any other site.

- (3) Offices accessory to marine and port activities and marine retail must not exceed:
- (a) 15 per cent of the total gross floor area on any site, unless otherwise specified in I214.6.3(3)(b) below;
 - (b) 3000m² or 15 per cent total gross floor area on the Sanford site (Lot 1 DP 70740 (NA27B/649), Lot 1 DP 57246 (NA29A/54), Lots 27 & 28 Block VI Deeds 226 (NA29A/56) and Lot 1 DP 89281 (NA46B/682)) in Sub-precinct E, whichever is the greater.

I214.6.4. Noise

Purpose: to minimise reverse sensitivity effects on existing industrial and maritime land uses by providing a minimum level of internal acoustic amenity for occupants of buildings from external noise sources generated by activities in the Wynyard Precinct and a maximum level of noise that activities other than accommodation may generate.

- (1) Sound insulation of accommodation buildings:
- (a) All dwellings must be designed and constructed to provide an indoor noise level of 35dBA L10 in every bedroom and 45dBA L10 in any other habitable spaces (as defined in the NZ Building Code), based on both:
 - (i) an external traffic noise level of 65dBA L10 at the boundary of any road between 11pm and 7am;
 - (ii) the noise levels standards in I214.6.4(2) below as applicable to the Noise Area within which the accommodation units are located as shown on Precinct plan 9;
 - (b) At the same time and under the same physical conditions as the above internal noise levels will be achieved, all bedrooms and other habitable spaces are to be adequately ventilated in accordance with clause G4 of the NZ Building Code.
- (2) External noise levels:
- (a) Noise from activities in Wynyard Precinct must comply with the following limits in Table I214.6.4.1, measured at 1m from the façade of any building containing habitable spaces (as defined in the NZ Building Code) located in the noise areas shown on Precinct plan 9.

Table I214.6.4.1. External noise levels

Noise source location	Noise limit		Noise receiver location
	Day - 7am-11pm	Night - 11pm-7am	
Noise Areas 1,2	L10 60dBA	55dB L _{Aeq} (15 min) 66dB L _{eq} (15 min) @ 63Hz 62dB L _{eq} (15 min) @ 125Hz	Noise Area 2

		90dB L _{AFmax}	
Noise Areas 1,2	L10 70dBA	70dB L _{Aeq} (15 min) 76dB L _{eq} (15 min) @ 63Hz 73dB L _{eq} (15 min) @ 125Hz 90dBA L _{AFmax}	Noise Area 1

(3) Internal noise levels for adjacent tenancies:

- (a) Where an activity shares a common building element such as floor or wall with a separate tenancy it must not exceed the following noise levels in Table I214.6.4.2 when measured in any habitable spaces (as defined in the NZ Building Code):

Table I214.6.4.2 Internal noise levels

Time	Noise limit
7:00am to 11:00pm	L10 45dBA
11:00pm to 7:00am	L10 40dBA L10 55dB @ 63Hz L10 50dB @ 125Hz

(4) Noise levels for events:

- (a) events in sub-precincts D, E, F and G and on coastal marine area structures must comply with I214.6.4(2) above, except that for no more than 15 noise events in any calendar year (1 January to 31 December inclusive) those levels may be exceeded subject to:
- (i) the noise level specified in I214.6.4(2) above not exceeding a cumulative duration of more than six hours within any 24 hour period for a noise event, and
 - (ii) the maximum noise levels not exceeding:
 - 75dBA L10 and 80dBA L01 (medium noise level) for at least 12 of the 15 noise events, and
 - 85dBA L10 and 90dBA L01 (high noise level) for a cumulative duration of not more than 3 of the total 6 hours permitted in I214.6.4(4)(a)(i) above exclusive of one sound check of no more than one hour duration prior to each event, and for no more than 3 of the 15 noise events.
 - (iii) the medium and high noise levels must be determined from the logarithmic average of the L10 values for any measurement periods not exceeding 15 minutes during the event. The L01 values must be determined from the logarithmic average of the L01 values for representative periods not exceeding 15 minutes within the timeframe

of the event. The noise levels must not be exceeded by more than 5 dBA for medium noise levels and 3dBA for high noise levels in any representative measurement period not exceeding 15 minutes during the noise event.

- (iv) Noise levels exceeding the standard in I214.6.4(4)(a)(iii), including sound checks, must start no earlier than 10.00am and must finish no later than 10.30 pm Sunday to Thursday inclusive, 11.00pm Friday and Saturday and 1.00am New Year's Day.
 - (b) at least 4 weeks prior to the commencement of the noise event, the organiser must notify the council in writing of:
 - (i) the names and types of the acts and whether they are anticipated to be within the medium noise level or high noise level as defined in I214.6.4(4)(a)(ii) above;
 - (ii) the person(s) and procedures for monitoring compliance with noise levels; and
 - (iii) the nominated alternative date in the event of postponement due to the weather;
 - (c) the council will keep a record of all noise events held and provide this information upon reasonable request.
- (5) Noise measurement and assessment:
- (a) measurement and assessment must be in accordance with the requirements of NZS 6801:1991 "Measurement of Sound" and NZS 6802:1991 "Assessment of Environmental Sounds". Noise must be measured with a sound level meter complying with at least the International Standard IEC 651 (1979): Sound Level Meter, Type 1.

I214.6.5. Financial contributions

Purpose: to provide for the acquisition and development of public open space in the Wynyard precinct, and/or for enhancing public pedestrian facilities, and/or for enabling public access to and enjoyment of the coastal environment.

- (1) Public open space:
 - (a) a financial contribution may be taken for development on any site for the specific purposes of providing for the acquisition and development of public open space in the precinct, and/or for enhancing public pedestrian facilities;
 - (b) financial contributions must not be levied for subdivisions or refurbishments.
- (2) Public access to the coastal environment:

- (a) with the exception of Sub-precinct C, a financial contribution may be taken in the form of either a conservation covenants, or land to be vested in the council for development on any site adjoining the coastal marine area or any site within 20m of the coastal marine area for the specific purpose of enabling public access to and enjoyment of the coastal environment. This rule does not apply to any site where an esplanade reserve or conservation covenant of 20m or greater in width (or such lesser width as provided by I214.6.4(2)(c) below) has been created prior to 13 July 2007.
 - (b) within sub-precincts E and F, where the site adjoins the coastal marine area, the land to be vested in the council or otherwise secured shall be of a minimum width of 20m and shall not exceed 30m in width measured perpendicular from the coastal mean high water springs mark, except where specified in I214.6.5(2)(c), below.
 - (c) the total width of land over which public access is secured within Sub-precinct G is limited to the area identified as public open space as shown on Precinct plan 6.
 - (d) Standard E38.7.3.2 Subdivision establishing an esplanade reserve does not apply to subdivision or development within the Wynyard Precinct.
- (3) Interpretation:
- (a) for the purpose of this rule "development" includes site works, building construction and alterations; and
 - (b) for the purpose of this rule "refurbishment" means the cosmetic alteration, restoration or redecoration to the interior or exterior of a building or site and includes replacement of services such as lifts or air-conditioning. "Refurbishment" excludes increases to the gross floor area of a building and changes in activity such as conversion of office premises to retail premises or conversion of offices to residential apartments.

I214.6.6. Building height

Purpose: To ensure the height of buildings complements and reinforces key public open spaces within Wynyard Precinct and development within the Viaduct Harbour precinct while providing an appropriate scale and transition in relation to the street network, the harbour and coastal environment and the core central business district. Refer Policy I214.3(3) of the Wynyard Precinct.

- (1) Buildings must not exceed the heights specified on Precinct plan 5.
- (2) For sites on precinct plan 5 with a maximum permitted height of 52m, the maximum cumulative floor plate area per floor must not exceed:
 - (a) sub-precinct B: 1200m² GFA and a maximum dimension of 45m by 45m for that part of the building exceeding a height of 31m;

- (b) sub-precinct E at the corner of Halsey and Jellicoe streets: 1200m² GFA and a maximum dimension of 40m by 30m for that part of the building exceeding a height of 27m; and
 - (c) sub-precincts C and E, except for the site at the corner of Halsey and Jellicoe streets: 900m² GFA and a maximum dimension of 30m by 30m for that that part of the building exceeding a height of 31m.
- (3) In land areas shown on sub-precinct E with a height limit of 25m, the height limit may be exceeded by no more than 2m for roofs, including any roof top projections, subject to a maximum of 6 building storeys and compliance with clause I214.6.7 below for maximum site intensity.

I214.6.7. Maximum site intensity

Purpose: manage the scale, form and intensity of development in the Wynyard precinct. Refer Policies I214.3(1)-(4) of the Wynyard Precinct.

- (1) Buildings on a site must not exceed the maximum site intensity specified for the site on Precinct plan 3, except as specified in I214.6.7(2) below
- (2) The maximum floor area ratio applying to the building footprint of an identified special character building (refer Map H8.11.1 of the Business – City Centre Zone) may be transferred to another site within the precinct subject to:
 - (a) resource consent being obtained as controlled activity;
 - (b) the total area of transferable floor space being calculated on the following basis:
 - (A x B) - (A x C) = total area of transferable floor space
 - A = Area of identified special character building floorplate*
 - B = Maximum floor area ratio shown on Precinct plan 3
 - C = Floor area ratio of 1:1
 - (i) the bonus floor space transferred not increasing the floor area ratio on the recipient site by more than 1:1 above the maximum floor area ratio shown on Precinct plan 3

*Except that the for the character building located on Lots 9 and 10 DP 9092, A = 1655m².

- (3) When calculating gross floor area, where the vertical distance between building storeys exceeds 6m, the gross floor area of the building or part of the building so affected must be calculated as gross floor area as opposed to the volume of that airspace.
- (4) 'Character building floor plate' means that part of the site covered by a special character building identified on Map H8.11.1 of the Business – City Centre Zone including a curtilage of a depth of 2m contained within the legal boundaries of the site and surrounding the character building to enhance the visual integrity of the character building.

- (5) Where a special character building is incorporated in a development or a new development is proposed on the residual site area and the special character building is subject to an approved character plan, the gross floor area of the special character building is excluded from the floor area ratio calculations.
- (6) For the purpose of calculating maximum site intensity the subject land area of any proposed development may be considered as one site, provided the maximum total cumulative gross floor area across all sites within the subject land area is not exceeded.

I214.6.8. Building frontage alignment and height

Purpose: ensure streets are well defined by buildings and provide a sense of enclosure to enhance pedestrian amenity, while avoiding buildings dominating public open space.

- (1) H8.6.25 Building frontage alignment and height applies except that:
 - (a) where the maximum building height is less than the minimum frontage height requirement in Map H8.11.5 of the Business – City Centre Zone, H8.6.25 of the Business – City Centre Zone rules does not apply; and
 - (b) in Sub-precinct G, the ground floor along the eastern boundary must be set back from the public open space identified on Precinct plan 6 by a minimum width of 2.5m measured perpendicular from the public open space for a minimum height of 4m.

I214.6.9. Special industrial frontage

Purpose: avoid unacceptable levels of human injury risk associated with accidental ammonia release from the fish processing plant

- (1) For any building proposed for dwellings or visitor accommodation, facades of buildings fronting the Industrial Frontage identified on Precinct plan 8 must not incorporate opening windows or balconies.

I214.6.10. Marine retail at ground level

Purpose: Provide for marine and fishing industry and marine and fishing retail activity at ground level on specific sites identified on Precinct plan 7. Some flexibility has also been built into the control to allow specific sites identified as Transitional Ground Level Activity to accommodate other activities in the future.

- (1) Except as specified in I214.6.10(2) below, activities at ground level must be restricted to the extent and in the manner identified on Precinct plan 7.
- (2) Activities at ground level on a site identified on Precinct plan 7 as transitional ground level activity must be limited to marine and port activities and/or marine retail until any of the following occurs on that site:
 - (a) the marine and port activity and/or marine retail at ground level occurring on the site as at 1 November 2009 has either relocated off-site or ceased operating from the site, or

(b) the lease (including all rights of renewal) for the site existing as at 1 November 2009 which, as at 1 November 2009, is used for marine and port activities and/or marine retail at ground level expires; or

(c) the road widening works along the frontage of the site authorised by a designation are constructed.

(3) At any time any one of the Standards I214.6.10(2)(a)-(c) above occur on the site, the limitation to marine and port activities and/or marine retail is lifted from that site and those activities listed in the precinct activity table may establish at ground level.

I214.6.11. Vehicle access

Purpose: To avoid potential adverse traffic safety and efficiency effects on the regional arterial and rapid transit functions of Fanshawe Street, as well as protecting traffic capacity and pedestrian and cyclist amenity along Beaumont Street, Halsey Street, Daldy Street and Jellicoe Street.

(1) Except from the land legally described as Pt Lot 2 DP179403 (contained in NA110C/761), vehicle entry or exit must not be established directly from Fanshawe Street.

(2) Vehicle entry or exit from the land legally described as Pt Lot 2 DP179403 (contained in NA110C/761) to Fanshawe Street is limited to one entry and one exit providing left turn manoeuvres only.

(3) Vehicle entry or exit must not be established directly from Beaumont Street (south of Jellicoe Street), Daldy Street, Jellicoe Street or the western side of Halsey Street where alternative access via another road or service lane is available.

(4) Notwithstanding I214.6.11(1)-(3), the total crossing width for any front or corner site must not exceed 50 per cent of the frontage to any road in which it adjoins.

I214.6.12. Lanes and view shafts

Purpose: To build upon the existing grid pattern of streets that characterise the precinct by requiring additional lane connections to serve a finer urban grain. The minimum required widths provide the opportunity for some lanes to be used as service lanes while also contributing to pedestrian permeability within the development blocks. The widths also provide the opportunity to include landscaping features, furniture and artworks.

The viewshafts identified along required lanes are designed to enhance the visual connections of the precinct with the harbour, other features of the surrounding landscape, the CBD and the wider city.

(1) Lanes must be provided at ground level, generally in the locations shown on Precinct plan 6 and must comprise:

- (a) a minimum width of 10m where provided for pedestrians, cyclists and service vehicles; or
- (b) a minimum width of:
 - (i) 6m where lanes are 50m or less in length, or
 - (ii) 7m where lanes are up to 100m in length, or
 - (iii) 8m where lanes are over 100m in length
 - (iv) where provided for pedestrians and cyclists only.

For the purpose of this standard, the length of the lane must be measured as the dimension between the lane intersections and/or the lane termination points as shown on Precinct plan 6.

- (2) Where the lanes shown on Precinct plan 6 are also shown as view shafts on land, the minimum width must be 10m.
- (3) Where a view shaft on land is indicated alone, it must have a minimum width of 10m.
- (4) The minimum widths specified in I214.6.12(1)-(3) above, must be clear and unobstructed by buildings or structures from ground level upwards, except that verandahs may be provided where they meet H8.6.26 Verandahs of the Business – City Centre Zone rules.
- (5) The lane must be available for public use at all times unless written approval has been obtained from the council. In all circumstances the lane must be available for public use between the hours of 7am and 11pm.
- (6) The registration of an access easement on the title to which the lane applies is required to ensure preservation of the lane and its ongoing maintenance by the owner(s) of the land concerned.
- (7) Structures and buildings, including marine and port facilities, must not be located within or over those parts of wharves and water space identified as coastal view shafts on Precinct plan 6.

I214.6.13. Public access ways - wharves

Purpose: Maintain and enhance public access to the Wynyard Precinct wharves.

- (1) Public access ways on wharves must be provided at ground level in the following locations and to the following dimensions in Table I214.6.13.1:

Table I214.6.13.1. Public access ways - wharves

Wharf	Location	Public accessway dimension
Halsey Street Extension	Western, northern and eastern edge	10m
Western Viaduct	Southern edge	10m

Wynyard	Eastern and northern edge	8m
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- (2) The access ways must be available to the public at all times unless written approval has been obtained from the council to be temporarily restrict access from time to time for security, safety or operational needs associated with marine and port activities, maritime passenger operations or temporary events.
- (3) Except as allowed by I214.6.13(2) above, the access ways must be clear and unobstructed by structures and buildings, including marine and port facilities from ground level upwards.
- (4) Structures and buildings, including marine and port facilities must not be erected or placed on North Wharf or the Western Viaduct Wharf other than temporary structures or buildings.

I214.6.14. Buildings and structures on the Halsey Street extension wharf

Purpose: Limit building and structures on the Halsey Street extension wharf

- (1) Structures and buildings, including marine and port facilities on the Halsey Street extension wharf must be located within the building platform area shown on Precinct plan 1 and must not cover more than 60 per cent of the building platform.

I214.6.15. Temporary structures or buildings

Purpose: to enable temporary structures while managing public access and risks associated with hazardous industry.

- (1) Temporary structures or buildings within sub-precinct D, and E, and Areas 1, 3, 4 and 6 as identified on Precinct plan 10 must comply with the following:
 - (a) no part of any venue that has been occupied by a building, tent, marquee or air supported canopy may be reoccupied by the same structure within a period of 5 days after the structure's removal.
- (2) Temporary structures or buildings within the Halsey Street extension wharf, and the Western Viaduct wharf as identified on Precinct plan 1:
 - (a) where the temporary structures or buildings wharf and are for the purpose of a major marine event related to an internationally recognised boat race or race series, the associated structures and buildings must not occupy any venue for more than 60 days within any 12 month period, inclusive of the time required for the establishment and removal of all structures and activities associated with the activity. Where the temporary structures or buildings are not for the purpose of a major marine event related to an internationally recognised boat race or race series, I214.6.15(1)(a) above applies;
 - (b) when it is necessary to place vehicles, tents, marquees, seating, canopies and other structures within the 10m wide public accessway around the

western, northern and eastern sides of the Halsey Street extension wharf, the southern side of the Western Viaduct wharf, or the 8m wide accessway along Wynyard wharf, alternative public accessways must be provided and be free of charge and clearly marked; and

- (c) public access around the Viaduct Events Centre shall be available at all time and free of charge except for special events when public access can be restricted provided the restriction is for no more than 60 days in any 12 month period and no more than 20 days consecutively.

I214.7. Assessment – controlled activities

I214.7.1. Matters of control

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

- (1) offices accessory to marine and port activities and marine retail specified as a controlled activity in the activity table:
 - (a) transfer of office space.
- (2) events and associated buildings and structures specified as a controlled activity in the activity table:
 - (a) duration, demographic and number of people attending the event;
 - (b) transportation effects and management;
 - (c) visual amenity;
 - (d) emergency response and management processes; and
 - (e) risk to the activity from adjacent storage and use of hazardous substances.
- (3) marine and port activities and marine and port facilities specified as a controlled activity in the activity table:
 - (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials used;
 - (c) effects on coastal processes, ecological values, water quality and natural character;
 - (d) effects on views and visual amenity;
 - (e) effects on public access, navigation and safety;
 - (f) effects on existing uses and activities;
 - (g) consent duration; and

- (h) traffic and parking.
- (4) the transfer of identified character building floor space:
 - (a) recording the use/transfer of floor space on the certificate of title.
- (5) building demolition:
 - (a) the matters of control in H8.8.1(5) of the Business – City Centre Zone apply.

I214.7.2. Assessment criteria

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

- (1) offices accessory to marine and port activities and marine retail specified as a controlled activity in the activity table:
 - (a) whether the amount of ancillary office gross floor area constructed on another site within Sub-precinct C or on land fronting Beaumont Street is recorded by covenant on the donor freehold and leasehold title(s) upon which the ancillary office gross floor area is transferred from to ensure the amount transferred does not exceed the limit specified in the definitions of marine and port activities and marine retail;
- (2) events and associated buildings and structures specified as a controlled activity in the activity table:
 - (a) the relevant assessment criteria in E40.8.2 Temporary activities in addition to the following criteria; and
 - (b) whether adverse risk or transport related effects are able to be adequately remedied or mitigated through the preparation and implementation of an emergency evacuation and management plan and event transport plan;
- (3) marine and port activities specified as a controlled activity in the activity table:
 - (a) the relevant assessment criteria in F2.23.2 Coastal – General Coastal Marine Zone rules apply in addition to the following criteria;
 - (b) the activity should protect and enhance amenity values and public safety at the sub-precinct interface with existing and proposed public open space (as shown on Precinct plan 6);
- (4) the transfer of special character building floor space:
 - (a) the assessment criteria in H8.9.2.2(5) of the Business – City Centre Zone rules for the transfer of special character building floor space apply;
- (5) building demolition:

- (a) the relevant assessment criteria in H8.8.2(5) of the Business – City Centre Zone rules for building demolition apply in addition to the following criteria; and
- (b) whether adverse effects on the marine environment (including water, sediment quality, and ecology) of the coastal marine area are avoided, remedied or mitigated;

I214.8. Assessment – Restricted discretionary activities

I214.8.1. Matters of discretion

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

- (1) risk sensitive activities marked # in the activity table identified as a restricted discretionary activity (excluding events):
 - (a) location, extent, design and staging of buildings;
 - (b) design occupancy;
 - (c) risk to the activity from adjacent storage and use of hazardous substances;
 - (d) emergency response processes, including accessibility and the content of evacuation plans; and
 - (e) reverse sensitivity effects;
- (2) an event and associated buildings and structures identified as a restricted discretionary activity in the activity table:
 - (a) duration, demographic and number of people attending the event;
 - (b) transportation effects and management;
 - (c) emergency response and management processes;
 - (d) risk to the activity from adjacent storage and use of hazardous substances; and
 - (e) effects on the navigation and safety of commercial vessels operation in these areas;
- (3) marine and port activities and marine and port facilities:
 - (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials used;
 - (c) effects on coastal processes, ecological values, water quality and natural character;

- (d) the location, bulk and scale of the activities and facilities relative to overall development, including the layout and design of roads, lanes, open spaces, earthworks areas and land contours, and infrastructure location;
 - (e) effects on public access, safety and navigation;
 - (f) effects on existing uses and activities including existing and planned significant infrastructure;
 - (g) consent duration; and
 - (h) traffic, parking and access;
- (4) private use of coastal access areas either vested in the council or areas over which council has a covenant for public access:
- (a) duration and frequency of the activity; and
 - (b) public access and safety.
- (5) offices that exceed the thresholds of I214.6.2(1) above but do not exceed the restricted discretionary thresholds in I214.6.2(2) above:
- (a) travel management;
 - (b) traffic generation; and
 - (c) operational capacity and safety of the adjacent road network;
- (6) offices, offices accessory to marine retail and marine and port activities, maritime passenger operations, marine retail, retail, food and beverage, entertainment facilities and education facilities greater than 100m² gross floor area per site:
- (a) travel management; and
 - (b) traffic generation;
- (7) declamation:
- (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials used;
 - (c) effects on coastal processes, ecological values, water quality and natural character;
 - (d) effects on public access, navigation and safety;
 - (e) effects on existing uses and activities; and
 - (f) consent duration;
- (8) maintenance dredging and capital works dredging:

- (a) effects on coastal processes, ecological values, and water quality;
 - (b) effects on other users of the coastal marine area, navigation and safety;
and
 - (c) consent duration and monitoring;
- (9) a bridge across the Viaduct Harbour, linking the Eastern Viaduct to Jellicoe Street:
- (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials used;
 - (c) effects on coastal processes, ecological values, water quality and natural character;
 - (d) effects on public access, navigation and safety;
 - (e) effects on existing uses and activities;
 - (f) amenity, effects on views and visual amenity; and
 - (g) consent duration and monitoring;
- (10) new buildings, and alterations and additions to buildings:
- (a) the matters of discretion in H8.8.1(1) of the Business – City Centre Zone rules for new buildings and/or alterations and additions to buildings apply;
 - (b) the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, lanes, open spaces, earthworks areas and land contours, and infrastructure location; and
 - (c) where one or more buildings infringes the basic site intensity or basic building heights on Precinct plans 2 and 4, but complies with the maximum site intensity and maximum building heights on Precinct Plans 3 and 5:
 - (i) location, physical extent and design of streets, pedestrian connections and open space;
 - (ii) location, form and scale of buildings;
 - (iii) location and staging of activities;
 - (iv) provision of adequate infrastructure.
- (11) subdivision:
- (a) the matters of discretion set out in E38 Subdivision - Urban under E38.12.1; and

- (b) the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, lanes, open spaces, earthworks areas and land contours, and infrastructure location;
- (12) conversion of a building or part of a building to dwellings or visitor accommodation:
 - (a) the matters of discretion in H8.8.1(3) in the Business – City Centre Zone apply;
- (13) substantial demolition or any demolition of the front façade of a special character building within the Wynyard precinct identified on Business – City Centre Zone – Map H8.11.1:
 - (a) the matters of discretion in of the Business – City Centre Zone apply;
- (14) retail specified as a restricted discretionary activity in the activity table:
 - (a) the matters of discretion in H8.8.1(4) of the Business – City Centre Zone apply;
- (15) roads or lanes:
 - (a) scale, form and dominance/ visual amenity effects;
 - (b) effects on the transportation network (including safety and efficiency);
 - (c) amenity and function of public open space and pedestrian access; and
 - (d) the location, physical extent and design of the transport network and any pedestrian linkages;
- (16) infringing the building height standard:
 - (a) building scale, form, dominance and visual amenity effects; and
 - (b) effects on current or planned future form and character;
- (17) building frontage alignment and height:
 - (a) building scale, form, dominance and visual amenity effects; and
 - (b) amenity and function of public open space and pedestrian access.
- (18) infringing the special industrial frontage standard:
 - (a) risk and safety;
- (19) infringing the access to sites with multiple frontages standard:
 - (a) effects on the transportation network (including safety and efficiency); and
 - (b) amenity and function of public open space and pedestrian access;
- (20) infringing the vehicle access over footpaths standard:

- (a) effects on the transportation network (including safety and efficiency); and
 - (b) amenity and function of public open space and pedestrian access;
- (21) infringing the lanes and viewshafts standards:
- (a) scale, form, dominance and visual amenity effects;
 - (b) effects on the transportation network (including safety and efficiency); and
 - (c) amenity and function of public open space and pedestrian access;
- (22) infringing the public accessways – wharves standard:
- (a) building scale, form, dominance and visual amenity effects; and
 - (b) amenity and function of public open space and pedestrian access;
- (23) infringing the buildings and structures on the Halsey Street extension wharf standard:
- (a) building scale, form, dominance and visual amenity effects;
 - (b) reverse sensitivity effects;
 - (c) amenity and function of public open space and pedestrian access; and
 - (d) risk and safety;
- (24) infringing the temporary structures or buildings standard:
- (a) building scale, form, dominance and visual amenity effects;
 - (b) reverse sensitivity effects; and
 - (c) amenity and function of public open space and pedestrian access.

I214.8.2. Assessment criteria

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

- (1) marine and port activities and marine and port facilities:
 - (a) the assessment criteria in F2.23.2 of the Coastal – General Coastal Marine Zone rules, including F2.23.2(17) for coastal marine area structures & buildings, apply in addition to the criteria below; and
 - (b) whether the activity protects and enhances amenity values and public safety at the interface with existing and proposed public open space (as shown on Precinct plan 6 and the amenity values of existing or approved residential activity, and, in particular, visual and aural privacy;
- (2) offices that exceed the thresholds in I214.6.2(1) above but do not exceed the restricted discretionary thresholds in I214.6.2(2) above:

(a) whether the activity together with existing, permitted and consented activities, will adversely affect the current and future operational capacity and safety of the adjacent road network and specifically the Beaumont Street/Fanshawe Street, Daldy Street /Fanshawe Street and Halsey Street/Fanshawe Street intersections. In determining the extent of any potential transportation effects, the following matters shall be taken into account:

(i) the extent to which it is demonstrated that the proposed office activity will result in vehicle trips consistent with a maximum formula of:

- 0.38 trips per parking space, plus
- 0.16 trips per 100m² proposed office gross floor area;

(ii) whether it is demonstrated that:

- the proposed office activity, together with all other existing, permitted and consented activities, will not exceed the following trip generation ceiling targets for all activities from Wynyard Precinct:
 - 3650 vehicles per hour two way; and
 - 2500 vehicles per hour one way inbound or outbound during the weekday morning peak (7.00am - 9.00 am)
 - 2500 vehicles per hour one way outbound or inbound during the weekday afternoon peak (4.00pm-6.00pm);
- the proposed office activity, together with all other existing, permitted and consented activities, will not exceed the total allowable gross floor area and the predicted total trips for the relevant sub-precinct set out in Table 2 of Part A of the Wynyard Precinct Transport Plan;
- the proposed office activity will not exceed the number of trips per hour inbound or outbound during the weekday morning and afternoon peaks for each sub-precinct set out in the table below:

Sub-precinct	Trips per hour one way in peak direction
A and B	968
C	21
D-F	451
G	0

- (iii) any available information demonstrating the success or otherwise of travel management measures implemented within the precinct;
 - (iv) any planned or constructed transport infrastructure improvements;
 - (v) the proximity of the site to a regular public transport service;
 - (vi) when assessing any application in sub-precincts D, E and F, any agreed reduction in allowable office gross floor area provided in these sub-precincts or sites below that specified in I214.6.2 above;
 - (vii) where the proposed activity does not comply with criteria I214.8.2(2)(a)(i) and (ii) above, the council shall have regard to whether the proposed activity could comply with these criteria if either:
 - less than the maximum permitted parking is proposed in the application for the proposed office activity gross floor area, or
 - no parking is proposed in the application for the proposed office activity gross floor area;
- (b) in granting any resource consent the council may impose resource consent conditions relating to any of the matters listed in these criteria, including a requirement for ongoing morning and afternoon peak vehicle trip generation monitoring results and supporting review condition(s);
- (3) retail specified as a restricted discretionary activity in the activity table:
- (a) The assessment criteria in H8.8.2(4) of the Business – City Centre Zone rules apply;
- (4) offices (including offices accessory to marine and port activities and marine retail), maritime passenger operations, marine and fishing retail, retail, food and beverage, entertainment facilities or education facilities greater than 100m² per site:
- (a) whether it can be demonstrated by the measures and commitments outlined in a detailed site travel management plan that the activity or activities will be managed to minimise private vehicle travel to and from precinct to achieve Policies I214.3(34)-(37) of the Wynyard Precinct using methods outlined in Part A of the Wynyard Precinct Transport Plan (19 August 2010) refer I214.11.1 Appendix 1;
- (5) private use of coastal access areas either vested in the Council or areas over which council has a covenant for public access:
- (a) whether:
 - (i) the requirement for the use of coastal access areas is based on the operational nature of the activity, including any available alternatives to avoid the use of coastal access areas;
 - (ii) the proposed duration and frequency of the use of the coastal access area is minimised, including the level of certainty provided (through

- conditions offered by the applicant, site management plans and monitoring) that usage will be appropriately managed and the conditions of use adhered to;
- (iii) the existing and future potential public use of the subject coastal access area could be compromised, including the timing of the proposed use in relation to peak pedestrian activity;
 - (iv) alternative access along the coastline is available during any periods of closure;
 - (v) the level of public safety risk posed will be avoided, remedied or mitigated, including the provision of a site management plan;
- (6) risk sensitive activities marked # in the activity table identified as a restricted discretionary activity (excluding events):
- (a) whether any unacceptable levels of risk can be avoided or mitigated based on the following:
 - (i) the location of the development, including service areas, parking and outdoor areas, with respect to industrial hazard sources;
 - (ii) the design occupancy of the development, including anticipated design occupation numbers, the predominant and most vulnerable age demographic, hours of operation, estimated mean and maximum occupancy times for individual site dwellers in hours/days and any other pertinent occupancy information;
 - (iii) a description of alternative layout plans considered in order to mitigate risk arising from offsite hazard sources;
 - (iv) methods for advising occupiers of the development of potential safety risks including methods of risk mitigation and control;
 - (v) building design methods for avoiding or mitigating occupant risk resulting from exposure to toxic vapour, thermal radiation and explosion debris from offsite hazard sources;
 - (vi) details of any proposed development staging and any voluntary site occupancy controls to be implemented during the transition period leading up to hazardous industry relocation;
 - (b) for open markets that attract more than 1000 people at any one time, the criteria in I214.8.2(7) below also apply;
- (7) an event and associated buildings and structures identified as a restricted discretionary activity in the activity table:
- (a) whether measures outlined in an emergency, evacuation and management plan and event transport plan avoid or mitigate any unacceptable level of risk or adverse transport related effects associated with the type and duration of event and expected demographic and number of people attending the event including for events within Areas 4

and 6, whether the activity will adversely affect marine and port activities and the navigation, safety or commercial vessels operating in these areas;

- (8) substantial demolition or any demolition of the front façade of a special character building within the Wynyard precinct identified on Business – City Centre Zone Map H8.11.1;
- (a) the assessment criteria in H8.8.2(5) of the Business – City Centre Zone rules for the demolition of special character buildings apply in addition to the criteria below; and
 - (b) the contribution the identified special character building (including its association with any nearby identified character buildings) makes to the character or streetscape quality of the precinct and whether its removal or partial demolition adversely impacts upon those qualities. In assessing proposals against this criterion particular regard should be had to retaining a link to the past marine industrial aesthetic of the precinct;
- (9) new buildings, and alterations and additions to buildings:
- (a) the relevant assessment criteria in H8.8.2(1) of the Business – City Centre Zone rules for buildings or alterations and additions to buildings apply in addition to the criteria below; and
 - (b) the proposed building, or alteration or addition to buildings, relative to the location of infrastructure servicing the area and open space should result in an integrated network that is adequate to meet the needs of the overall development area;
 - (c) whether internal space at all levels within the building are designed to maximise outlook onto existing public open space and proposed public open space, streets and lanes shown on Precinct plan 6;
 - (d) the extent to which activities which engage and activate existing public open space and proposed public open space, streets and lanes shown on Precinct plan 6 at ground level are encouraged;
 - (e) at grade private parking areas and parking areas located within buildings which are visible from existing public open space and proposed public open space, streets and lanes shown on Precinct plan 6 are strongly discouraged. It is expected that activated building space will be provided between parking areas within buildings and existing and proposed street and public open space frontages;
 - (f) whether vehicle access to sites are designed and located to complement the road function and hierarchy, while avoiding conflict with the function of existing public open space and proposed public open space, streets and lanes shown on Precinct plan 6 and public transport priority lanes, balancing the requirements of access and through-movement;

- (g) where alternative vehicle access is available, the creation of new vehicle crossings across frontages along Jellicoe, Beaumont, Halsey and Daldy Streets is discouraged;
- (h) Precinct plan 6 illustrates the locations of publicly accessible lanes which should be provided to create alternative, shorter, or more convenient pedestrian routes at ground level;
- (i) whether a safe and practical 24hr east-west public pedestrian walkway is provided through the block bound by Daldy, Jellicoe, Beaumont and Madden Streets to provide connectivity between Beaumont and Daldy Streets;
- (j) where a building accommodates greater than 100m² gross floor area of office, marine and fishing retail, retail, food and beverage, entertainment/gathering or education activity, the criteria listed in I214.8.2(4) above, also apply;
- (k) the design of building frontages and elevations facing streets and/or other public open spaces should have regard to the setback, form and character of any identified character building(s) adjoining or adjacent to the site. This requires consideration of important character elements and qualities through building design on frontages and elevations visible from streets and other public open spaces;
- (l) a new building abutting, or adjacent to, an identified character building which is set back from the street frontage, may not be required to be constructed predominantly to the street boundary, where a better urban design outcome could be achieved by respecting the spatial location of the character building;
- (m) building elevation, design and materials should respect (rather than replicate) the architectural design composition of the identified special character building(s), and new and contemporary interpretations in form, elevational composition, material and detail may be used;
- (n) where the building works are undertaken within the coastal marine area, the assessment criteria for buildings/structures in the Coastal - General Coastal Marine Zone apply in addition to the following:
 - (i) whether adverse effects associated with the methods of construction on water quality and coastal processes can be avoided, remedied or mitigated;
 - (ii) whether adverse effects on navigation and safety can be avoided, remedied or mitigated; and
 - (iii) whether the buildings or structures are of an appropriate scale, design, colour and location to complement its waterfront setting, maintain or enhance amenity values, and where practicable, maintain

views from the land to the coastal marine area, particularly the viewshafts shown on Precinct plan 6; and

- (iv) with the exception of Wynyard wharf and Halsey Street extension wharf, demonstrate that the purpose for which the structure is required cannot reasonably or practicably be accommodated on the land or by existing structures in the coastal marine area; and
 - (v) where practicable, enhance public access to the coastal marine area; and
 - (vi) whether the building or structure is required for significant infrastructure;
- (o) where one or more buildings infringes the basic site intensity or basic building heights on Precinct plans 2 and 4, but complies with the maximum site intensity and maximum building heights on Precinct plans 3 and 5:
- (i) Refer to Policies 1, 2, 3, 39 and 40;
 - (ii) Whether building footprints, profile and height (as opposed to detailed building design) establishes an integrated and legible built form and also:
 - 1. Integrates with other approved development (including approved Integrated Development Plans);
 - 2. Enhances the form and function of existing and proposed streets, lanes and public open space, including complementing and enhancing the function of Daldy Street as a major tree-lined boulevard linking Victoria Park to the public open space in sub-precinct F as shown on precinct plan 6;
 - 3. Avoids monotonous built form when viewed from public open space through variation in building footprints, height and form;
 - 4. Maintains the ability for marker buildings within sub-precincts B, C and E to be established to the maximum height provided for on Precinct plan 5;
 - 5. Within sub-precincts D, E, F and G, the extent to which the location or orientation of buildings, and the type and location of any known prospective activities marked # in the activity table, including the use of public open space areas:
 - a. Avoids or mitigates reverse sensitivity issues associated with existing industry, marine industry, fishing industry and maritime passenger operations;
 - b. Avoids unacceptable levels of risk associated with existing hazardous industry, including the adjacent ammonia refrigerant based fish processing plant;

6. Enables or maintains efficient vehicle access to existing industry, marine industry, fishing industry and maritime passenger operations;
 7. Supports the role of Jellicoe Street as the major community and visitor focal point of the precinct;
- (iii) The extent to which the building footprints, height, floor to floor heights and profile of buildings enable them to accommodate a wide range of activities and to be adapted to accommodate differing uses in the future;
 - (iv) Whether the location and staging of anticipated activity types and/or the location, orientation or layout of buildings avoids or mitigates potential conflicts between activities within the subject land area and adjacent land areas;
 - (v) Whether buildings may provide opportunities for the establishment of community facilities, such as health, educational and care facilities, for future people in the area;
 - (vi) Whether the layout and design of public open space within the subject land area will ensure well-connected, legible and safe vehicular and pedestrian routes with appropriate provision for footpaths, servicing, infrastructure services and landscape treatment;
 - (vii) Whether the layout and design of public open space and lanes within the subject land area will integrate with and complement the form and function of existing and proposed public open space and lanes network;
 - (viii) Whether stormwater, wastewater, water supply, electricity and telecommunication infrastructure will be provided to adequately service the nature and staging of anticipated development within the subject land area;
 - (ix) Whether consideration has been given to integration of parking, loading and servicing areas within the subject land area taking account of location and staging of anticipated activity types;
- (10) a bridge across the Viaduct Harbour:
- (a) the bridge should contribute to a high quality maritime and urban environment and meets the following outcomes:
 - (i) the bridge design avoids significant visual intrusion into views from public areas across the harbour, or from the harbour out to the wider Waitemata Harbour, particularly within the viewshafts identified on Precinct plan 6.
 - (ii) the bridge contributes to the pedestrian character and amenity of the Viaduct Harbour and Wynyard precinct by:

- providing safe and pleasant pedestrian and cycle access east and west across the Viaduct Harbour;
 - having a landscape design, character and quality which integrates with existing pedestrian priority areas and other accessways around the Viaduct Harbour;
 - not causing significant adverse effects on the use and enjoyment of Te Wero Island as an area of pedestrian-oriented public space; and
 - ensuring the operation or use of the bridge, or lighting will not cause significant adverse effects on the operation of nearby activities or on the amenity values of surrounding land or water uses;
- (iii) the bridge is designed and operated to provide for:
- vessel access to and from the inner Viaduct Harbour without undue delay;
 - navigation and berthage by the existing range of vessels in the inner Viaduct Harbour; and
 - any reduction in berthage area to be minimised as far as practicable;
- (iv) convenient and easily accessible systems for communicating with vessel users regarding scheduled and unscheduled bridge opening/closing;
- (v) appropriate lighting, navigation aids, safety systems and fail-safe mechanisms; and
- (vi) a minimum clearance height of 3m above mean high water springs for a 10m wide navigable channel;
- (b) the ongoing viable use of the Viaduct Harbour (particularly the Wynyard Precinct mixed use Sub-precinct G) to accommodate marine and port activities and marine events, such as boat shows and internationally recognised boating events such as the America's Cup event, is maintained;
- (c) the bridge has a high quality design that:
- (i) enhances the character of the Viaduct Harbour;
 - (ii) is simple and elegant;
 - (iii) is appropriate within the context of the Viaduct Harbour locality and Auckland's coastal setting;
 - (iv) has an appropriate relationship with the Viaduct Lifting Bridge identified in the Historic Heritage overlay; and

- (v) utilises high quality and low maintenance materials and detailing;
 - (d) the bridge is designed in a manner which may provide in the future for enhanced connectivity for the public between the precinct and the city centre; and
 - (e) the bridge has no more than minor adverse effects on coastal processes including sedimentation within the Viaduct Harbour;
- (11) declamation:
- (a) whether the adverse effects of declamation are avoided, remedied or mitigated in respect of the effects of the final land/water configuration on:
 - (i) the marine environment (including coastal processes, water quality, sediment quality and ecology) of the coastal marine area;
 - (ii) hydrogeology (ground water) and hydrology; and
 - (iii) sediment accumulation and the need for ongoing maintenance dredging of the coastal marine area;
 - (b) whether declamation works, including the construction of seawalls avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated soils and groundwater, and other contaminants;
 - (c) whether declamation is located and designed so that the adjacent land area can provide adequate public open space adjacent to, and public access along the water's edge whether on land or on the adjacent water space;
- (12) maintenance dredging and capital works dredging:
- (a) the assessment criteria in F2.23.2(1) and F2.23.2(11) of the Coastal - General Coastal Marine Zone rules apply in addition to the criteria below;
 - (b) whether the dredging is necessary to achieve the outcomes sought by the objectives and policies for the Wynyard precinct.
- (13) conversion of a building or part of a building to dwellings or visitor accommodation:
- (a) the assessment criteria in H8.8.2(3) in the Business – City Centre Zone apply; and
- (14) subdivision:
- (a) the assessment criteria set out in E38 Subdivision - Urban under E38.12.2; and
 - (b) the location of infrastructure servicing the area and open space should result in an integrated network that is adequate to meet the needs of the overall development area;

(15) roads and lanes:

- (a) the extent to which pedestrian permeability is maintained and enhanced through the site layout;
- (b) whether pedestrian access to the water's edge is maintained;
- (c) the integration of the site with the wider Wynyard Precinct; and
- (d) whether intrusion of public views into and through Wynyard Precinct are avoided;

(16) infringing the building height standard:

- (a) where building height is exceeded, Policies I214.3(3) of the Wynyard Precinct and Policy H8.3(30) of the Business – City Centre Zone should be considered.

(17) infringing the building frontage alignment and height standards:

- (a) the extent to which buildings are of a scale and form appropriate to the setting; and
- (b) the extent to which pedestrian access and amenity is enhanced through the design of the building;

(18) infringing the special industrial frontage standard:

- (a) whether the design avoid, remedy or mitigate human injury risks associated with accidental ammonia release associated with the ammonia refrigerant based fish processing plant;

(19) infringing the access to sites with multiple frontages standard:

- (a) the extent to which access to sites are located to allow safe and efficient access to and from the site;
- (b) whether the access location and traffic generation from the site compromise the safe and efficient operation of the transportation network; and
- (c) whether pedestrian function, and safety of pedestrians on footpaths is compromised;

(20) infringing the vehicle access over footpaths standard:

- (a) whether the pedestrian function, and safety of pedestrians on footpaths is compromised; and
- (b) whether an alternative access location would better maintain pedestrian and cyclist safety and amenity.

(21) infringing the lanes and view shafts standard:

- (a) the extent to which pedestrian permeability is maintained and enhanced through the site layout;
 - (b) whether pedestrian access to the water's edge is maintained;
 - (c) the integration of the site with the wider Wynyard precinct; and
 - (d) avoid intrusion of public views into and through Wynyard Precinct.
- (22) infringing the public access ways – wharves:
- (a) the extent of public access to the water's edge; and
 - (b) whether the development control infringement is required to enable marine and fishing industry, maritime passenger operations and events to operate;
- (23) infringing the buildings and structures on the Halsey Street extension wharf standard:
- (a) Whether pedestrian access is maintained.
 - (b) the extent to which the building design is consistent with the character and amenity of Halsey Street extension wharf.
 - (c) whether buildings and structures adversely affect the current and future operation and growth of the marine and fishing industries and maritime passenger operations.
- (24) infringing the temporary structures or buildings standard:
- (a) the extent to which buildings are of a scale appropriate to the waterfront setting; and
 - (b) whether building location compromises the function of the Wynyard Precinct.

I214.9. Special information requirements

In addition to the general information that must be submitted with a resource consent application (refer C1.2(1) Information requirements for resource consent applications), applications for the activities listed below must be accompanied by the additional information specified.

- (1) Events specified as a controlled activity in the activity table:
 - (a) an emergency evacuation and management plan and event transport plan.
- (2) Marine and port activities:
 - (a) a site management plan that details operational procedures and physical measures to be put in place to avoid, remedy or mitigate public safety effects.
- (3) The transfer of special character building floor space:

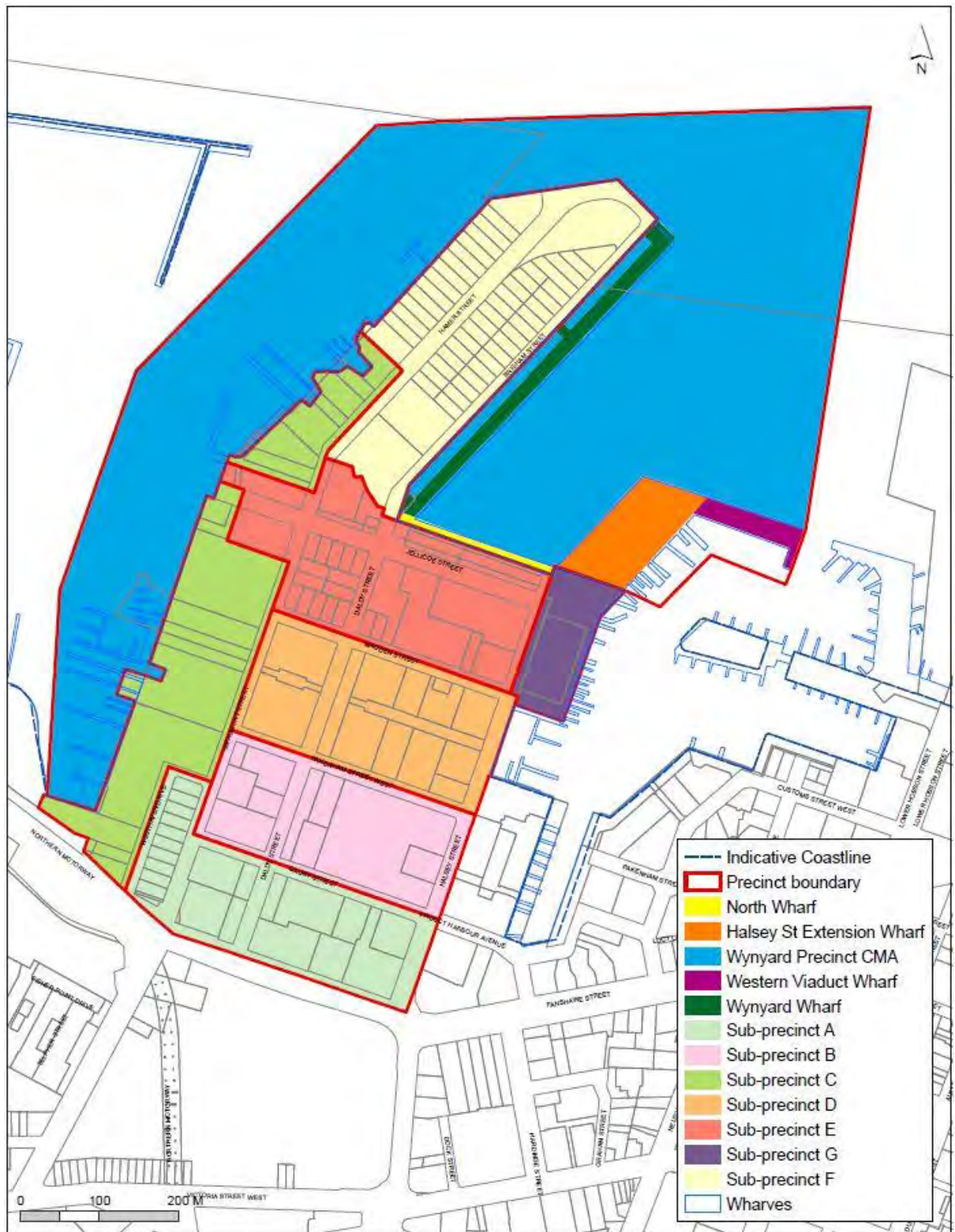
- (a) the special information required in H8.6.13 of the Business – City Centre zone rules for the transfer of special character building floor space apply.
- (4) Offices that exceed the permitted thresholds in I214.6.2(1) above but do not exceed the restricted discretionary thresholds in I214.6.2(2) above:
- (a) the Council will require independently verified actual morning and afternoon peak vehicle trip generation monitoring results from existing office activity within and, if appropriate, adjacent to the precinct with similar operational characteristics to the office activity proposed. The trip generation formula set out in the assessment criteria for the activity must be used to predict trips from the proposed, permitted and consented office activities.
- (5) Offices (including offices accessory to marine and port activities and marine retail), marine and fishing retail, retail, food and beverage, entertainment facilities or education facilities greater than 100m² per site:
- (a) a site travel management plan must be provided corresponding to the scale and significance of the activity and containing the following information as a minimum to demonstrate how the development will achieve the objectives of the Wynyard Precinct Transport Plan including:
 - (i) the physical infrastructure to be established or currently established on-site to support the use of alternative forms of transport, such as adequate covered facilities for cyclists, showering, locker and changing facilities; carpool parking areas, travel reduction information boards in foyer areas, such as timetables and route maps; internet service to enhance awareness of alternative transportation services;
 - (ii) the physical linkages to be provided on the site to link with surrounding pedestrian and cycle networks and existing public transport resources;
 - (iii) operational measures to be established or currently implemented on-site to encourage reduced vehicle trips to Wynyard precinct, including car sharing schemes, public transport use incentives, flexitime, staggered working hours;
 - (iv) operational measures to be established to restrict the use of any short term parking area(s) during peak periods;
 - (v) details of the management structure within the building or site in which the activity is to be located which has overall responsibility to oversee the implementation and monitoring of travel management measures;
 - (vi) the methods by which the effectiveness of the proposed measures outlined in the site travel management plan can be independently measured/monitored and reviewed, including a commitment to undertake travel surveys at the time of building occupation or as otherwise required to provide on-going information regarding travel behaviour; and

- (vii) the methods by which the travel management measures complement the Precinct wide travel management measures outlined in part B of the Wynyard Precinct Transport Plan (refer I214.11.1 Appendix 1) and use the travel demand management measures outlined in part C of that plan, or other appropriate initiatives.
- (6) private use of the coast access areas either vested in the council or areas over which council has a covenant for public access:
- (a) a site management plan corresponding to the scale and significance of the activity detailing the operational measures to be established to address the matters listed in assessment criteria for the activity.
- (7) risk sensitive activities marked # in the activity table located in sub-precinct D, E, F, G or areas 1-6 shown on Precinct plan 10 (excluding events):
- (a) an emergency and evacuation plan prepared by an independent authority or competent safety professional, which clearly indicates communication roles and responsibilities, location of egress points and assembly areas.
- (8) events within sub-precinct D and E and areas 1, 3, 4 and 6 shown on Precinct plan 10:
- (a) an emergency, evacuation and management plan, prepared by an independent authority or competent safety professional, which clearly indicates communication roles and responsibilities, location and management of access and egress points, assembly areas and people movement for the event;
 - (b) an event transport plan, developed in consultation with adjacent hazardous industry, marine industry and maritime passenger operators, which addresses the following matters:
 - (i) measures to ensure the maintenance of safe and efficient access (including at least two access points for emergency service vehicles) to existing hazardous industry, marine industry and maritime passenger operations for the full duration of the event;
 - (ii) measures to prevent event attendees entering into, or parking within Sub-precinct F or Wynyard wharf for the full duration of the event;
 - (iii) communication channels and methods to respond to and remedy traffic issues as they may arise with existing hazardous industry, marine industry and maritime passenger operations; and
 - (iv) where multiple events are planned, review procedures with hazardous industry, marine industry and maritime passenger operators to ensure that

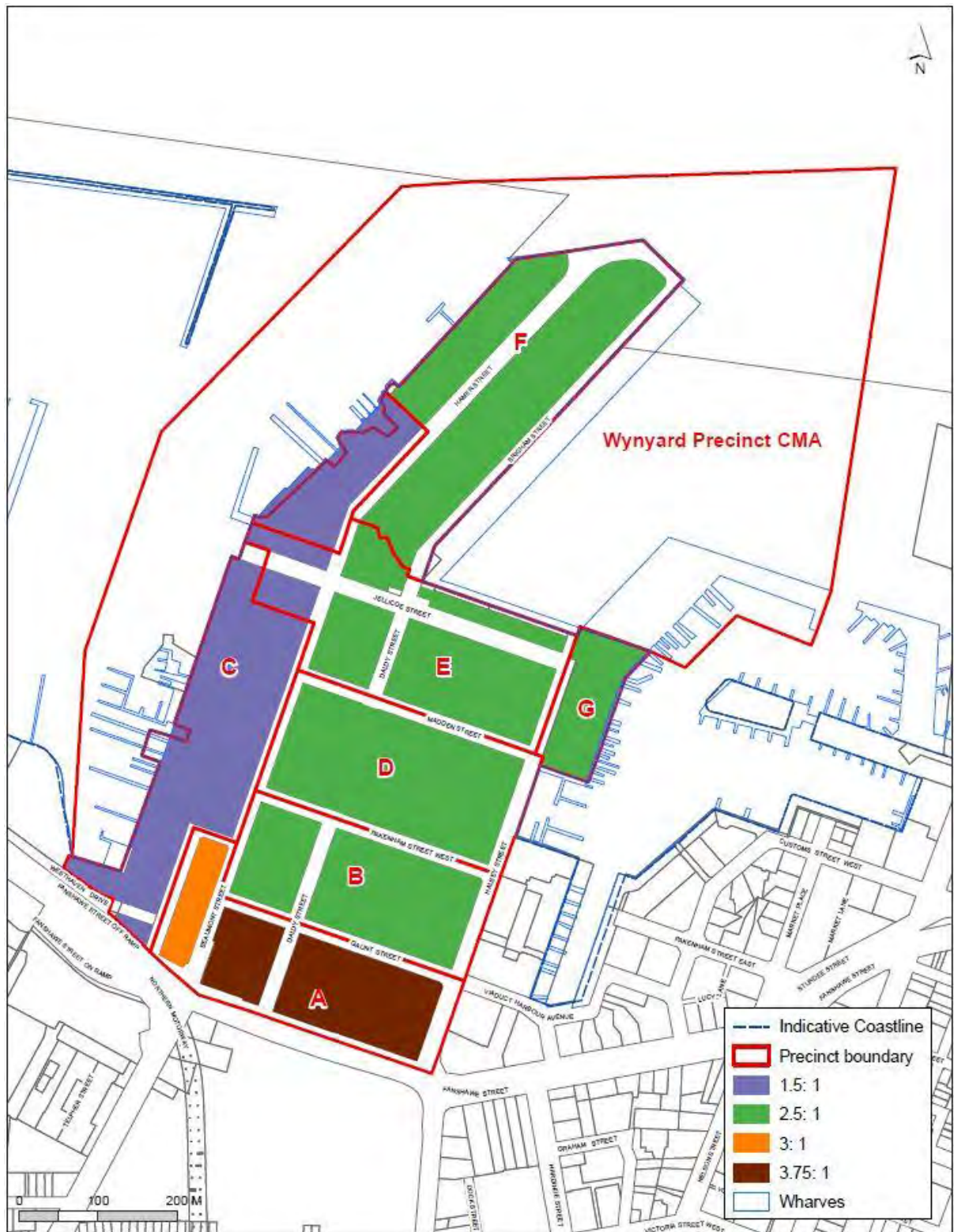
issues identified are avoided, remedied or mitigated for future planned events.

I214.10. Precinct plans

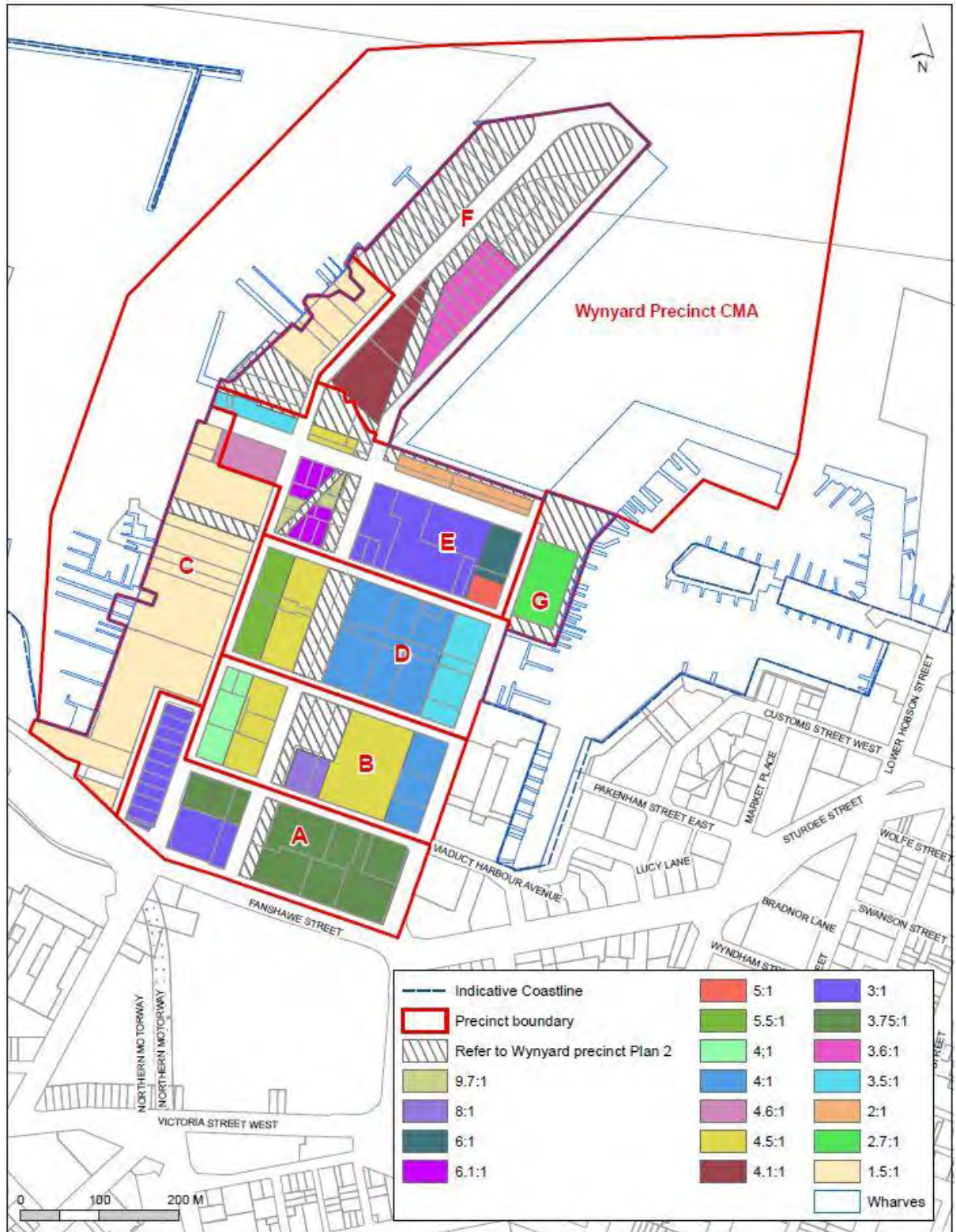
I214.10.1 Wynyard: Precinct plan 1 - Sub-precincts



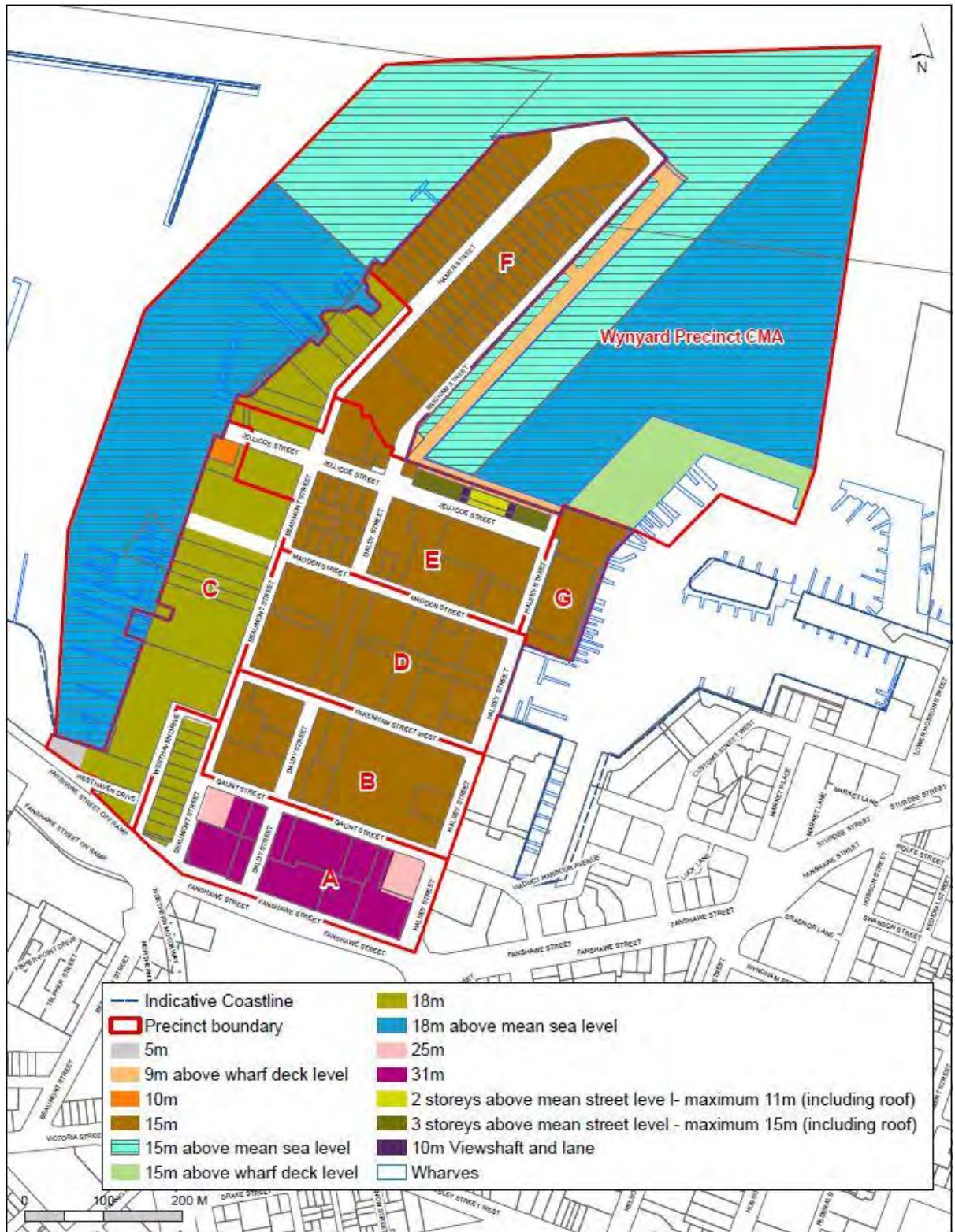
I214.10.2 Wynyard: Precinct plan 2 - Basic floor area ratio



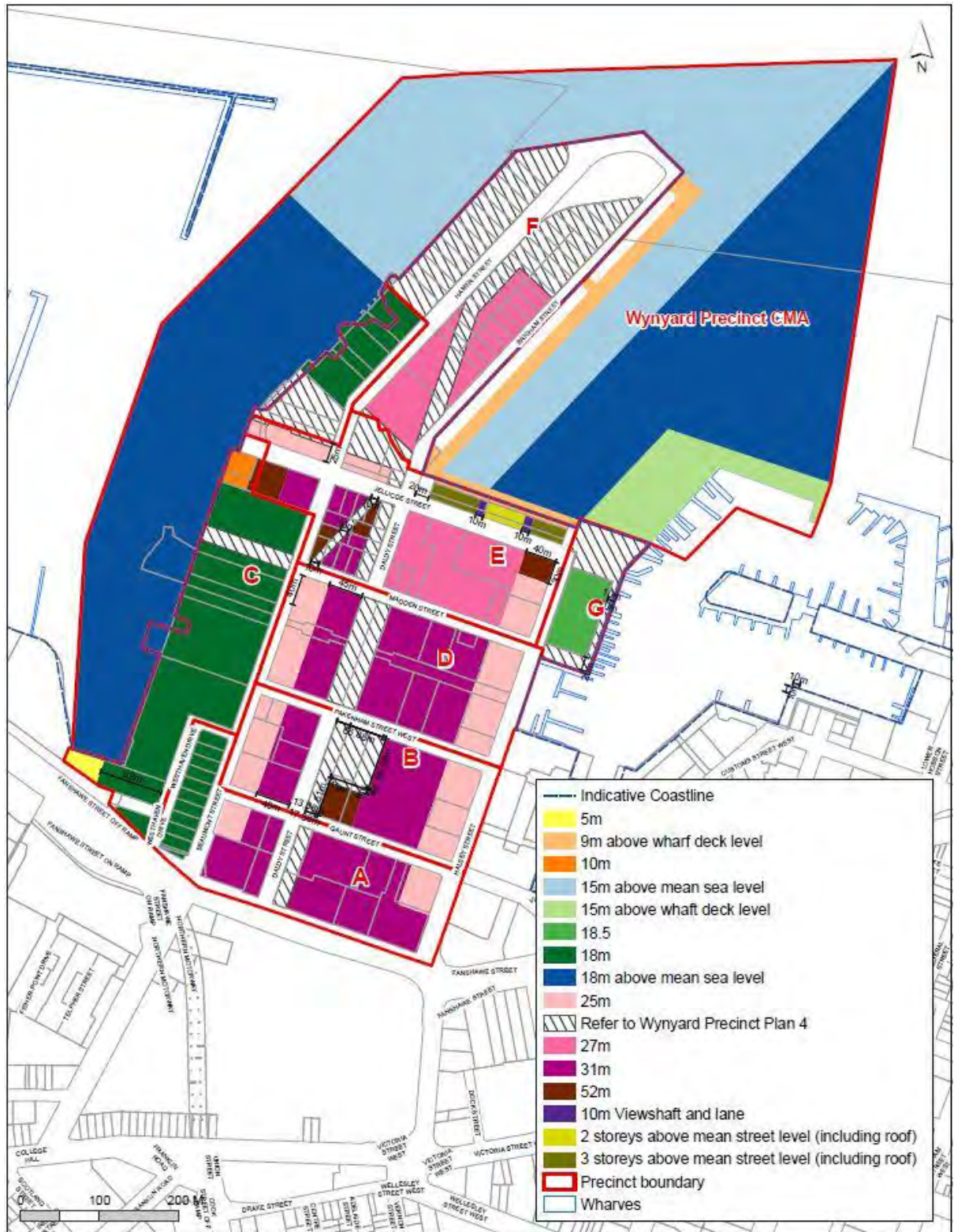
I214.10.3 Wynyard: Precinct plan 3 - Maximum floor area ratio



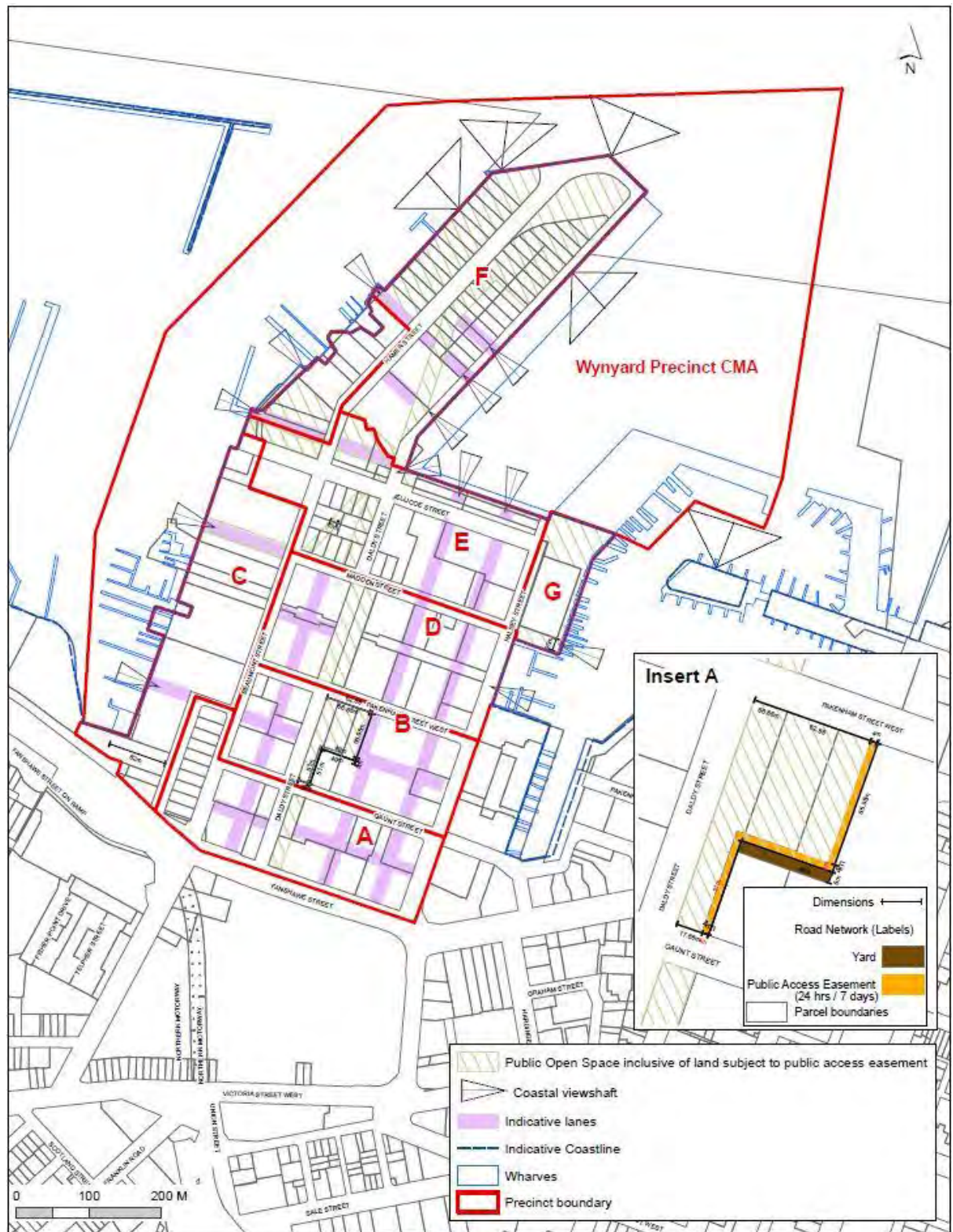
I214.10.4 Wynyard: Precinct plan 4 – Basic height



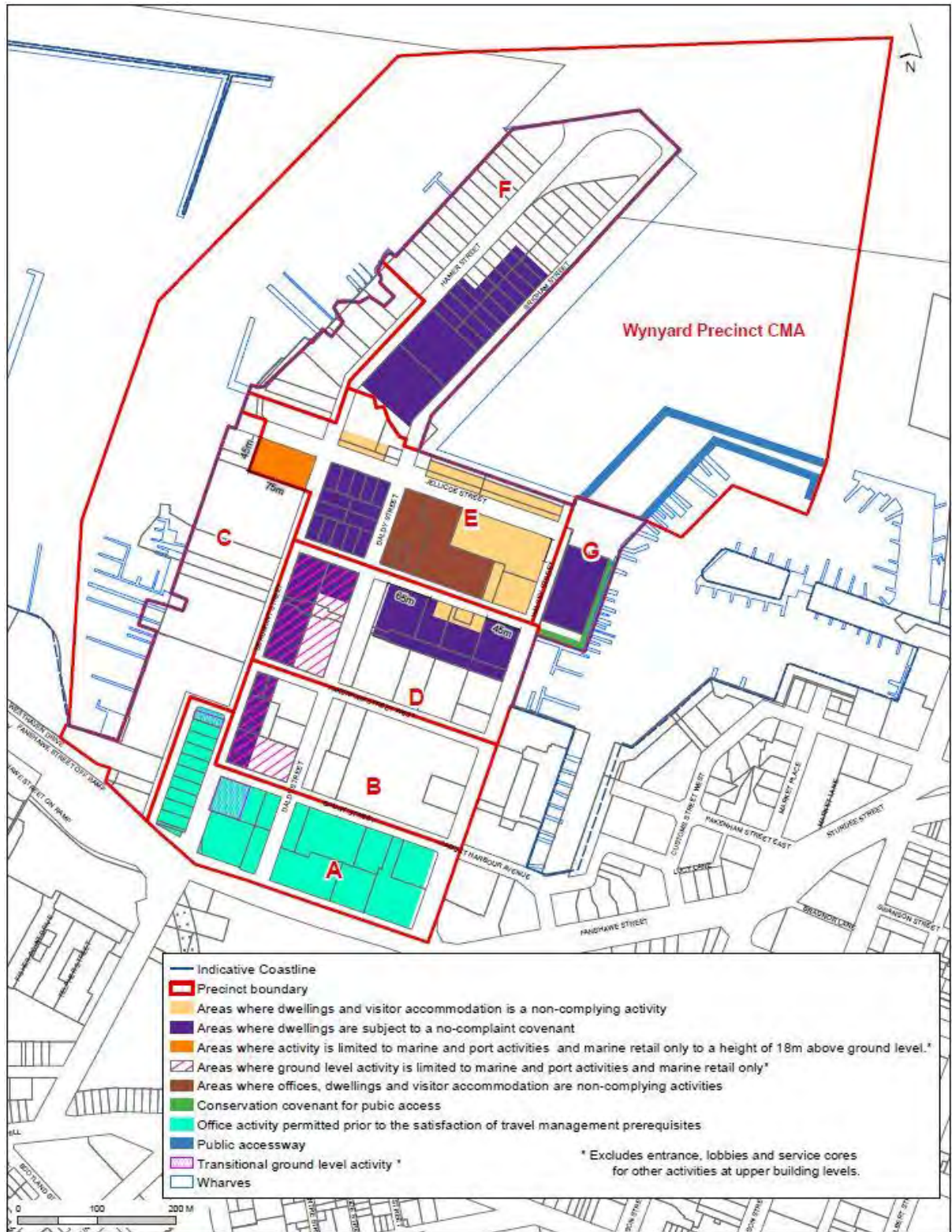
I214.10.5 Wynyard: Precinct plan 5 – Maximum height



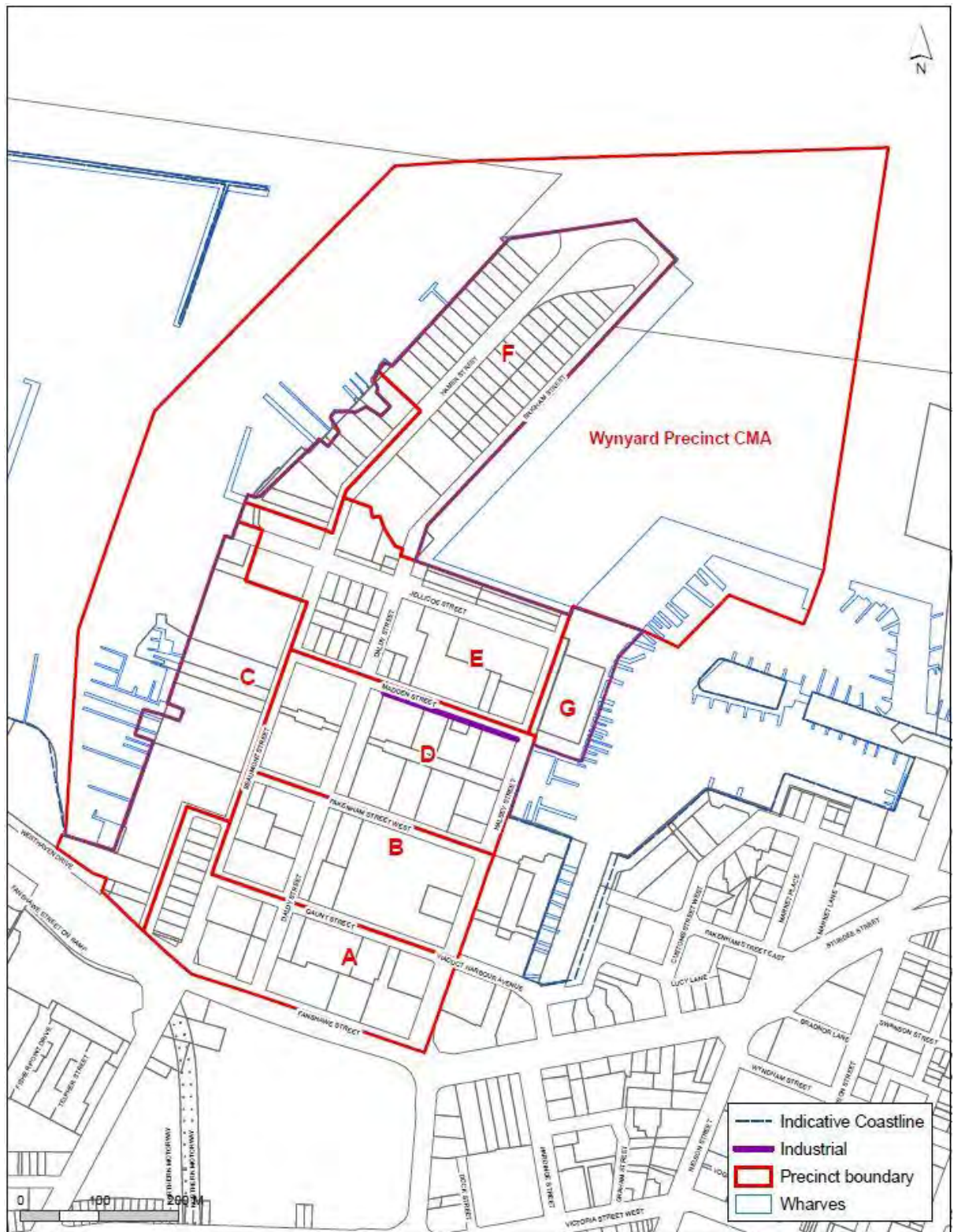
I214.10.6 Wynyard: Precinct plan 6 - Indicative lanes and viewshafts



I214.10.7 Wynyard: Precinct plan 7 – Additional activity restrictions



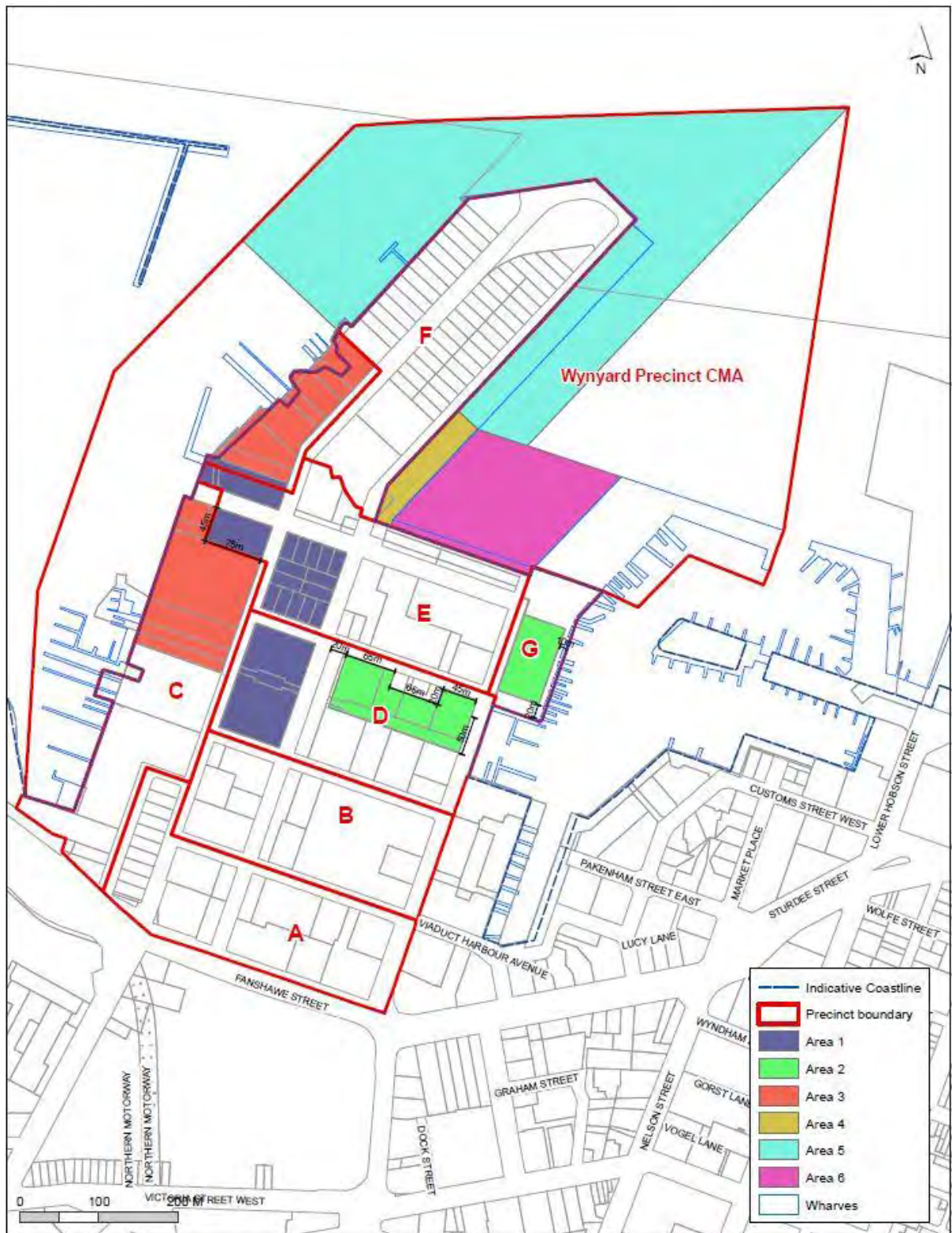
1214.10.8 Wynyard: Precinct plan 8 - Industrial frontages



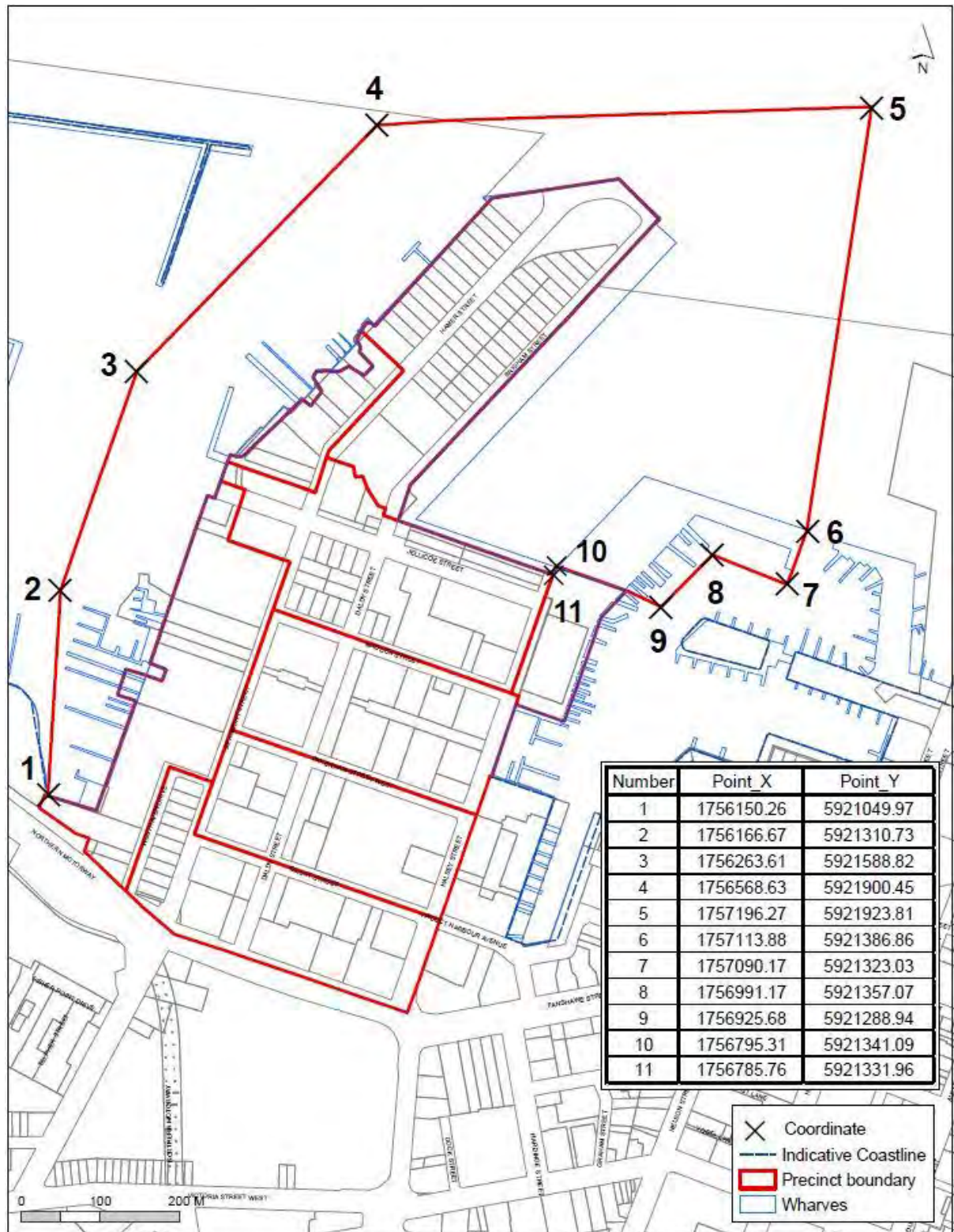
I214.10.9 Wynyard: Precinct plan 9 - Noise areas



I214.10.10 Wynyard: Precinct plan 10 – Risk areas



1214.10.11 Wynyard: Precinct plan 11 – Precinct boundary coordinates in the coastal marine area



I214.11. Appendices

I214.11.1 Appendix 1 - Methodology for undertaking traffic generation surveys in Wynyard Quarter (non-statutory)

I214.11.1. Wynyard Appendix 1 – Methodology for undertaking traffic generation surveys in Wynyard Quarter (non-statutory)

Objectives

- (a) To confirm the vehicle traffic generated by the office buildings in Wynyard Quarter during the morning and evening peak period as surveyed in 2009:
 - (i) On a 6 monthly basis for two years following the date that Plan Change 4 becomes operative; and
 - (ii) Thereafter, annually.
- (b) To confirm, on an annual basis, the mode split of persons leaving the office buildings in Wynyard Quarter during the evening peak period as surveyed in 2009;
- (c) To determine the vehicle traffic generated by new office development in Wynyard Quarter buildings;
- (d) To determine the mode split of persons leaving office buildings in Wynyard Quarter during the evening peak period; and
- (e) To determine the total number of vehicles entering and leaving Wynyard Quarter during the morning and evening peak periods.

General description of data required

Traffic generation

- (a) There are seven components to the generation of vehicle traffic that will eventually find its way to the Wynyard quarter intersections with Fanshawe Street. They are:
 - (i) Traffic generated by employees and visitors using car parks dedicated to office buildings in the area;
 - (ii) Traffic generated by visitors using short term on street parking;
 - (iii) Traffic generated by delivery vehicles;
 - (iv) Traffic generated by employees being dropped off or picked up;
 - (v) Traffic generated by land uses in the neighbouring Viaduct Harbour which will leave Wynyard Quarter through Fanshawe Street;
 - (vi) Traffic generated by 'through' vehicles; and
 - (vii) Traffic generated by non-office land uses.

The surveys are designed to enable all seven components to be identified.

Survey methodology

(1) Internal office car parks

The arrivals and departure from each of the car park will be recorded by time and direction of travel, and the following information will also be recorded:

- (a) All Cars.
- (b) The number of persons in each vehicle.
- (c) Delivery vehicles out of the car park.
- (d) Cyclists out of the car park.
- (e) Motorcycles.

There will be one surveyor recording the entrance to each car park.

(2) Mode split

All people leaving the building on foot during the evening peak period are to be counted, and a sample of the people leaving the building in the evening peak hour will be stopped and interviewed. There should be sufficient interviewers to achieve a 40% sample. The questions to be asked are:

- (a) Do you work in the building, or have you been visiting or are you delivering goods?
- (b) By what mode are you travelling?
 - Car driver?
If yes, then where have you parked your car?
 - Car passenger?
If yes, are you being picked up within Wynyard Quarter?
 - Bus?
 - Motorcycle?
 - Taxi?
 - Walk?
 - Cycle?
 - Train?
 - Ferry?

(3) Other data

- (a) Occupied spaces

Car park occupancy counts will be taken at the beginning and end of each survey period.

(b) Traffic volume counts

Tube counts on the entrances to Wynyard Quarter should be carried out at the same time as the building surveys.

(c) Intersection Counts

The intersection turning movement count data was last collected in 2005. This should be repeated at the same time as the building surveys for all five access points to Wynyard Quarter.

(d) Number plate surveys

Number plate surveys of cars in and out of the three Fanshawe Street intersections, Westhaven Drive, and Viaduct Harbour Avenue at the Custom Street end should be carried out at the same time as the intersection counts. A 20-25% sample should be aimed at (White and silver cars only). If surveyor numbers become a problem, then this survey could be carried out on a different day, as long as a count of all vehicles entering and leaving is done at the same time.

Survey date and times

The surveys should be taken between 6:30am and 9:15am and between 3:45pm and 6:30pm on a Wednesday or Thursday in March and October (when 6 monthly). They should not be taken during school or University holidays.

Buildings to be surveyed

The buildings to be surveyed are in two parts:

(a) Buildings surveyed in 2009:

Buildings Surveyed			Table 1
Building	GFA	Car Parks	Parking Ratio
Vodafone et al	34,250m ²	501	1: 68m ²
Maritime Square	21,766m ²	212	1:104m ²
Air New Zealand	15,667m ²	133	1:117m ²
NZI	9,114m ²	63	1:145m ²
BNZ	9,073m ²	135	1: 67m ²
Lumley Centre	30,321m ²	194	1:156m ²

(b) Each new office building in Wynyard Quarter, one year after occupation, and then annually thereafter.

I300. Alexandra Park Precinct

I300.1. Precinct description

The Alexandra Park Precinct provides specific planning controls for the use of the Alexandra Park Racecourse. The Alexandra Park Racecourse is a major harness racing venue and is located on the corner of Manukau Rd and Green Lane West. It adjoins Cornwall Park to the north and the ASB Showgrounds to the east.

The zoning of the land within the Alexandra 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.

I300.2. Objectives

- (1) The Alexandra Park Racecourse is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) horse racing activities;
 - (b) organised sport and recreation;
 - (c) informal recreation;
 - (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 the Alexandra Park Racecourse 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 specified above.

I300.3. Policies

- (1) Enable the safe and efficient operation of the Alexandra Park Racecourse for its primary activities.
- (2) Protect the primary activity of the Alexandra Park Racecourse from the reverse sensitivity effects of adjacent development.

- (3) Enable a range of accessory and compatible activities to the primary 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 Alexandra Park Racecourse, having regard to the amenity of surrounding properties.
- (5) Recognise that the Alexandra Park Racecourse'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 specified above.

I300.4. Activity table

The provisions in any relevant overlays and Auckland-wide provisions 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 I300.4.1 Activity table specifies the activity status of land use and development activities in the Alexandra Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I300.4.1 Activity Table

	Activity	Activity status
Use		
Primary activities		
(A1)	Horse racing activities	P
(A2)	Organised sports and recreation	P
(A3)	Informal recreation	P
(A4)	Concerts, events and festivals	P
(A5)	Markets, fairs and trade fairs	P
(A6)	Functions, conferences, gatherings and meetings	P
(A7)	Displays and exhibitions	P
(A8)	Any primary activity not meeting Standard I300.6.3 but meeting all other standards	C

Accessory activities		
(A9)	Accessory activities	P
(A10)	Any accessory activity not meeting Standard I300.6.3 but meeting all other standards	C
Compatible activities		
(A11)	Filming activities	P
(A12)	Sports, recreation and community activities	P
(A13)	Professional fireworks displays meeting Standard I300.6.8	P
(A14)	Professional fireworks displays not meeting Standard I300.6.8	RD
(A15)	Helicopter flights meeting Standard I300.6.9	P
(A16)	Helicopter flights not meeting Standard I300.6.9	RD
(A17)	Any compatible activity not meeting Standard I300.6.3 but meeting all other standards	C
Development		
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A19)	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	RD
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	D
(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 I300.6.6	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P

I300.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I300.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

- (2) Any application for resource consent for an activity listed in Table I300.4.1 Activity table and which is not listed in I300.5(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).

I300.6. 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 I300.4.1 Activity table must comply with the following activity standards unless otherwise stated.

I300.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing an activity sensitive to noise must not exceed the noise limits in Table I300.6.1.1 Noise standards.

Table I300.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
All 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 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) 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.

I300.6.2. 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 I300.6.2, the curfew and pre-curfew times are as stated in Table I300.6.2.1 Pre-curfew and curfew times.

Table I300.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7.00am – 11.00pm
Curfew	11.00pm – 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 I300.6.2.2 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 I300.6.2.2: 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 I300.6.2.3 Vertical illuminance at a window when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I300.6.2.3: 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/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 I300.6.2.4 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 I300.6.2.4: 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 I300.6.2.5 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 I300.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m^2

I300.6.3. 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.

I300.6.4. Parking

- (1) Any loss of existing formed and marked parking spaces from 30 September 2013, must be accommodated elsewhere within the precinct, unless the number of parking spaces provided exceeds the requirements set out in E27.6.2 Number of parking and loading spaces.

I300.6.5. 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.

I300.6.6. Interface control areas

- (1) New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity must be located outside the Interface Control Area (ICA) illustrated on Alexandra Park: Precinct plan 1. Temporary buildings are excluded from this standard.

I300.6.7. Height in relation to boundary

- (1) Where the Alexandra Park Precinct directly adjoins an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 2.5 metres vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I300.6.8. 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 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.

I300.6.9. 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.

I300.6.10. Temporary buildings

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

I300.7. Assessment – controlled activities

I300.7.1. 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.

I300.7.2. 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).

I300.8. Assessment – restricted discretionary activities

I300.8.1. 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 I300.6.6:
 - (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.

I300.8.2. 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.

I300.9. Special information requirements

There are no special information requirements for this precinct.

I300.10. Precinct plans

I300.10.1. Alexandra Park: Precinct plan 1



I301. ASB Showgrounds Precinct

I301.1. Precinct description

The ASB Showgrounds Precinct provides specific planning provisions for the use and development of the ASB Showgrounds as an events and exhibition venue.

The zoning of the land within the ASB Showgrounds 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.

I301.2. Objectives

- (1) The ASB Showgrounds are protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) concerts, events and festivals;
 - (b) displays and exhibitions;
 - (c) functions, conferences, gatherings and meetings;
 - (d) markets, fairs and trade fairs; and
 - (e) stabling and care of racehorses and livestock.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the ASB Showgrounds 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.

I301.3. Policies

- (1) Enable the safe and efficient operation of the ASB Showgrounds for its primary activities.
- (2) Protect the primary activities of the ASB 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 activities.
- (4) Manage the adverse effects of the operation of the ASB Showgrounds, having regard to the amenity of surrounding properties.

- (5) Recognise that the ASB Showgrounds' 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.

I301.4. Activity table

The zone, overlay and Auckland-wide provisions apply in this precinct except for the following provisions which do not apply in this precinct.

- (1) E40 Temporary activities.
- (2) E25 Noise and vibration (noise provisions only).
- (3) E24 Lighting.
- (4) E27.6.1 Trip generation.
- (5) E27.6.2 Number of parking and loading spaces.

Table I301.4.1 specifies the activity status of land use and development activities in the ASB Showgrounds Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I301.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Displays and exhibitions	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Markets, fairs and trade fairs	P
(A5)	Stabling and care of racehorses and livestock	P
(A6)	Any primary activity not meeting Standard I301.6.5 but meeting all other standards	C
Accessory activities		
(A7)	Accessory activities	P
(A8)	Any accessory activity not meeting Standard I301.6.5 but meeting all other standards	C
Compatible activities		
(A9)	Sports, recreation and community activities	P
(A10)	Professional fireworks displays meeting Standard I301.6.10	P
(A11)	Professional fireworks displays not meeting Standard I301.6.10	RD

(A12)	Helicopter flights meeting Standard I301.6.11	P
(A13)	Helicopter flights not meeting Standard I301.6.11	RD
(A14)	Filming activities	P
(A15)	Any compatible activity not meeting Standard I301.6.5 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 20m in height	P
(A17)	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
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	D
(A19)	Light towers and associated fittings up to and greater than 25m in height	P
(A20)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I301.6.8	RD
(A21)	Demolition of buildings	P
(A22)	Temporary buildings	P

I301.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I301.4.1 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(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I301.4.1 Activity table and which is not listed in I301.5(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).

I301.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I301.4.1 must comply with the following activity standards unless otherwise stated.

I301.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site zoned residential, incident on the facade of any building zoned Business - Mixed Use Zone, must not exceed noise limits stated in Table I301.6.1.1.

Table I301.6.1.1: Noise standards

Time, day, duration and frequency	Residential noise limit	Mixed Use noise limit
Up to 5 special noise events between 8:00am and 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$	85dB $L_{Aeq(5min)}$
Up to 15 special noise events between 8:00am and 10:30pm in any 12 month period	65dB $L_{Aeq(5min)}$	75dB $L_{Aeq(5min)}$
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L_{Aeq}	65dB L_{Aeq}
General noise standards for all other times	45dB L_{Aeq} and 75dB L_{Amax}	55dB 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.

I301.6.2. 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 I301.6.2, the curfew and pre-curfew times are as stated in Table I301.6.2.1.

Table I301.6.2.1: 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 I301.6.2.2 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 I301.6.2.2: 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 I301.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I301.6.2.3: 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 I301.6.2.4 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 I301.6.2.4: 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 I301.6.2.5. 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 I301.6.2.5: Building façade luminance

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

I301.6.3. 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 general noise standards but does not exceed the special noise limits, which are both listed in Table I301.6.1.1 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 there must be no more:
 - (a) than 2 special noise events on any one day;
 - (b) than 4 special noise events within any 2 week period.
- (4) A single 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.

I301.6.4. 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 I301.6.2.4 and I301.6.2.5.

I301.6.5. 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.

I301.6.6. Parking

- (1) Any permanent loss of existing formed and marked parking spaces from 1,200 spaces (as at 30 September 2013) must be accommodated elsewhere within the precinct.

I301.6.7. 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.

I301.6.8. 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 Precinct plan 1. Temporary buildings are excluded from this standard.

I301.6.9. Height in relation to boundary

- (1) Where the ASB Showgrounds Precinct directly adjoins an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5 meters vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I301.6.10. 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.

I301.6.11. 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.

I301.6.12. Temporary buildings

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

I301.7. Assessment – controlled activities

I301.7.1. 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.

I301.7.2. 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).

I301.8. Assessment – restricted discretionary activities

I301.8.1. 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 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) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I301.6.8.

- (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.

I301.8.2. 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.

I301.9. Special information requirements

There are no special information requirements for this precinct.

I301.10. Precinct plans

I301.10.1. ASB Showgrounds: Precinct plan 1



I302. ASB Tennis Arena Precinct

I302.1. Precinct description

The ASB Tennis Arena Precinct provides for the operation, development, redevelopment and intensification of the ASB Tennis Arena.

The zoning of the land within the ASB Tennis Arena 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.

I302.2. Objectives

- (1) The ASB Tennis 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 activity are enabled.
- (3) The adverse effects of the operation of the ASB Tennis 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.

I302.3. Policies

- (1) Enable the safe and efficient operation of the ASB Tennis Arena for its primary activities.
- (2) Protect the primary activity of the ASB Tennis Arena 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 ASB Tennis Arena, having regard to the amenity of surrounding properties.

(5) Recognise that the ASB Tennis 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.

I302.4. 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 I302.4.1 specifies the activity status of land use and development activities in the ASB Tennis Arena Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I302.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Organised sports and recreation	P
(A2)	Informal recreation	P
(A3)	Concerts, events and festivals	P
(A4)	Displays and exhibitions	P
(A5)	Functions, gatherings, conferences and meetings	P
(A6)	Markets, fairs and trade fairs	P
(A7)	Any primary activity not meeting Standard I302.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P
(A9)	Any accessory activity not meeting Standard I302.6.5 but meeting all other standards	C
Compatible activities		
(A10)	Sports, recreation and community activities	P
(A11)	Professional fireworks displays meeting Standard I302.6.10	P
(A12)	Professional fireworks displays not meeting Standard I302.6.10	RD

(A13)	Helicopter flights meeting Standard I302.6.11	P
(A14)	Helicopter flights not meeting Standard I302.6.11	RD
(A15)	Filming activities	P
(A16)	Retail limited to a gross floor area of no more than 200m ² within the precinct	P
(A17)	Retail with a gross floor area greater than 200m ² but no more than 400m ² within the precinct	RD
(A18)	Retail greater than 400m ² within the precinct	D
(A19)	Any compatible activity not meeting Standard I302.6.5 but meeting all other standards	C
Development		
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A21)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(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 I302.6.8	RD
(A24)	Demolition of buildings	P
(A25)	Temporary buildings	P

I302.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I302.4.1 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(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I302.4.1 Activity table and which is not listed in I302.5(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).

I302.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I302.4.1 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.

I302.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site zoned residential, and incident on the facade of any building containing an activity sensitive to noise established as at September 30, 2013 within the Mixed Use Zone, must not exceed the noise limits in Table I302.6.1.1.

Table I302.6.1.1: Noise standards

Time, day, duration and frequency	Residential noise limit	Mixed Use noise limit
Up to 5 Special Noise Events between 8:00am and 10:30pm in any 12 month period	70dB L _{Aeq(5min)}	80dB L _{Aeq(5min)}
Up to 15 Special Noise Events between 8:00am and 10:30pm in any 12 month period	65dB L _{Aeq(5min)}	75dB L _{Aeq(5min)}
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between: <ul style="list-style-type: none"> • 7:00am and 10:00pm within any residential zone; • 7:00am and 11:00pm within all other zones. 	55dB L _{Aeq}	65dB L _{Aeq}
General noise standards at all other times	45dB L _{Aeq} and 75dB L _{Amax}	55dB 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.

I302.6.2. 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 Standards I302.6.2, the curfew and pre-curfew times are as stated in Table I302.6.2.1.

Table I302.6.2.1: 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 I302.6.2.2 when measured at the boundary of any adjacent site containing a lawful dwelling established prior to 30 September 2013. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I302.6.2.2: 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 I302.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I302.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	25 lux
Curfew	4 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 I302.6.2.4 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 I302.6.2.4: 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 I302.6.2.5. 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 I302.6.2.5: Building façade luminance

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

I302.6.3. 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 I302.6.1.1.
- (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.

I302.6.4. 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 I302.6.2.4 and I302.6.2.5.

I302.6.5. Traffic management

Activities must meet at least one of the following traffic 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.

I302.6.6. Parking

- (1) Parking for a minimum of 120 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect.

I302.6.7. 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.

I302.6.8. Interface control areas

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

I302.6.9. Height in relation to boundary

- (1) Where the ASB Tennis Arena Precinct directly adjoins an open space zone, 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.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I302.6.10. 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.

I302.6.11. 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).

I302.6.12. Temporary buildings

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

I302.7. Assessment – controlled activities

I302.7.1. 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.

I302.7.2. 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).

I302.8. Assessment – restricted discretionary activities

I302.8.1. 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 standard 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 that 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 I302.6.8:
 - (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 the 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 activity on the primary activities of the site;
- (b) the effects of traffic and parking on the surrounding environment; and
- (c) the effects of the activity on metropolitan, town or local centres.

I302.8.2. 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; and
 - (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:
 - (i) 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.
- (6) The effects of an activity on the primary activities 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.
- (7) The effects of traffic and parking on the surrounding environment:
 - (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 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.

(8) 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.

I302.9. Special information requirements

There are no special information requirements for this precinct.

I302.10. Precinct plans

I302.10.1. ASB Tennis Area: Precinct plan 1



I303. Auckland War Memorial Museum Precinct – Tamaki Paenga Hira

I303.1. Precinct Description

The Auckland War Memorial Museum is prominently located in the Auckland Domain and houses one of the most significant collections of Māori, Pacific and New Zealand colonial artefacts in the Southern Hemisphere. The museum is a major New Zealand cultural institution and the museum building is an iconic feature of Auckland that has significant heritage significance. Views to and from museum are protected.

The museum is subject to the Auckland War Memorial Museum Act 1996 under which the Auckland Museum Trust Board manages the museum for charitable purposes.

The Auckland War Memorial Museum Precinct includes the Auckland War Memorial Museum, the surrounding road and parking areas. It does not include the adjoining Cenotaph and parade ground area in front of the museum which is managed by Auckland Council.

The purpose of the precinct is to provide for the on-going use and development of the Auckland War Memorial Museum as a contemporary museum facility while maintaining the significant cultural and built heritage values of the museum. The precinct enables the operation of the museum and associated activities, including conference, education, event, function, ceremonial activities, café, restaurant and retail activities.

The land within the precinct is zoned Open Space – Community Zone. The Auckland War Memorial Museum Viewshaft Overlay extends from the front of the museum building and across the Domain to protect views to and from the museum.

The museum building and the adjoining Cenotaph and parade ground area are scheduled in the Historic Heritage Overlay.

The Outstanding Natural Features Overlay and the Volcanic Viewshaft and Height Sensitive Areas Overlay also apply to the precinct.

I303.2. Objectives

- (1) The ongoing use and development of the Auckland War Memorial Museum as a contemporary museum facility is enabled.
- (2) New development maintains the heritage values of the Auckland War Memorial Museum building and is appropriate for its context and setting within the Auckland Domain.

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

I303.3. Policies

- (1) Enable activities associated with the operation of Auckland War Memorial Museum as a contemporary museum facility.

- (2) Require new buildings and structures to be designed and built using colours and materials that are sympathetic to the existing Auckland War Memorial Museum building.
- (3) Require landscaping associated with any development to:
 - (a) preserve the significant views to and from the museum provided for in the Auckland War Memorial Museum Viewshaft Overlay;
 - (b) reduce the visual impact of parking areas; and
 - (c) integrate with the Cenotaph and parade area at the front of the Auckland War Memorial Museum building.
- (4) Locate vehicle and bus parking, and wheelchair accessible drop-off and parking, away from the front of the museum building.
- (5) Limit the impact of car parking areas on the amenity values of the museum and do not require additional parking to be provided for existing and new activities.

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

I303.4. Activity table

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

Table I303.4.1 specifies the activity status of land use and development activities in the Auckland War Memorial Museum Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I303.4.1 Activity Table

Activity		Activity status
Use		
Commerce		
(A1)	Offices and administration accessory to the operation of the Auckland War Memorial Museum	P
(A2)	Displays and exhibitions	P
Community		
(A3)	Activities associated with the use and operation of Auckland War Memorial Museum as a contemporary museum facility	P
(A4)	Conference facilities	P
(A5)	Education facilities	P
Development		
(A6)	New buildings	D

I303.5. Notification

- (1) Any application for resource consent for an activity listed in Table I303.4.1 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).

I303.6. Standards

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

- Standard E27.6.2 Number of parking and loading spaces
- Standard H7.11.6 Maximum site coverage in the Open Space – Community Zone

All activities listed as permitted in Table I303.4.1 must comply with the following permitted activity standards.

I303.6.1. Number of parking and loading spaces

- (1) The number of parking and loading spaces must be maintained at 270 spaces, including 8 bus parking spaces.

I303.6.2. Maximum site coverage

- (1) The maximum site coverage must not exceed 85 per cent of the area of the precinct.

I303.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I303.8. Assessment – restricted discretionary activities

There are no restricted discretionary activities in this precinct.

I303.9. Special information requirements

There are no special information requirements in this precinct.

I303.10. Precinct plans

There are no precinct plans in this precinct.

I304. Auckland Zoo Precinct

I304.1. Precinct description

The Auckland Zoo is a zoological garden situated next to Western Springs Park. The Auckland Zoo Precinct provides specific planning provisions for the use of Auckland Zoo.

The zoning of the land within the Auckland Zoo Precinct is the Special Purpose - Major Recreation Facility Zone.

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

I304.2. Objectives

- (1) The Auckland Zoo is protected as a regionally and nationally important venue for the display and management of the living collection of flora and fauna for viewing by the public (including associated visitor programmes, interpretation, conservation, research and education).
- (2) A range of activities compatible with, or accessory to, the primary activity are enabled.
- (3) The character of the Auckland Zoo is maintained and enhanced.
- (4) The adverse effects of the operation of the Auckland Zoo 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.

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

I304.3. Policies

- (1) Enable the safe and efficient operation of the Auckland Zoo for its primary activity.
- (2) Protect the primary activity of the Auckland Zoo 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 Auckland Zoo, having regard to the amenity of surrounding properties.
- (5) Recognise that the Auckland Zoo'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.

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

I304.4. 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 – Standard E27.6.1 Trip generation; and
- (5) E27 Transport – Standard E27.6.2 Number of parking and loading spaces.

Table I304.4.1 Activity table specifies the activity status of land use and development activities in the Auckland Zoo Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I304.4.1: Activity table

	Activity	Activity status
Use		
Primary activity		
(A1)	The display and management of the living collection of flora and fauna for viewing by the public (including associated visitor programmes, interpretation, conservation, research and education)	P
Accessory activities		
(A2)	Accessory activities	P
(A3)	Any accessory activity not meeting Standard I304.6.3 but meeting all other standards	C
Compatible activities		
(A4)	Sports, recreation and community activities	P
(A5)	Concerts, events and festivals	P
(A6)	Markets, fairs and trade fairs	P
(A7)	Functions, conferences, gatherings and meetings	P
(A8)	Filming activities	P
(A9)	Displays and exhibitions	P
(A10)	No more than one care centre with a gross floor area no greater than 500m ²	P
(A11)	Care centres not otherwise provided for	RD

(A12)	Any compatible activity not meeting Standard I304.6.3 but meeting all other standards	C
Development		
(A13)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 15m in height	P
(A14)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity more than 15m in height	RD
(A15)	Elevated walkways, viewing platforms, animal enclosures, light towers and associated fittings required for the display and management of the living collection of flora and fauna up to and greater than 15m in height	P
(A16)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I304.6.6	RD
(A17)	Demolition of buildings	P
(A18)	Temporary buildings	P
(A19)	Workers' accommodation	P

I304.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I304.4.1 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(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I304.4.1 Activity table and which is not listed in I304.5(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).

I304.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I304.4.1 Activity table must comply with the following standards unless otherwise stated.

I304.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing an activity sensitive to noise must not exceed the noise limits in Table I304.6.1.1.

Table I304.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Any day including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:00pm	55dB L _{Aeq}
At 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) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (4) These noise limits do not apply to the sounds generated by animals kept within the Auckland Zoo.

I304.6.2. 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 I304.6.2, the curfew and pre-curfew times are as stated in Table I304.6.2.1.

Table I304.6.2.1: 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 I304.6.2.2 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 I304.6.2.2: 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 I304.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I304.6.2.3: 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 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 within a residential zone and at the boundary of any residentially zoned site where a dwelling does not yet exist.
- (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.

I304.6.3. 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 6,000 people and does not require the closure of a public road.

Traffic generated by the primary activity of the Auckland Zoo is excluded from Standard I304.6.3.

I304.6.4. Parking

- (1) Parking for a minimum of 270 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect.

I304.6.5. 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.

I304.6.6. Interface control area

- (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.

I304.6.7. Height in relation to boundary

- (1) Where the Auckland Zoo Precinct directly adjoins a road or open space zone, buildings (other than animal enclosures) must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (2) Where the Auckland Zoo Precinct directly adjoins a residential zone, the height in relation to boundary standard that applies in the adjoining residential zone also applies at the Auckland Zoo Precinct boundary.
- (3) Any elevated walkways or viewing platforms or animal enclosure (or structures within an animal enclosure) required for the display and management of the living collection of flora and fauna are excluded from this standard.
- (4) Temporary buildings, light towers and associated fittings are excluded from this standard.

I304.6.8. Temporary buildings

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

I304.7. Assessment – controlled activities

I304.7.1. 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.

I304.7.2. 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).

I304.8. Assessment – restricted discretionary activities

I304.8.1. 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 new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m in height and/or 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.
- (3) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I304.6.6:
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (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 activity that does not comply with screening standards:
 - (a) The visual effects of rubbish and storage areas on residential and open space zoned sites.

I304.8.2. 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.
- (2) 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.
- (3) 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.
- (4) 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.
- (5) 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.
- (6) 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.

I304.9. Special information requirements

There are no special information requirements for this precinct.

I304.10. Precinct plans

I304.10.1. Auckland Zoo: Precinct plan 1



I305. Avondale 1 Precinct

I305.1. Precinct Description

The Avondale 1 Precinct applies to the northern boundary edge of the Avondale Racecourse land that adjoins Ash Street, Avondale, and the north-eastern corner edge of the Avondale Racecourse land extending from Ash Street to Racecourse Parade.

The precinct is divided into Sub-precinct A and Sub-precinct B. The purpose of the precinct is to:

- enable the Avondale Jockey Club to continue to use the Avondale Racecourse for horse racing (including associated activities) and market days over the short to medium term, while enabling the staged transition to an integrated mixed use development over the medium to long term;
- provide commercial, residential and office development potential, with limited opportunity for larger retail activities and residential activities at the ground floor in Sub-precinct A; and
- provide intensive residential development potential, with limited opportunity for larger retail and commercial activities in Sub-precinct B.

Sub-precinct A provides for development that will address the Ash Street frontage and the interface with the Avondale Racecourse. The Sub-precincts will integrate and connect with each other and encourage connections to existing streets to provide access to Avondale Town Centre. The sub-precinct seeks to ensure that the prominence and visibility of the racecourse activities is not lost as a consequence of new development along part of the racecourse boundary.

The development of Sub-precinct A is likely to result in the relocation of the existing historic buildings of the Avondale Racecourse along the edge of Ash Street. Built around the turn of the century, these structures are the last remaining historic buildings on the 100-year old racing property. Although they are not scheduled, they are considered to have significance to the local area and their retention is encouraged.

The transport infrastructure for Avondale 1 Precinct should complement and support the Avondale 2 Precinct, particularly pedestrian and cycle connectivity into and through both precincts. Provision for new roads, intersections and vehicle access points should be made.

The zoning of land within this precinct is Business – Mixed Use Zone and Residential – Terrace Housing and Apartment Buildings Zone.

I305.2. Objectives

- (1) Subdivision and development is designed and implemented in a comprehensive, efficient and integrated way which achieves a high quality urban environment, recognises the wider landscape features of the area, and enables the ongoing use of the precinct for horse racing, market days and related activities.
- (2) Redevelopment of the precinct has regard to the former sanitary block and casualty room buildings along the Ash Street Boundary of Avondale Racecourse

and measures are taken where possible to retain and reuse them due to their local significance.

- (3) Development and/or subdivision within the precinct facilitates a transport network that:
 - (a) integrates with, and avoids, remedies or mitigates adverse effects on the safety and efficiency of the transport network in the surrounding area, including providing any upgrades to the surrounding network; and
 - (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles
- (4) Commercial development supports the Avondale Town Centre, and does not detract from its vitality and viability.
- (5) Residential activities are limited in Sub-precinct A to support Sub-precinct B and maximise the business amenity of the Ash Street frontage.

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

I305.3. Policies

- (1) Provide for the Avondale Racecourse to continue to be used for horse racing, market days and related activities until redevelopment occurs.
- (2) Encourage development to recognise and provide for the wider landscape views and special features of the area, including the Waitakere Ranges and Avondale Racecourse infield, and the historic former sanitary block and casualty room buildings located in Sub-precinct A.
- (3) Encourage subdivision and development of vehicle, pedestrian and cycle routes, including new roads and intersections, through the precinct that provide access through to Avondale Precinct 2 to Elm Street and Racecourse Parade while ensuring adverse effects on the existing transport network are avoided, remedied or mitigated.

Sub-precinct A

- (4) Provide for a range of commercial and office activities that will not diminish the role of the Avondale Town Centre and its function.
- (5) Restrict retail activities that undermine the role, function, amenity, and community social and economic wellbeing of the Avondale Town Centre environment, or which add significant traffic to Ash Street.
- (6) Limit residential activities to those that are above businesses and which mitigate the effects of Ash Street's traffic function on resident health and amenity.

Sub-precinct B

(7) Enable intensive residential activities within a close walk of the Avondale Town Centre and public transport, and which integrates well with the adjoining Avondale Racecourse precinct land and existing residential development immediately east of the sub-precinct.

(8) Limit office and retail activities unless they will support the Avondale Town Centre main street or activities within Sub-precinct B.

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

I305.4. Activity table

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

Table I305.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Avondale 1 Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I305.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I305.4.1 Activity table

Activity		Activity status	
		Sub-precinct A	Sub-precinct B
Use			
(A1)	Activities identified as permitted in I307 Avondale Racecourse Precinct	P	P
Residential			
(A2)	Dwellings located on the ground floor of a building	D	
(A3)	Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses	D	
(A4)	Integrated residential developments	D	
(A5)	Supported residential care	D	
(A6)	Visitor accommodation	D	
(A7)	Boarding houses	D	
Commerce			
(A8)	Commercial Services	P	D
(A9)	Dairies	P	P

(A10)	Offices	P	D
(A11)	Retail up to 450m ² gross floor area per tenancy	D	D
(A12)	Retail greater than 450m ² gross floor area per tenancy	NC	NC
Development			
(A13)	New buildings and external alterations and additions to buildings	RD	
(A14)	Total or substantial demolition (exceeding 30 per cent or more by area, of wall elevations or roof area) of the former sanitary Block or casualty room buildings identified on Avondale 1: Precinct Plan 1	RD	NA
(A15)	Relocation of the former sanitary block or casualty room buildings identified on Avondale 1: Precinct Plan 1	RD	NA
Subdivision			
(A16)	Subdivision		

I305.5. Notification

- (1) Any application for resource consent for an activity listed in Table I305.4.1 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).

I305.6. Standards

All activities listed as permitted or restricted discretionary in Table I305.4.1 Activity table must comply with the standards of the overlay, zone and Auckland-wide standards as relevant.

I305.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I305.8. Assessment – restricted discretionary activities

I305.8.1. 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) new buildings, and external alterations and additions to buildings:

- (a) the effect on the identified buildings on the Avondale: Precinct Plan 1, if relocated; and
 - (b) the effect on views to the Waitakere Ranges and the Avondale Racecourse infield.
- (2) relocation, total or substantial demolition of the former sanitary block or casualty room-identified on Avondale 1 Precinct: Precinct plan 1:
- (a) the effect on the character and historical significance of the buildings.

I305.8.2. 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) new buildings, and external alterations and additions to buildings:
 - (a) the effect on the identified buildings on the Avondale 1 Precinct: Precinct Plan 1, if these buildings have been relocated:
 - (i) the extent to which the works compliment the scale and form of the identified buildings.
 - (b) the effect on views to the Waitakere Ranges and the Avondale Racecourse infield:
 - (i) the extent to which the works are designed to, where appropriate, maintain public views to the wider landscape features including the Avondale Racecourse infield and the Waitakere Ranges.
- (2) relocation, total or substantial demolition of the former sanitary block or casualty room buildings identified on Avondale 1 Precinct: Precinct plan:
 - (a) the effect on the character and historical significance of the buildings:
 - (i) whether the proposed works will result in adverse effects (including cumulative adverse effects) on the heritage values of the buildings;
 - (ii) whether the proposed works will maintain or enhance the values of the buildings, including by:
 - avoiding or minimizing the loss of fabric that contributes to the significance of the buildings;
 - removing features that compromise the values of the place;
 - complementing the form and fabric which contributes to, or is associated with, the values of the buildings; and
 - recovering or revealing the values of the buildings;
 - (iii) whether the proposed works will be undertaken in accordance with good practice conservation principles and methods;

- (iv) whether the proposed works will be undertaken in a manner that is based on a clear understanding of the values of the buildings;
- (v) whether the proposal contributes to, or encourages, the long term viability and/or ongoing functional use of the buildings; and
- (vi) refer to Policy I305.3.(2)

I305.9. Special information requirements

- (1) As part of the first subdivision resource consent application; or land use resource consent application for a proposal greater than 1,000m² gross floor area, the applicant must prepare an integrated transport assessment that includes both Avondale 1 Precinct and Avondale 2 Precinct.

I305.10. Precinct plans

I305.10.1 1 Avondale 1 Precinct: Precinct plan 1



I306. Avondale 2 Precinct

I306.1. Precinct Description

The Avondale 2 Precinct applies to an area that is bounded by Racecourse Parade to the north, Great North Road to the east and a small area of Avondale Town Centre to the south-east.

The purpose of the precinct is to provide town centre type activities, with limited opportunity for larger retail activities. The precinct is divided into sub-precincts A, B and C.

Sub-precincts A and B are intended to provide town centre activities that integrate with the Great North Road main street.

Sub-precinct C is intended to facilitate the development of an off main street town centre environment that supports the Great North Road main street environment, provides opportunities for larger scale (non-retail) commercial and institutional activities, and community facilities.

The transport infrastructure for the Avondale 2 Precinct should complement and support the Avondale 1 Precinct, particularly vehicle, pedestrian and cycle connectivity into and through both precincts.

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

I306.2. Objectives

- (1) The intensification of commercial, residential, community and civic activities is provided for, with limited opportunities for large scale retail activities.
- (2) The scale and intensity of development is increased while ensuring development is in keeping with Avondale Town Centre's planned future form and quality.
- (3) Subdivision and development is designed and implemented in a comprehensive, efficient and integrated way which achieves a high quality urban environment and recognises the Avondale Town Centre and the wider landscape features of the area.
- (4) The transport network within the Avondale 2 Precinct is integrated with the surrounding transport network including connections for vehicles, pedestrians and cyclists between Ash Street, through Avondale 1 Precinct, to Avondale Town Centre and to public transport.

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

I306.3. Policies

- (1) Enable significant redevelopment where the outcome can be shown to contribute to the function, amenity, and role of the Avondale Town Centre.
- (2) Provide for town centre activity which:

- (a) services the surrounding community's needs for a range of moderate intensity uses, such as commercial, leisure, tourist, cultural, community and civic amenities;
 - (b) supports public transport, pedestrian and cycle networks and the ability to change transport modes; and
 - (c) contributes positively to local character and identity, including public spaces developed to complement buildings and streets.
- (3) Enable the intensification of commercial, residential and community activities, by:
- (a) encouraging increased scale and intensity of buildings; and
 - (b) the comprehensive redevelopment of sites.
- (4) Limit the level of retail activity in the precinct.
- (5) Encourage subdivision and development to provide vehicle, pedestrian and cycle routes, including new roads and intersections, through the precinct that provide connections to Avondale Precinct 1 through to Ash Street and access to Great North Road while ensuring adverse effects on the existing transport network are avoided, remedied or mitigated.
- (6) Discourage dwellings at ground floor in sub-precincts A and B and enable dwellings above ground floor.
- (7) Encourage development to recognise and provide for the wider landscape features of the area, including the Waitakere Ranges and Avondale Racecourse.

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

I306.4. Activity table

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

Table I306.4.1 specifies the activity status of land use, development and subdivision activities in the Avondale 2 Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

A blank in Table I306.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I306.4.1 Activity table

Activity		Activity status	
		Sub-precinct A and B	Sub-precinct C
Use			
Accommodation			
(A1)	Dwellings on the ground floor where the building is subject to the Key Retail Frontage Control	D	NA
(A2)	Dwellings on the ground floor of a building not subject to the Key Retail Frontage Control	RD	RD
Commerce			
(A3)	Retail up to 450m ² gross floor area per tenancy	RD	D
(A4)	Retail greater than 450m ² gross floor area per tenancy	NC	NC
Development			
(A5)	New buildings and external alterations and additions to buildings	RD	RD
Subdivision			
(A6)	Subdivision		

I306.5. Notification

- (1) Any application for resource consent for an activity listed in Table I306.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I306.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct except H10 Business – Town Centre Zone Standard H10.6.5. Residential at ground floor does not apply.

I306.7. Assessment – controlled activities**I306.7.1. Matters of control**

There are no controlled activities in this precinct.

I306.7.2. Assessment criteria

There are no controlled activities in this precinct.

I306.8. Assessment – restricted discretionary activities

I306.8.1. 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) dwellings on the ground floor of a building;
 - (a) the effect of, and on, the adjacent street network; and
 - (b) the effect on commercial activities;
- (2) new buildings and external alterations and additions to buildings:
 - (a) the effect on Avondale Town Centre; and
 - (b) the effect on views to the Waitakere Ranges and the Avondale Racecourse infield;
- (3) retail up to 450m² gross floor area per tenancy:
 - (a) the effect on the commercial viability of Avondale Town Centre.

I306.8.2. 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) dwellings on the ground floor of a building:
 - (a) the effect of, and on, the adjacent street network:
 - (i) the extent to which the design and layout of the dwelling avoids or mitigates adverse effects from vehicle emissions and vehicle noise on the adjacent road network;
 - (ii) the extent to which the layout of the dwelling does not detract from the vitality and amenity of the street; and
 - (iii) the extent to which opportunities for passive surveillance of the street from the ground floor of the dwelling are provided;
 - (b) the effect on commercial activities:
 - (i) the extent to which the dwelling does not detract from the viability of commercial activity in the precinct; and
 - (ii) refer to Policy I306.3.(6);
- (2) new buildings and external alterations and additions to buildings:
 - (a) the effect on Avondale Town Centre:

- (i) refer to Policy I306.3.(1);
- (ii) refer to Policy I306.3.(4)
- (b) the effect on views to the Waitakere Ranges and the Avondale Racecourse infield:
 - (i) the extent to which public views to the wider landscape features including the Avondale Racecourse infield and the Waitakere Ranges are maintained;
- (3) retail up to 450m² gross floor area per tenancy:
 - (a) the effect on the commercial viability of Avondale Town Centre:
 - (i) refer to Policy I306.3.(1); and
 - (ii) refer to Policy I306.3.(4).

I306.9. Special information requirements

- (1) As part of the first subdivision resource consent application; or land use resource consent application for a proposal greater than 1,000m² gross floor area, the applicant must prepare an integrated transport assessment that includes both Avondale 1 Precinct and Avondale 2 Precinct.

I306.10. Precinct plans

There is no precinct plan for this precinct.

I307. Avondale Racecourse Precinct

I307.1. Precinct description

The Avondale Racecourse Precinct provides specific planning provisions for the use of the Avondale Racecourse as a horse racing facility.

The zoning of the land within the Avondale Racecourse Precinct is the Special Purpose - Major Recreation Facility Zone.

I307.2. Objectives

- (1) The Avondale Racecourse is protected as a regionally and nationally important venue for horseracing activities.
- (2) A range of activities compatible with, or accessory to, the primary activity are enabled.
- (3) The adverse effects of the operation of the Avondale Racecourse 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.

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

I307.3. Policies

- (1) Enable the safe and efficient operation of the Avondale Racecourse for its primary activity.
- (2) Protect the primary activity of the Avondale Racecourse 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 Avondale Racecourse, having regard to the amenity of surrounding properties.
- (5) Recognise that the Avondale Racecourse'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.

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

I307.4. 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 I307.4.1 specifies the activity status of land use and development activities in the Avondale Racecourse Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I307.4.1: Activity table

Activity		Activity status
Use		
Primary activity		
(A1)	Horse racing activities	P
(A2)	Any primary activity not meeting Standard I307.6.5 but meeting all other standards	C
Accessory activities		
(A3)	Accessory activities	P
(A4)	Any accessory activity not meeting Standard I307.6.5 Traffic management but meeting all other standards	C
Compatible activities		
(A5)	Organised sport and recreation	P
(A6)	Informal recreation	P
(A7)	Concerts, events and festivals	P
(A8)	Markets, fairs and trade fairs	P
(A9)	Functions, conferences, gatherings and meetings	P
(A10)	Filming activities	P
(A11)	Displays and exhibitions	P
(A12)	Sports, recreation and community activities	P
(A13)	Professional fireworks displays meeting Standard I307.6.10	P
(A14)	Professional fireworks pyrotechnics displays not	RD

	meeting Standard I307.6.10	
(A15)	Helicopter flights meeting Standard I307.6.11	P
(A16)	Helicopter flights not meeting Standard I307.6.11	RD
(A17)	Any compatible activity not meeting Standard I307.6.5 Traffic management but meeting all other standards	C
Development		
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A19)	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
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	D
(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 I307.6.8 Interface control areas	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

I307.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I307.4.1 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(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I307.4.1 Activity table and which is not listed in I307.5(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).

I307.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I307.4.1 must comply with the following activity standards unless otherwise stated.

I307.6.1. 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 I307.6.1.1.

Table I307.6.1.1: 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 other 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.

I307.6.2. 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 I307.6.2, the curfew and pre-curfew times are as stated in Table I307.6.2.1.

Table I307.6.2.1: 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 I307.6.2.2 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 I307.6.2.2: 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 I307.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I307.6.2.3: 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 I307.6.2.4 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 I307.6.2.4: 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 I307.6.2.5. 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 I307.6.2.5: Building façade luminance

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

I307.6.3. 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 I307.6.1.1.
- (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.

I307.6.4. 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 I307.6.2.4 and I307.6.2.5.

I307.6.5. 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.

I307.6.6. Parking

- (1) Any loss of existing formed and marked parking spaces from 30 September 2013, must be accommodated elsewhere within the precinct unless the number of parking spaces provided exceeds the requirements set out in E27 Transport – district rule E27.6.2.

I307.6.7. 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

I307.6.8. 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.

I307.6.9. Height in relation to boundary

- (1) Along the boundaries where the Avondale Racecourse 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 Avondale Racecourse 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

I307.6.10. 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.

I307.6.11. 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.

I307.6.12. Temporary buildings

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

I307.7. Assessment – controlled activities

I307.7.1. 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.

I307.7.2. 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).

I307.8. Assessment – restricted discretionary activities

I307.8.1. 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, but 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 I307.6.8:
 - (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.

I307.8.2. 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:
 - (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 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; 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;

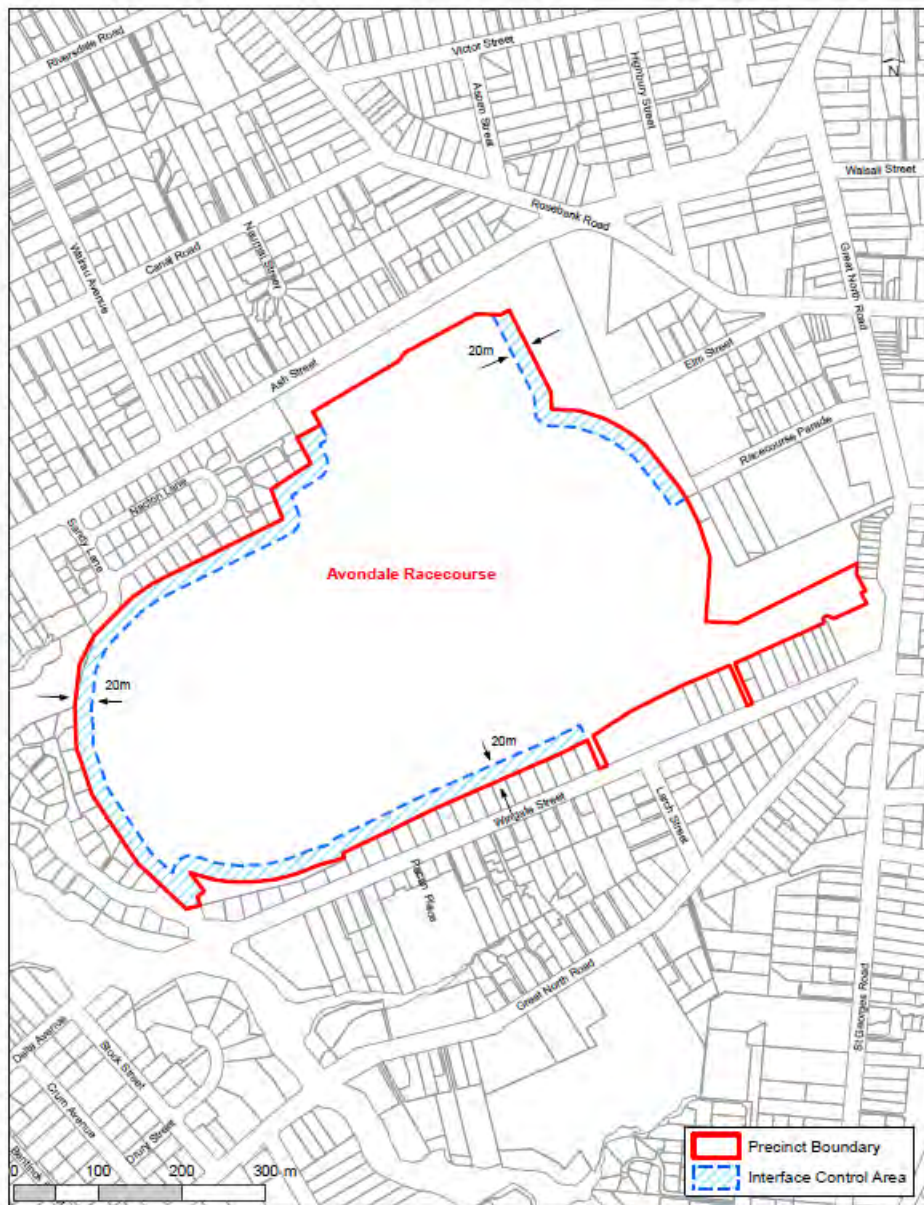
- (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether 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.

I307.9. Special information requirements

There are no special information requirements in this precinct.

I307.10. Precinct plans

1307.10.1. Avondale Racecourse: Precinct plan 1



I308. Central Park Precinct

I308.1. Precinct description

The Central Park Precinct is located at 666 Great South Road, Ellerslie. The purpose of the Central Park Precinct is to provide for employment and office activities within an office park environment.

Constraints on the amount and location of parking contribute to the pedestrian amenity of the precinct. The amount of supporting services and minor convenience/service retail that can be established in the site is capped so that the Central Park precinct and Ellerslie town centre complement, and do not compete with each other.

The precinct is separated into four development areas. The four areas have different building heights, reflecting the existing built environment, the nature of the site, its location near Ellerslie town centre and surrounding protected views.

The zoning of the land within the Central Park Precinct is the Business – Business Park Zone.

I308.2. Objective

- (1) The Central Park Precinct is developed as a business park with a range of supporting activities that are complementary to the Ellerslie town centre, and is well designed and integrated with the surrounding area and infrastructure.

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

I308.3. Policies

- (1) Limit land use activities such as retail, food and beverage and recreation facilities, to those that serve the needs of office workers within the precinct.
- (2) Require buildings to align with and activate private streets within the site.
- (3) Require development to avoid, remedy and mitigate any adverse traffic effect on the Ellerslie Panmure Highway interchange.
- (4) Require development within the precinct to apply the following principles:
 - (a) good pedestrian links through the site;
 - (b) landscape amenity space;
 - (c) gateway and landmark features;
 - (d) safe vehicle movements within and to and from the site;
 - (e) massing and building height; and
 - (f) landscaped areas and pedestrian plazas that enhance the amenity of the site and provide a focal point of the development.

- (5) Promote the use of public transport and pedestrian orientated activity by limiting the amount of parking provided on the site once Central Park is fully developed.

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

I308.4. Activity table

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

Table I308.4.1 Activity table specifies the activity status of land use and development activities in the Central Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I308.4.1 Activity table

Activity		Activity status
Use		
Commerce		
(A1)	Food and beverage not exceeding 250m ² of gross floor area per building	P
(A2)	Food and beverage exceeding 250m ² of gross floor area per building	D
(A3)	Retail not exceeding 250m ² gross floor area per building, provided any single tenancy does not exceed 150m ² of gross floor area	P
(A4)	Retail exceeding 250m ² gross floor area per building, provided any single tenancy does not exceed 150m ² of gross floor area	D
(A5)	Retail where any single tenancy exceeds 150m ² of gross floor area	NC
(A6)	Entertainment facilities	D
Community		
(A7)	Recreation facilities not exceeding 250m ² of gross floor area per building	P
(A8)	Recreation facilities exceeding 250m ² of gross floor area per building	D
Development		
(A9)	New buildings	C
(A10)	External additions and alterations to buildings that: <ul style="list-style-type: none"> (a) are not structural; (b) increase the building development area by less than 25%; and (c) do not increase the height of the building. 	P
(A11)	External additions and alterations to buildings not provided	C

	for as permitted	
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I308.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I308.4.1 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(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I308.4.1 Activity table and which is not listed in I308.5(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).

I308.6. Standards

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

All activities listed as permitted and controlled in Table I308.4.1 Activity table must comply with the following permitted activity standards.

I308.6.1. Building height

- (1) Buildings must not exceed the heights specified in the table below:

Table I308.6.2.1 Building height

Building development areas	Height above mean sea level	Height above ground level (average)
A	44.2m	19.8m
B	53.3m	30.4m
C	73.0m	48.0m
D	90.0m	67.9m

- (2) The location of the building development areas within the precinct are shown on Precinct plan 1 - Central Park Building heights.
- (3) Building height coordinates are shown on Precinct plan 3 - Central park building height coordinates.
- (4) The height above mean sea level method is the prevailing maximum height measure.

I308.6.2. Roof tops

- (1) In development areas A, B and C:

- (a) rooftop projections must not exceed the maximum building height by more than 10 per cent; and
- (b) the total area of rooftop projections must not exceed 10 per cent of the total roof area.

I308.6.3. Site intensity

- (1) The maximum floor area ratio for building development areas A, B, C and D is 1.8:1 and the gross floor area of buildings within the precinct must not exceed 114,000m².
- (2) Within the maximum floor area ratio, the gross floor area of the following activities must not exceed 3,500m² for:
 - (a) recreation facilities;
 - (b) food and beverage; and
 - (c) retail provided that the total gross floor area for retail must not exceed 2000m²

I308.6.4. Upper and lower storey setbacks

- (1) A minimum distance between buildings must be provided as follows:
 - (a) for the portion of the building façade located between ground level and 13m above ground level: 18m; and
 - (b) for the portion of the building façade located more than 13m above ground level: 24m.
- (2) An existing or consented building will set the building line on one side of the street, and any future building setback must comply with I308.6.4(1) above.
- (3) Parking structures (except the parking structure along the eastern frontage of building development area A) will not set the first building line.

I308.6.5. Pedestrian plaza and landscaped amenity spaces

- (1) The indicative pedestrian plaza and indicative landscaped amenity spaces must be provided in the general locations shown on Precinct plan 2: Central Park urban design framework.
- (2) The pedestrian plaza must have a minimum area of 600m² (excluding footpaths on road frontages) and must be provided concurrently at the time the next building in the precinct is constructed after the date the Unitary Plan becomes operative.
- (3) A minimum of 10 per cent of the total developable area of the precinct (excluding internal road corridors) must be provided as landscaped amenity spaces. The landscaped amenity spaces may comprise:
 - (a) pedestrian plaza areas;

- (b) pocket parks i.e. small parks and breakout areas; or
- (c) stormwater retention ponds where they are designed for dual purpose as amenity features.

I308.6.6. Footpaths in the pedestrian oriented area

- (1) Footpaths within the pedestrian oriented area must be a minimum of 1.8m wide on both sides of the street.
- (2) This standard does not apply to existing or consented footpaths as at June 2010 that do not comply with this standard.

I308.6.7. Pedestrian connections

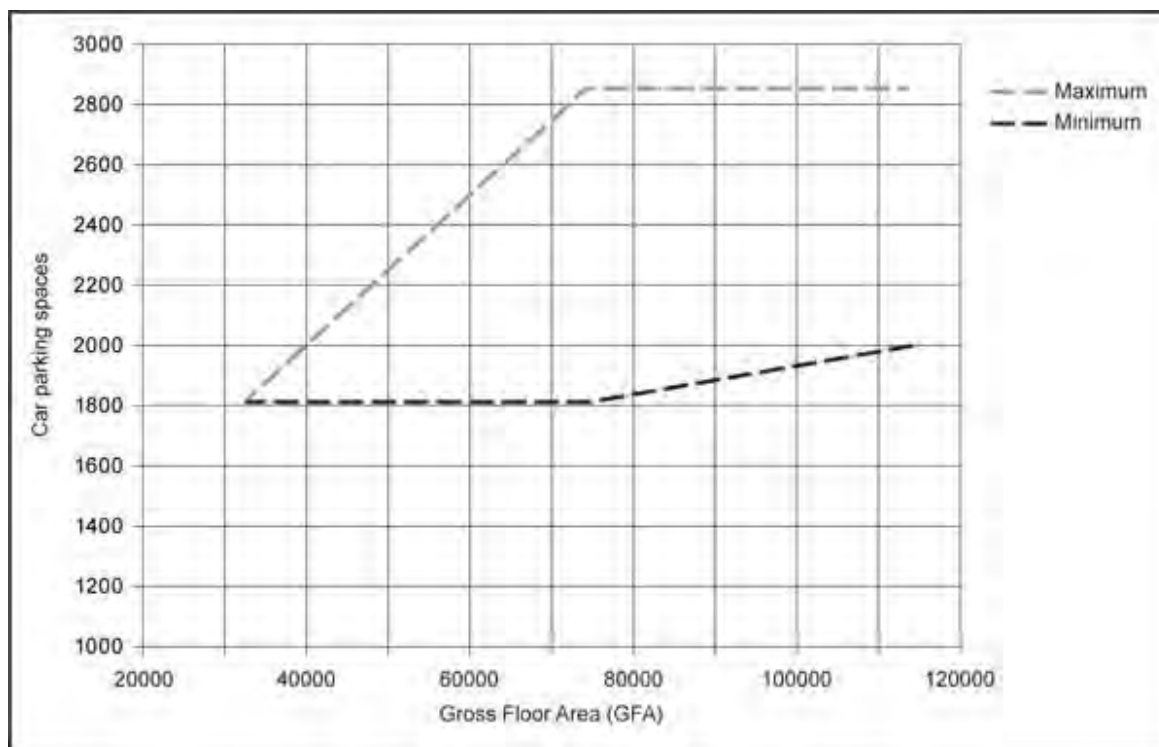
- (1) Pedestrian connections must be provided and maintained throughout the site, generally in the locations shown on Precinct plan 2: Central Park urban design framework. The following pedestrian connections must be provided:
 - (a) an at grade pedestrian link as shown on Precinct plan 2: Central Park urban design framework;
 - (b) internal pedestrian links as shown on Precinct plan 2: Central Park urban design framework; and
 - (c) signage at the Great South Road and Sultan Road entrances to the pedestrian connection advising the public of the availability of the link, subject at all times to any temporary restrictions that may reasonably be required to be imposed for security purposes.
- (2) Any development on the site must not prevent or impede the creation of an upper level pedestrian link over the motorway to connect to Ramsgate Street.
- (3) Pedestrian connections must be provided as part of the development or redevelopment of the building development areas.

I308.6.8. Car parking

- (1) Car parking in the precinct must comply with the following controls and Figure I308.6.6.1 Car parking ratios below:
 - (a) minimum car parking requirements:
 - (i) for any development where the total gross floor area of the precinct development is less than 72,600m², a minimum of 1815 car parks shall be provided; and
 - (ii) for development that results in a total gross floor area of between 72,600m² and 114,000m², the minimum number of car park spaces that shall be provided is 1815 plus one car park per 224m² of gross floor area above 72,600m²;
 - (b) maximum car parking requirements:

- (i) for any development that results in a total gross floor area of between 32,887m² and 72,600m², the maximum number of car parks that may be provided is 1815 car parks, plus one car park per 40m² of gross floor area above 32,887m²; and
- (ii) For any development that results in a total gross floor area of more than 72,600m², the maximum number of car parks within the precinct must not exceed 2850.

Figure I308.6.6.1 Car parking ratios



I308.7. Assessment – controlled activities

I308.7.1. 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 and external additions and alterations that are not provided for as a permitted activity:
 - (a) building design and external appearance;
 - (b) pedestrian connections and vehicle access;
 - (c) pedestrian amenity; and
 - (d) traffic impacts.

I308.7.2. Assessment criteria

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

(1) new buildings and external additions and alterations that are not provided for as a permitted activity:

(a) building design and external appearance:

building form:

- (i) the extent to which the exterior design and appearance of the building contributes to the avoidance of adverse building bulk and dominance effects;
- (ii) the extent to which the building creates a human scale environment at street level;
- (iii) whether rooftop projections including towers, turrets, chimneys, lift towers, machinery rooms which exceed the parapet or roof height are compatible with the overall architectural form and detailing of the building;
- (iv) extent to which there is similarity in facade design and materials and continuity in form and appearance of canopies with the facades of other buildings;
- (v) whether signage on the building has been incorporated as part of the building design;
- (vi) whether there is landscaping of pedestrian connections throughout the precinct; and

gateway and landmark features:

- (vii) the extent to which buildings on highly visible locations are designed to feature architectural accents such as special architectural features, articulation, extra glazing or lighting;

sustainability:

- (viii) the extent to which the proposal addresses the following principles:
 - buildings are designed to be sustainable through the use of durable low maintenance materials, maximising solar access and natural ventilation and the incorporation of mechanical and electrical systems that optimise energy efficiency;
 - on-site landscaping consists of indigenous vegetation where appropriate;
 - on-site stormwater conservation measures are incorporated where appropriate including rainwater harvesting devices, green roofs, site landscaping, rain gardens and wetland treatment systems and

stormwater planter boxes (subject to soil contamination considerations);

- adequate storage space and containers are provided for rubbish and recyclable materials in a location which is clearly visible on the site and easily accessible for occupants and collection vehicles;
- building and demolition is undertaken in a way that maximises the use of waste materials for reuse and recycling; and

crime prevention

(ix) the extent to which the proposal addresses crime prevention through environmental design principles.

(b) pedestrian connections and vehicle access:

(i) The extent to which the proposal addresses the following principles:

- pedestrian links through buildings should be provided where these will provide short and convenient pedestrian routes;
- pedestrian links through the ground floor of buildings should:
 - be overlooked by adjacent uses;
 - be lined by internal walls which contribute to visual interest and pedestrian safety;
 - include a variety of architectural detail and maximise building entrances and glazing;
 - minimise blank walls;
 - adopt CPTED principles (i.e. avoid potential entrapment areas and deep recesses);
 - avoid chicanes which limit natural surveillance; and
 - provide adequate internal lighting.

(c) pedestrian amenity:

(i) the extent to which the proposal addresses the following principles:

- the pedestrian plaza and landscaped amenity spaces should:
 - be visible from the pedestrian routes on the site and overlooked by buildings to maximise personal safety;
 - be lined with active edges on the ground floor in the case of the pedestrian plaza;
 - be landscaped with soft and hard landscape elements;
 - include adequate seating, lighting, signage and street furniture; and
 - feature high quality materials and robust detailing.

- in addition, street trees and other landscape elements should also be provided to achieve the following:
 - visual enhancement of internal private roads and pedestrian routes; and
 - screening of parking areas where these are visible from the pedestrian routes; and
- outdoor storage and refuse disposal areas should be avoided in the pedestrian oriented area.

(d) traffic impacts:

(i) unless it can be proven they are not required, whether the measures listed below are implemented to manage the traffic effects generated by the redevelopment of the site:

- a second signalised right turn into the site from Great South Road;
- queue detection and/or electronic signage to manage right turn queues into the site from Great South Road;
- at the existing signalised site access (north) – a double right turn into and out of the site;
- internal road upgrades required to meet internal traffic flow demands, including (but not limited to):
 - two lanes being provided in both directions between the Great South Road northern site access to the onsite roundabout;
 - installation of a solid median extending from the signals at the northern site access to beyond the first park entrance, approximately 90m (with a gap to allow access to the site north of the Central Park Precinct); or
 - speed tables on approaches

conditions of consent requiring any of the traffic management measures in above may be imposed when individual applications for resource consent for individual buildings (or groups of buildings) are granted. Traffic monitoring may also be required as a condition of consent.

I308.8. Assessment – restricted discretionary activities

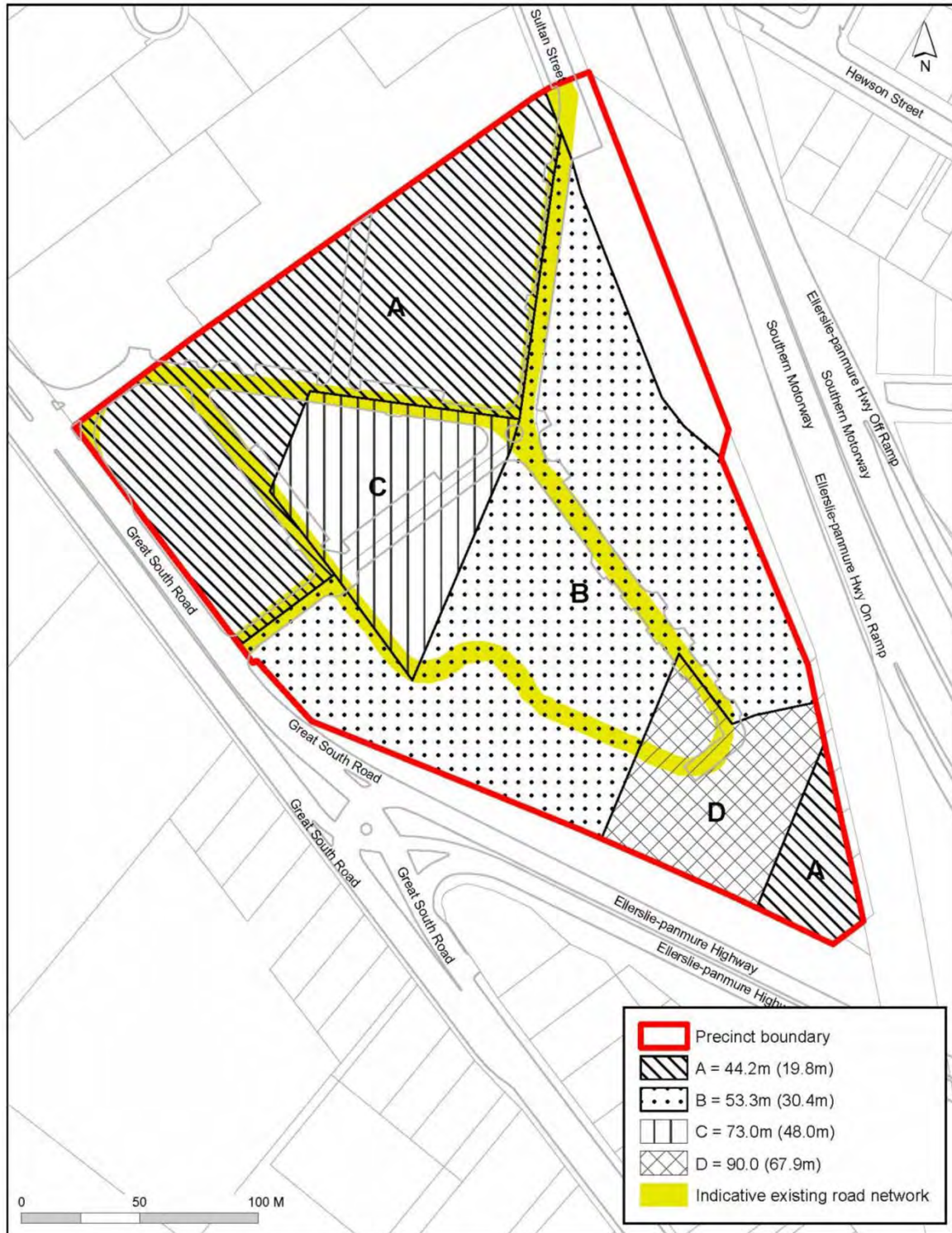
There are no restricted discretionary activities in this precinct.

I308.9. Special information requirements

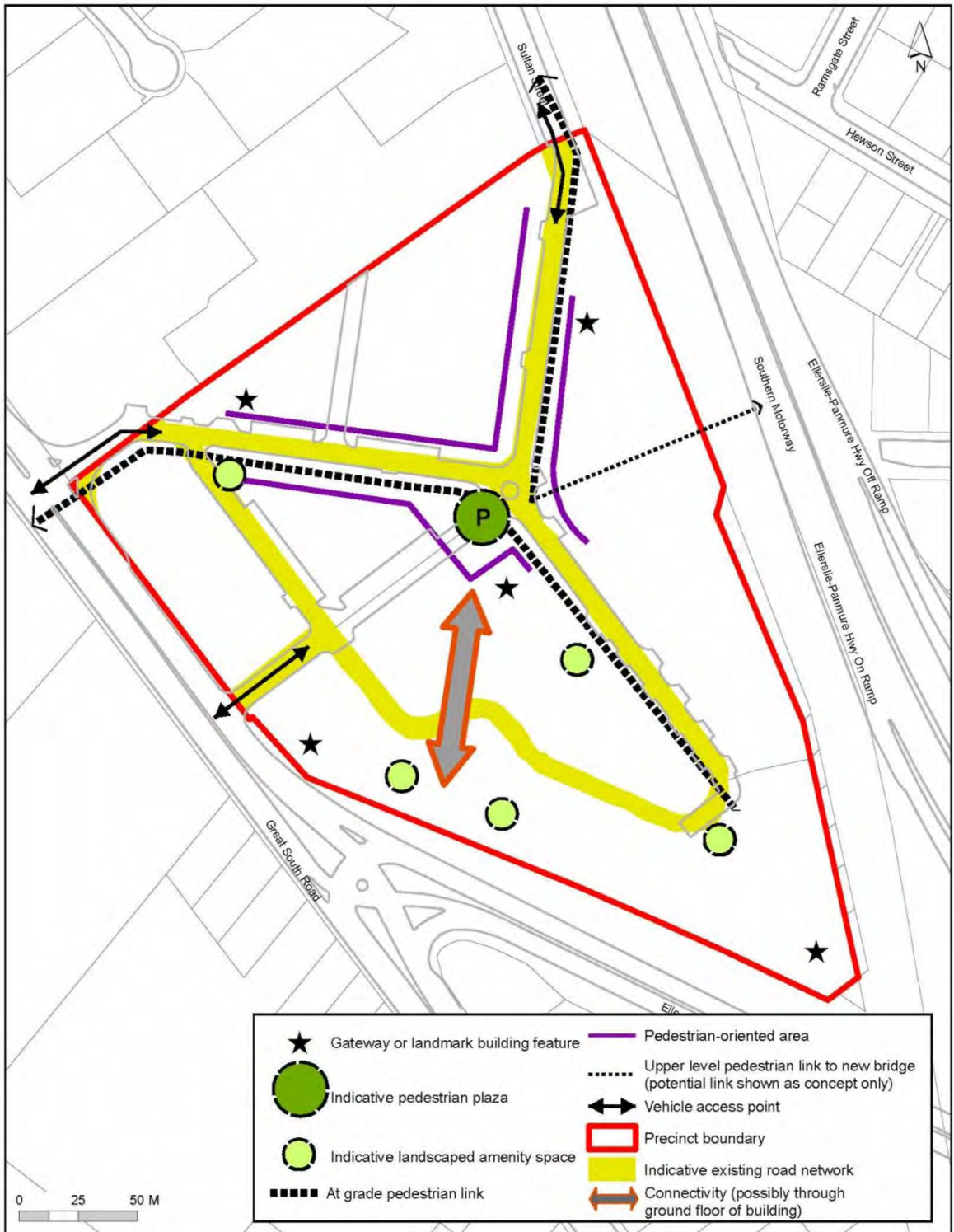
There are no special information requirements in this precinct.

I308.10. Precinct plans

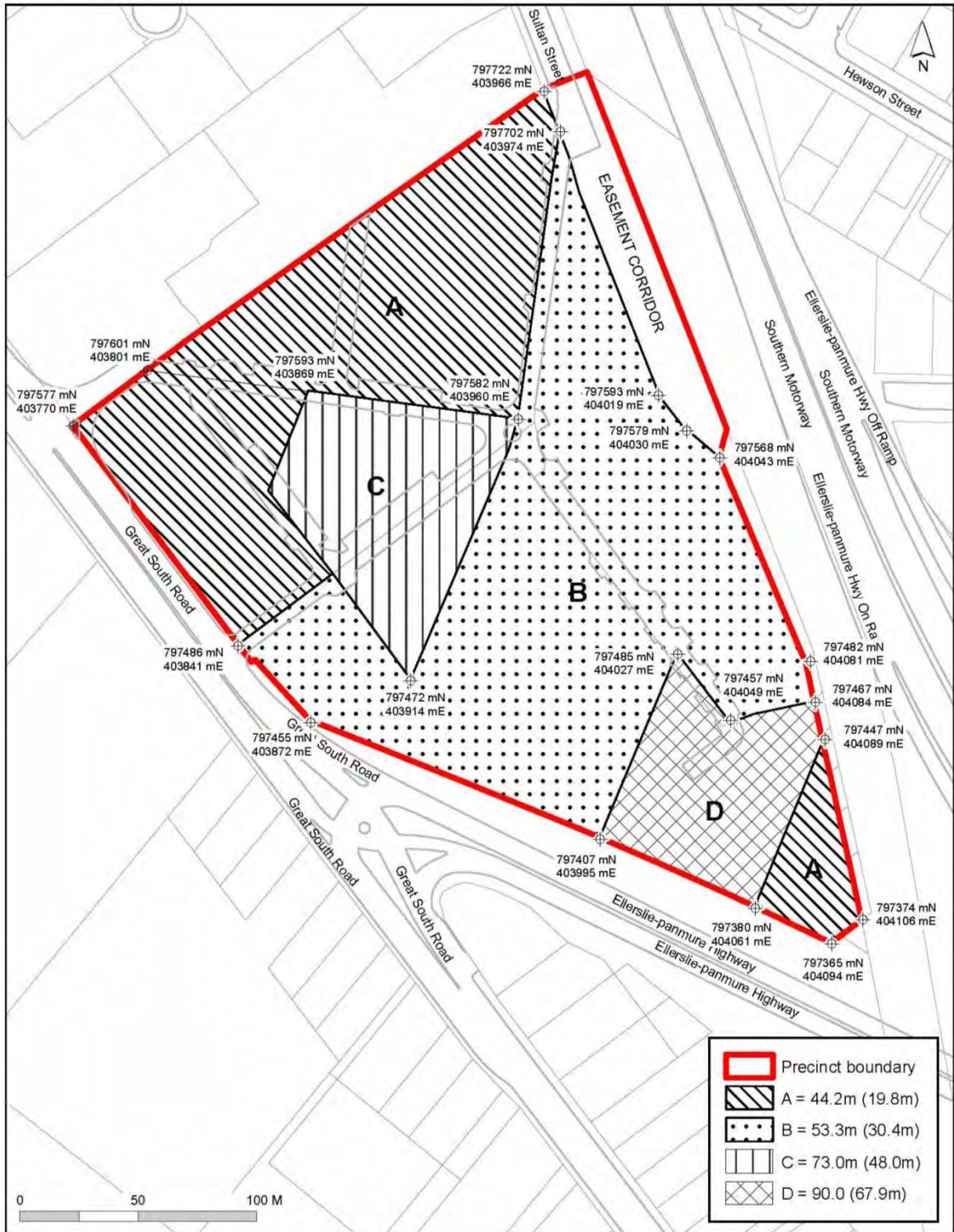
I308.10.1 Central Park: Precinct plan 1 – Central Park building heights



1308.10.2 Central Park: Precinct plan 2 – Central Park urban design framework



1308.10.3 Central Park: Precinct plan 3 - Central park building height coordinates



I309. Cornwall Park Precinct

I309.1. Precinct Description

Cornwall Park is a privately owned and managed landscaped park designed for public recreation and enjoyment and is a highly used and valued open space.

The park is governed by the Cornwall Park Trust Board through a Trust Deed that requires the land to be maintained as parkland for the benefit of the public.

The park is comprised of 172 hectares of land that lies both north and south of Green Lane West Road. The area south of Green Lane West Road has a picturesque semi-rural pastoral setting, with sheep and cattle grazing, natural features, stone walls, and expanses of green open space that provide a 'country' experience in the city. The park is renowned for its landscape design and wide variety of mature trees.

The park enables a diverse range of recreation activities and provides sports fields, barbeque areas, seats, information and education facilities, a restaurant and café. The park contains two buildings (Acacia cottage and Huia Lodge) that are scheduled for their significant historic heritage values.

The park flanks a volcanic cone, Maungakiekie/One Tree Hill, which includes the scoria cone that largely lies in the adjacent One Tree Hill Domain, and the surrounding volcanic landforms. A pre-European Māori fortification (pa) was built on the cone, many features of which can still be seen.

The significant natural and historic values of the park have been scheduled and are managed through overlays including the Historic Heritage Overlay, the Notable Trees Overlay, as an outstanding natural feature in the Outstanding Natural Features Overlay and the Outstanding Natural Landscapes Overlay, and the Volcanic Viewshafts.

The area of the park south of Green Lane West Road is zoned Open Space - Informal Recreation Zone. The area of the park north of Green Lane West Road is zoned Open Space - Sport and Active Recreation zone, apart from the area within Campbell Crescent which is zoned Open Space – Informal Recreation Zone.

The purpose of the Cornwall Park Precinct is to provide for the on-going operation and development of the park for public use and enjoyment while protecting the scheduled features within the park. To assist in achieving these outcomes the precinct provides for activities in appropriate locations within the park through sub-precincts (Refer to the Plan maps), namely:

Sub-precinct A: Parkland conservation

This sub-precinct includes the lower slopes of Maungakiekie/One Tree Hill and the grove of scheduled olive trees. The topography combined with the scheduled historic heritage, notable trees and outstanding natural feature values in this sub-precinct support its use for informal recreation and limit its suitability for development.

Sub-precinct A is zoned Open Space – Informal Recreation Zone.

Sub-precinct B: Parkland informal recreation

This sub-precinct includes the majority of the open parkland used for informal recreation, events and farm activities; predominantly grazing. It also applies to the area within Campbell Crescent adjoining Manukau Road where the statue of Sir John Logan Campbell and fountain is located.

Sub-precinct B is zoned Open Space – Informal Recreation Zone.

Sub-precinct C: Parkland development

This sub-precinct includes open parkland used for informal recreation, events, farm, restaurant and café activities. Cornwall Hospital was located in this sub-precinct from 1942-1975 which resulted in the land being modified more than most of the other open parkland areas. As a result the area is less sensitive to future development.

Sub-precinct C is zoned Open Space – Informal Recreation Zone.

Sub-precinct D: Parkland sport and active recreation

This sub-precinct includes the parts of the park used for sport and active recreation including associated fields and facilities for tennis, bowling, rugby, rugby league and cricket. In the area north of Green Lane West Road it also includes the adjoining Puriri Drive.

The Sub-precinct D areas north of Green Lane West Road are zoned Open Space – Sport and Active Recreation Zone and Open Space – Informal Recreation Zone.

The Sub-precinct D area south of Green Lane West Road is zone Open Space – Informal Recreation Zone.

Sub-precinct E: Parkland visitor/information

This sub-precinct includes the park's visitor and information centre and restaurant/kiosk, the scheduled historic Acacia Cottage and Huia Lodge buildings and the car parking areas.

Sub-precinct E is zoned Open Space – Informal Recreation Zone.

Sub-precinct F: Parkland farm activities

This sub-precinct includes facilities associated with farming including farm implement and shearing sheds. It is also appropriate for park administration, horticulture and education activities related to farming.

Sub-precinct F is zoned Open Space – Informal Recreation Zone.

Sub-precinct G: Parkland administration and operations

This sub-precinct includes the park administration and operations buildings, including park depot and storage facilities, and the park's plant nursery.

The Sub-precinct G area is zoned Open Space – Sport and Active Recreation Zone.

I309.2. Objectives

- (1) Cornwall Park retains its significant value as a farm park and expansive open space that provides for a range of recreational use and enjoyment by the public.

- (2) The significant historic, natural and amenity values of Cornwall Park are protected while enabling on-going use, development, operation and maintenance activities to be undertaken.

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

I309.3. Policies

- (3) Provide for use and development that is consistent with the use and values identified for each sub-precinct.
- (4) Enable on-going daily park operations, including farming operations.
- (5) Provide for future use and development in appropriate locations, including farming, recreation, restaurant, cafe and visitor centre activities.
- (6) Limit formed and sealed parking areas adversely affecting the conservation and amenity values of Cornwall Park by not requiring any additional parking to be provided for new activities.

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

I309.4. Activity table

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

Table I309.4.1 Activity table specifies the activity status of land use and development activities in the Cornwall Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in the activity status for an activity in Table I309.4.1 Activity table below means that the provisions of the overlay/s, zone or Auckland-wide apply.

Sub-precincts

Sub-precinct A: Parkland conservation

Sub-precinct B: Parkland informal recreation

Sub-precinct C: Parkland development

Sub-precinct D: Parkland sport and active recreation

Sub-precinct E: Parkland visitor/information

Sub-precinct F: Parkland farm activities

Sub-precinct G: Parkland administration and operations

Table I309.4.1. Activity Table

Activity		Sub-precinct activity status						
		A	B	C	D	E	F	G
Use								
Accommodation								
(A1)	Caretaker's, park ranger's, or groundsman's accommodation	D	P	P	P	D	P	P
Commerce								
(A2)	Restaurants and cafes (excluding drive-through restaurants) that are: <ul style="list-style-type: none"> • accessory to a permitted activity; and • not within 50m of a residential zone 	D	RD	P	P	P	RD	RD
(A3)	Restaurants and cafes (excluding drive-through restaurants) that are: <ul style="list-style-type: none"> • accessory to a permitted activity; and • within 50m of a residential zone 	D	RD	RD	RD	RD	RD	RD
Community								
(A4)	Art galleries	D	P	P	D	P	D	D
(A5)	Clubrooms	D	D	D	P	D	D	D
(A6)	Grandstand	NC	NC	NC	RD	NC	NC	NC
(A7)	Offices and administration accessory to a permitted activity	D	P	P	P	P	P	P
(A8)	Organised sport and recreation	RD	RD	RD	P	RD	D	D
(A9)	Recreation facilities	D	D	D	P	D	D	D
(A10)	Visitor centre	D	P	P	NC	P	P	D

Rural								
(A11)	Farming	P	P	P	P	P	P	P
(A12)	Horticulture						P	P
(A13)	Conservation planting (including in scheduled areas)	P	P	P	P	P	P	P
(A14)	Tree trimming or alteration (including scheduled notable trees)	P	P	P	P	P	P	P
Development								
(A15)	Parks depots, storage and maintenance	RD	P	P	P	P	P	P
(A16)	Rock walls (including on the front boundary)	RD	P	P	P	P	P	P
(A17)	Sport and recreation structures	NC	RD	RD	P	RD	RD	RD

I309.5. Notification

- (1) Any application for resource consent for an activity listed in Table I309.4.1 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).

I309.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct, unless otherwise specified below. All permitted activities listed in Table H1.4.1. Activity table must comply with the following standards.

I309.6.1. Farming

- (1) Farming activities in Sub-precinct A must be limited to grazing of sheep.

I309.6.2. Maximum height

- (1) In Sub-precinct A the maximum height of any building must not exceed 5m and the height of exterior lighting, fittings and supports must not exceed 8m.
- (2) In Sub-precinct D the maximum height of any building must not exceed 15m.
- (3) In Sub-precinct G the maximum height of any building must not exceed 8m and the height of exterior lighting, fittings and supports must not exceed 10m.

I309.6.3. Gross floor area threshold

- (1) The gross floor area of individual buildings in Sub-precinct B must not be more than 250m².
- (2) The gross floor area of individual buildings in Sub-precincts C, E and F must not be more than 300m².
- (3) The gross floor area of individual buildings in Sub-precinct D must:
 - (a) not be more than 150m² where the building is within 20m of a residential zone; or
 - (b) not be more than 500m² where the building is further than 20m from a residential zone.

I309.6.4. Parking

- (1) A minimum of 800 car parking spaces must be retained in the Cornwall Park precinct.
- (2) No additional car parking is required for new activities.

I309.6.5. Conservation planting (including in scheduled areas)

- (1) Conservation planting in Sub-precinct A must be limited to the restoration of vegetative cover on the cone's slopes.
- (2) Conservation planting in all other sub-precincts must not result in earthworks that extend more than 300mm below the surface.

I309.6.6. Tree trimming and alteration (including scheduled notable trees)

- (1) The maximum branch diameter must not exceed 150mm.
- (2) No more than 20 per cent of live growth of the tree can be removed in any one calendar year.
- (3) The works must meet best arboricultural practice.
- (4) All trimming or alteration must retain the natural shape, form and branch habit of the tree.

I309.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I309.8. Assessment – restricted discretionary activities

I309.8.1. Matters of discretion

For development that is a restricted discretionary activity in the Cornwall 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 Open

Space – Informal Recreation Zone or the Open Space – Sport and Active Recreation Zone.

(1) Rock walls:

- (a) design, external appearance and landscaping; and
- (b) effects on heritage and the natural environment.

(2) Sport and recreation structures:

- (a) intensity and scale;
- (b) development design, external appearance and landscaping; and
- (c) effects on heritage and the natural environment.

I309.8.2. 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:

I309.8.2.1. Rock walls

(1) The extent to which the design, external appearance and any landscaping:

- (a) is compatible with the character of the area and height and form of any existing rock walls;
- (b) minimises any adverse effects, including visual amenity through use of materials and colour; and
- (c) integrates with the existing landscape character of the area.

(2) Whether the construction of the wall will have adverse effects on any areas with scheduled values, and the extent to which these can be remedied or mitigated.

(3) The extent to which any disturbance to the existing landform and vegetation is minimised and any adverse effects can be remedied or mitigated.

I309.8.2.2. Sport and recreation structures

(1) The extent to which the intensity and scale of the structures will detract from the amenity value of any adjoining residential areas, and the measures to remedy or mitigate any adverse effects.

(2) Whether the structures are located to minimise adverse effects on public access to, and use of, the open space.

(3) The extent to which any disturbance to existing landform and vegetation is minimised.

- (4) The extent to which any adverse effects on natural values or amenity values are avoided, remedied or mitigated through location, design, external appearance and landscaping.

I309.9. Special information requirements

There are no special information requirements in this precinct.

I309.10. Precinct plans

There are no precinct plans in this precinct.

I310. Eden Park Precinct

I310.1. Precinct description

The Eden Park Precinct provides specific planning controls for the use, development and redevelopment of Eden Park. Eden Park was established as the home of Auckland Cricket in 1910, with Auckland Rugby joining in 1925. Eden Park is a multi-purpose stadium and is one of New Zealand's premier sports facilities.

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

I310.2. Objectives

- (1) Eden Park is protected as a regionally, nationally and internationally important venue for all of the following primary activities:
 - (a) organised sports and recreation;
 - (b) informal recreation; and
 - (c) day time non-sporting events.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of Eden 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 specified above.

I310.3. Policies

- (1) Enable the safe and efficient operation of Eden Park for its primary activities.
- (2) Protect the primary activities of Eden 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; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of Eden Park, having regard to the amenity of surrounding properties.

- (5) Recognise that Eden 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 specified above.

I310.4. 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); and
- (3) E40 Temporary activities.

Table I310.4.1 Activity table specifies the activity status of land use and development activities in the Eden Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Note 1:

For the purposes of this precinct the following applies:

- day time activities are those undertaken between 30 minutes before sunrise and 30 minutes before sunset on the same day. For clarity, any activity that continues longer than 30 minutes before sunset is defined as a night time activity.
- night time activities are those undertaken between 30 minutes before sunset on one day and 30 minutes before sunrise on the following day. For clarity, any activity that continues longer than 30 minutes before sunrise remains defined as a night time activity.

Table I310.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Organised sports and recreation undertaken during the day time	P
(A2)	Informal sports and recreation undertaken during the day time	P
(A3)	Non-sporting events undertaken during the day time	P
(A4)	Organised sports and recreation undertaken during the night time	C
(A5)	Any primary activity not meeting Standard I310.6.4 but meeting all other standards unless otherwise specified.	C

Accessory activities		
(A6)	Accessory activities	P
(A7)	Any accessory activity not meeting Standard I310.6.4 but meeting all other standards	C
Compatible activities		
(A8)	Functions, gatherings, conferences and meetings	P
(A9)	Sports, recreation and community activities	P
(A10)	Filming activities	P
(A11)	Professional fireworks displays meeting Standard I310.6.13	P
(A12)	Professional fireworks displays not meeting Standard I310.6.13	RD
(A13)	Helicopter flights meeting Standard I310.6.14	P
(A14)	Helicopter flights not meeting Standard I310.6.14	RD
(A15)	Up to 6 concerts in any 12 month period	D
(A16)	More than 6 concerts in any 12 month period	NC
(A17)	Any compatible activity not meeting Standard I310.6.4 but meeting all other standards	C
Development		
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 15m in height (excluding grandstands and spectator viewing structures)	P
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m in height (excluding grandstands and spectator viewing structures)	RD
(A20)	Grandstands and spectator viewing structures up to 35m in height	P
(A21)	Grandstands and spectator viewing structures exceeding 35m in height	RD
(A22)	Light towers and associated fittings up to and greater than 15m in height	P
(A23)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I310.6.7	RD
(A24)	Demolition of buildings	P
(A25)	Temporary buildings and structures	P
(A26)	Workers' accommodation	P

I310.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I310.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I310.4.1 Activity table and which is not listed in I310.5(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).

I310.6. 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 I310.4.1 Activity table must comply with the following activity standards unless otherwise stated.

I310.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site in a residential zoned property (not owned by the Eden Park Trust) must not be greater than the noise limits in Table I310.6.1.1 Noise standards.

Table I310.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
All days between 8:00am and 10:30pm	55dB L _{A10} (13hr) 60dB L _{A10} (10min) 85dB L _{Amax}
At all other times	40dB L _{A10} 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 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 $L_{Aeq (10min)}$ is specified, no 10 minute measurement sample can exceed the stated limit.
- (7) A computer based measurement system (including electronic limiter) attached to the sound system output must be used as the preferred method of measurement for sound system noise except for any 75 dB noise events.
- (8) Professional fireworks displays and helicopter flights are excluded from this standard.

I310.6.2. 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 I310.6.2, the curfew and pre-curfew times are as stated in Table I310.6.2.1 Pre-curfew and curfew times.

Table I310.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7.00am – 11.00pm
Curfew	11.00pm – 7.00am

- (5) The following standards apply to the playing field floodlights, in addition to the standards listed above:
 - (a) The playing field floodlights may be used for up to four hours in the 48 hour period prior to their use for a night time sporting event, provided the playing field floodlights are fully turned off by 10.00pm.
 - (b) The playing field floodlights may be switched on for maintenance purposes up to a maximum of six nights every two years. This must be

for a maximum of two hours after sunset and they must be switched off by 10.00pm.

- (c) The playing field floodlights may be used for training purposes up to two nights per week provided they are turned off by 10.00pm.
 - (d) The playing field floodlights must be switched to an average level no higher than 300 lux on the field, no later than 15 minutes after the finish of play, and must be turned off no later than 30 minutes after the finish of play.
 - (e) Where an incident occurs that emergency services agencies consider could potentially jeopardise public safety and the emergency services request that the lights remain energised, the lights may remain energised until the emergency services agencies consider it safe to de-energise.
- (6) The added illuminance at sites other than those owned by the Eden Park Trust from artificial lighting within the precinct must not be greater than either of the following:
- (a) the limits in Table I310.6.2.2 Horizontal and vertical illuminance at a boundary when measured or calculated at the boundary of any residentially zoned site. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I310.6.2.2: 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) a pre-curfew vertical illuminance limit of 25 lux, and curfew limit of 10 lux, when measured or calculated at the windows of habitable rooms of a lawfully established dwelling within a residential zone.
- (7) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 20 per cent (based on an adaption luminance of 10cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (8) If the playing field floodlighting is added to or modified in any way, the Glare Rating (GR) must be calculated at the windows facing the stadium of all residential dwellings located adjacent to the site and not owned by the Eden Park Trust, and must not exceed 35.
- (9) Any artificial 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 I310.6.2.3 Pre-curfew luminous intensity and 1,000 candelas for curfew times. This must be measured or calculated at the windows of habitable rooms of a lawfully established dwelling within a residential zone or at the boundary of any residentially zoned site where a dwelling does not yet exist.

Table I310.6.2.3: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	7,500 cd
Special lighting events	70,000 cd

- (10) Feature lighting may be used to illuminate the exterior of the stadium provided that this occurs on no more than 25 occasions during a 12 month period and is de-energised by 10.30pm. Feature lighting may be dynamic in nature (e.g. moving, colour changing, etc.), but not strobe lights or similar effects which are directly visible from outside the site.
- (11) The average surface luminance for an intentionally artificially lit building façade must not exceed 25cd/m² or a maximum of 50cd/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
- (12) Professional fireworks displays are excluded from this standard.

I310.6.3. 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 event limits listed in Table I310.6.2.3 Pre-curfew luminous intensity.

I310.6.4. 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.
- (2) Organised sports and recreation activities which generates a crowd of less than 5,000 people and does not require the closure of a public road; or
- (3) Any other activity undertaken at night time which generates a crowd of less than 2,000 people and does not require the closure of a public road.

I310.6.5. Parking

- (1) Parking for a minimum of 310 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect.

I310.6.6. 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

I310.6.7. Interface control areas

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

I310.6.8. Height in relation to boundary

- (1) Where the Eden Park Precinct directly adjoins another zone, the height in relation to boundary standard that applies within the adjoining zone also applies to the adjoining Eden Park Precinct boundary.
- (2) Where the Eden 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 8.5 metres vertically above ground level on the road or zone boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this standard.

I310.6.9. Yards

- (1) All buildings must be setback from the front boundary by the minimum distances set out in Table I310.6.9.1 Front yard requirements.

Table I310.6.9.1 Front yard requirements

Street frontage	Front yard
Sandringham Road	3m
Walters Road	10m
Cricket Avenue	2m
Reimers Avenue	10m

I310.6.10. Primary activities undertaken during the day time

- (1) Day time primary activities must not be undertaken on the Number 1 field (main ground) within the same 24 hour period as night time primary activities. This standard does not apply to organised sport and recreation activities

which are accessory to another organised sport and recreation event such as 'curtain raisers'.

- (2) The number of non-sporting activities held on the Number 1 field within any 12 month period must not exceed the number listed in Table I310.6.10.1 Number of non-sporting activities.

Table I310.6.10.1 Number of non-sporting activities

Number of occurrences	Crowd capacity
Unlimited	Up to 2,000
No more than 30	2,001 to 10,000
No more than 20	10,001 to 25,000
No more than 6	25,001 to 50,000

I310.6.11. Organised sports and recreation activities undertaken at night time on the Number 1 field

These activities must meet all of the following standards:

- (1) There must be no more than 25 activities within any 12 month period;
- (2) There must be no more than one day/night cricket test match within any 12 month period;
- (3) If scheduled between Monday and Friday (inclusive), these activities (excluding day/night cricket test matches) must commence after 7:30pm and be scheduled to finish no later than 9:30pm. Activities on public holidays are excluded from these time limits;
- (4) Day/night cricket test matches must be scheduled to finish no later than 10.00pm;
- (5) These activities must not be undertaken on a Sunday;
- (6) These activities must not exceed four occurrences within any 35 day period; and
- (7) The crowd attending any of these activities must not exceed 50,000 persons.
- (8) For the purpose of these standards, a day/night cricket test match of up to five days in duration is to be counted as one activity.

I310.6.12. Functions, gatherings, conferences and meetings

- (1) The crowd numbers within the precinct's function facilities must not exceed 2,000 people.
- (2) This activity must not be undertaken at the same time as any primary activity or sports, recreation and community activity that has a cumulative capacity greater than 10,000 people.

I310.6.13. Professional fireworks displays

- (1) Displays are limited to three 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.

I310.6.14. 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 100 metres from any neighbouring site.

I310.6.15. 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.

I310.7. Assessment – controlled activities

I310.7.1. 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) organised sports and recreation undertaken during the night time:
 - (a) the effects of the proposed activity on the safety and efficiency of the transport network.
 - (b) the effectiveness of any community liaison.
 - (c) effects associated with any event management plan.
- (2) any primary, accessory or complimentary activity not meeting Standard I310.6.4 Traffic management but meeting all other standards:
 - (a) the effects of the proposed activity on the safety and efficiency of the transport network.

I310.7.2. 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 suitably accommodate traffic and pedestrian movements;
 - (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);
 - (d) the extent to which consultation has been undertaken with representatives of any relevant transport agencies; and
 - (e) the extent to which bus parking is to be provided to reduce traffic flows within the surrounding residential area.
- (2) the effectiveness of any community liaison:
- (a) the extent to which ongoing community liaison has adequately addressed the immediate concerns of the community surrounding Eden Park.
 - (b) the extent to which provision is made for adequate notice of night time events to be provided to the community; and
 - (c) the extent to which review and monitoring protocols are developed and will be implemented to ensure that any community consultation and communication plan can be updated to address matters arising through public feedback and monitoring.
- (3) effects associated with event management:
- (a) the extent to which pre-event procedures and procedures on the day of an event, including the management requirements in respect of the event and communications planning, are developed and will be implemented.
 - (b) the extent to which methods of ensuring the co-ordination and briefing of relevant agencies involved in managing events within the Eden Park Precinct are developed and will be implemented.
 - (c) the extent to which security measures are to be provided both within and outside the precinct to ensure the safe and efficient operation of the event and the minimisation of adverse effects on the surrounding environment.
 - (d) the extent to which provision is made to ensure littering and antisocial behaviour in public places following organised sports and recreation activities is avoided, remedied or mitigated.

I310.8. Assessment – restricted discretionary activities

I310.8.1. 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 or 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 the 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 the 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 15 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) grandstands and spectator viewing structures exceeding 35 metres 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 I310.6.7 Interface control areas, and/or yard standards:
 - (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.

I310.8.2. 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 the 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 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 the 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 the 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.

I310.9. Special information requirements

A Community Consultation and Communication Management Plan (CCCMP) and Events Management Plan (EMP) must be prepared and provided to the Council with any resource consent application for organised sport and recreation activities undertaken at during the night time.

I310.9.1. Community consultation and communication plan

(1) The Community Consultation and Communication Management Plan must include the following information in addition to any other matters relevant to the matters of control:

(a) details of the community communication and consultation liaison officer. The community liaison officer must be identified as being the main and accessible point of contact. The community liaison officer's contact details must be listed on the Eden Park and Auckland Council websites;

(b) details of the membership of the Community Liaison Group (CLG);

(c) details of how all of the following have been invited to participate within the Community Liaison Group:

(i) representatives of recognised local community organisations active in the Eden Park community;

(ii) the Eden Park Neighbours Association Incorporated;

(iii) the Eden Park Residents Association Incorporated;

(iv) mainstreet business associations from Kingsland and Valley Road;

(v) Council and relevant Council Controlled Organisations; and

(vi) the New Zealand Police.

(d) details of the responses to the request to participate within the Community Liaison Group;

(e) details of how the applicant will provide all of the following to the Community Liaison Group:

(i) regular updates on scheduling of primary activities;

- (ii) opportunities for feedback and input with regards to the effectiveness of methods to avoid, remedy or mitigate adverse effects associated with the activity;
- (iii) details of how the applicant will respond to queries and complaints including all of the following matters:
 - who is responsible for responding;
 - how responses will be provided; and
 - the timeframes that the responses will be provided within; and
- (iv) details of consultation undertaken and responses and feedback received. Where responses and feedback are provided, the applicant must set out how feedback and responses have been addressed, and if not incorporated into the Community Consultation and Communication Management Plan, the reasons why;
- (f) details of methods for informing each household within the vicinity of Eden Park, the Community Liaison Group, other stakeholders and affected parties of forthcoming activities and related arrangements (including the use of fireworks) not less than four times per 12 month period;
- (g) details of the Eden Park “hotline”. The Eden Park hotline must be maintained and advertised for the purposes of enabling the local community, stakeholders and the Community Liaison Group to contact the appropriate authorities or gain assistance. The hotline must be operated for two hours prior to any event or function being held within Eden Park and must continue to operate until midday (12:00pm) the following day after any event; and
- (h) details of the complaints protocol. The complaints protocol must include methods for responding to and managing complaints arising from the actions of spectators, including methods for liaising with and assisting the New Zealand Police in devising and implementing an appropriate protocol to ensure as far as practicable, that spectators do not engage in anti-social behaviour in the vicinity of Eden Park.

I310.9.2. Events management plan

- (1) The Events Management Plan must include the following information in addition to any other matters relevant to the matters of control:
 - (a) details of methods for ensuring the removal of litter from streets within the vicinity of Eden Park.
 - (b) details of methods and procedures for preventing the consumption of alcohol in public places and areas outside of the Eden Park precinct.
 - (c) details of pre-event procedures including:

- (i) methods for ensuring the appropriate coordination of all agencies involved in managing events including:
 - New Zealand Police;
 - security companies (in the precinct and street security patrol);
 - Auckland Transport;
 - bus services;
 - St Johns;
 - fire Service;
 - taxi operators;
 - tow truck operators; and
 - media.
- (d) methods for ensuring that security arrangements for both inside and outside of the precinct are undertaken in a safe and efficient manner; and
- (e) details of the post event procedures including methods for ensuring that patrons depart the precinct in a safe, efficient and orderly manner.

I310.10. Precinct plans

I310.10.1. Eden Park: Precinct plan 1



I311. Ellerslie 1 Precinct

I311.1. Precinct Description

The Ellerslie 1 precinct applies to 6.0974 ha of land within the Auckland Racing Club's Ellerslie Racecourse. The land, most of which is not used for racing purposes, is south of the race track and fronts onto Morrin Street.

The purpose of the precinct is to allow urban residential living that is comprehensively planned, capitalises on the park-like setting of Ellerslie Racecourse, and is complementary to the surrounding residential environment. The area is suited to residential intensification due to the high visual and recreational amenity offered by the Racecourse and the proximity of the land to Ellerslie town centre and Greenlane and Ellerslie train stations. The precinct also provides for intermittent activities associated with the Ellerslie Racecourse, and enables a limited range of commercial and community activities.

The land comprises five sub-precincts. The sub-precincts are in an east-west spread. The controls on height and use are progressively more restrictive the further east the sub-precinct is to achieve a transition from the racecourse grandstand through to the adjacent established residential area.

Sub-precinct A is closest to the racecourse grandstand and allows a greater height and range of activities than sub-precincts B and C. Included in sub-precinct B is a triangular area of land adjoining Mitchelson Street, the majority of which is to vest in Council as a road on implementation of the precinct. Sub-precinct D is a 23m wide strip of land which has special yard requirements and indicative building platforms. Sub-precinct E is zoned Residential - Mixed Housing Suburban Zone and is included in the precinct as access to the land is by the private roads within the precinct.

There are also particular attributes of the Ellerslie 1 Precinct, which contribute to the amenity of the precinct and the surrounding area and are to be retained and enhanced through the development of the precinct. These include:

- Open space with densely planted trees located in southern part of the site and adjoining Morrin Street;
- Linkages and routes into and through the precinct to the Ellerslie Racecourse; and
- Sightlines from the public grandstand and visual connections into the Ellerslie Racecourse from the local road network.

The location of the sub-precincts, the indicative private road layout and specific development controls of the land is set out in the I311.10.1 Ellerslie 1 Precinct Plan 1 – Special Yards. This shows existing trees and stone walls to be retained, the indicative location of private roads and land to be vested in Council as road, required building frontages, visual connection from Morrin Street and pedestrian links.

The underlying zoning for sub-precincts A, B and C is Residential – Terrace Housing and Apartment Buildings Zone. The underlying zoning for sub-precincts D and E is Residential - Mixed Housing Suburban Zone.

I311.2. Objectives

Sub-precincts A, B and C

- (1) Residential development of moderate high intensity engages with the Ellerslie Racecourse, positively responds to the park-like setting of the site, its context and complements the surrounding residential character in buildings of between four to eight storeys in an east to west spread.
- (2) Non-residential activities that do not diminish the function and role of the Ellerslie town centre and are compatible with residential activities.
- (3) Trees identified in the precinct plan add to the area's amenity and sense of place are retained.
- (4) The surrounding road network is not compromised by the adverse effects of traffic from development and through traffic.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above - with the exception of Objective H6.2(2) of the H6 Residential - Terrace Housing and Apartment Buildings Zone which is replaced by I311.2(1) Objective.

Sub-precinct D and E

- (5) In sub-precinct D, an outlook to the racecourse from existing residential properties to the south-east of this sub-precinct is maintained.

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

I311.3. Policies

Sub-precincts A, B and C

- (1) Require development to be undertaken in a comprehensive and integrated manner that:
 - (a) opens up views into the racecourse, through the use of height restrictions, a visual connection from Morrin Street, the road layout and pedestrian connections;
 - (b) retains open space and identified significant trees that are part of the park-like setting of the precinct;
 - (c) addresses and fronts onto the racecourse;
 - (d) provides passive surveillance onto private roads and the racecourse;
 - (e) integrates with and respects the surrounding residential and racecourse built and natural environment; and
 - (f) provides pedestrian links through the precinct to facilitate access to Ellerslie town centre, Ellerslie train station and Greenlane train station designed and

constructed in accordance with any relevant codes of practice or engineering standards.

- (2) Require commercial activities to be of a scale and character that avoids significant adverse effects on residents within the precinct and surrounding area.
- (3) Provide for community activities in identified areas in a manner that:
 - (a) avoids significant adverse effects on residents within the precinct and surrounding area; or
 - (b) is limited to intermittent temporary carparking and horse racing activities associated with the Ellerslie Racecourse.
- (4) Manage vehicle and pedestrian traffic so that it does not compromise the functioning of the surrounding road network by:
 - (a) providing private roads through the precinct designed and constructed in accordance with any relevant codes of practice or engineering standards; and
 - (b) requiring land identified on I311.10.2 Ellerslie 1 Precinct Plan 2 to vest as road in the council.

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

Sub-precinct D and E

- (1) In sub-precinct D, require special yards between buildings to retain an outlook to the racecourse from existing residential properties to the south-east of the precinct. Refer to I311.10.1 Ellerslie 1 Precinct Plan 1 – Special Yards.

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

I311.4. Activity table

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

Table I311.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Ellerslie 1 Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I311.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply. The provisions of Sub-precincts D and E rely on the Residential - Mixed Housing Suburban Zone activity table, Table H4.4.1 Activity table.

Table I311.4.1 Activity table

Activity		Activity status				
Use		Sub-precinct				
		A	B	C	D	E
Residential						
(A1)	Activities not provided for	NC	NC	NC	NC	NC
(A2)	25 or more dwellings	RD	RD	RD		
(A3)	Fewer than 25 dwellings	NC	NC	NC		
(A4)	Retirement villages	RD	RD	RD		
(A5)	Supported residential care	D	D	D		
(A6)	Visitor accomodation	D	D	D		
Commerce						
(A7)	Conference facilities	D	NC	NC		
(A8)	Entertainment facilities	D	NC	NC		
(A9)	Organised sport and recreation	D	NC	NC		
(A10)	Car parking (non-accessory)	D	NC	NC		
(A11)	Restaurants and cafes greater than 100m ² within the sub-precinct	D	NC	NC		
(A12)	Restaurants and cafes up to 100m ² GFA within the sub-precinct	RD	RD	NC		
Community						
(A13)	Care centres	D	D	D		
(A14)	Healthcare facilities	D	D	D		
(A15)	Horse racing activities, including accessory television towers within the area identified for this purpose on I311.10.2 Ellerslie 1 Precinct Plan 2 in sub-precinct B	NC	P	NC		
(A16)	Horse racing activities, including accessory television towers within the area identified for this purpose on I311.10.2 Ellerslie 1 Precinct Plan 2		RD			
(A17)	Overflow car parking associated with events on the Ellerslie Racecourse	P	P	P		

	land					
(A18)	Community facilities	D	D	D		
(A19)	Temporary activities associated with horse racing activities	P	P	P		
Development						
(A20)	Tree alteration or tree removal of trees listed in Schedule I311.6.16 Identified trees and shown on the I311.10.2 Ellerslie 1 Precinct Plan 2		RD			
(A21)	Tree trimming of trees listed in Schedule I311.6.16 and shown on the I311.10.2 Ellerslie 1 Precinct Plan 2		P			
(A22)	Modifications to the existing stone walls on the Morrin Street and Mitchelson Street frontages to the extent identified on the I311.10.2 Ellerslie 1 Precinct Plan 2		C			
Subdivision						
(A23)	Subdivision of land	D	D	D		

I311.5. Notification

- (1) Any application for resource consent for an activity listed in Table I311.4.1 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).

I311.6. Standards

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

All activities listed in Table I311.4.1 Activity table must comply with the following standards.

I311.6.1. Maximum density in sub-precincts A, B and C

- (1) The number of dwellings on a site must not exceed the limits specified below:
 - (a) Sub-precincts A, B and C one dwelling per 110m² of net site area, excluding land required for the private roads within the precinct.

- (2) Net site area is the area of the site excluding the area of an adjoining private road. For the avoidance of doubt, the net site area in sub-precincts A, B and C are those areas marked A, B and C on I311.10.2 Ellerslie 1 Precinct Plan 2
- (3) Development for dwellings that does not comply with I311.6.1(1) and (2) above is a discretionary activity.

I311.6.2. Development area staging in sub-precincts A, B and C

- (1) Resource consent applications for 25 or more dwellings must comprise either:
 - (b) the whole of sub-precinct A or C; or
 - (c) cover an area (including access roads) of at least 1ha within or comprising the residue area of sub-precinct B.
- (2) A resource consent application that does not comply with I311.6.2(1) above is a non-complying activity.

I311.6.3. Temporary activities associated with horse racing in sub-precincts A, B and C

- (1) Temporary activities associated with horse racing including accompanying buildings and structures, such as marquees and toilets, must be located within 30 metres of the adjoining Special Purpose – Major Recreation Facility Zone boundary.

I311.6.4. Noise and vibration in sub-precincts A, B, C, D and E

- (1) The Auckland-wide noise and vibration rules in E25 Noise and vibration apply, except where specified below.
- (2) The noise (rating) level from horse racing activities within this precinct where undertaken in conjunction with horse activities on the Ellerslie Racecourse Precinct must not exceed:
 - (a) The I313 Ellerslie Racecourse Precinct Standards I313.6.1 Noise, I313.6.3 Special noise events and I313.6.4 Special lighting events, measured within the boundary of any site containing an activity sensitive to noise both within precinct and outside the precinct.

I311.6.5. Building height

- (1) Buildings must not exceed the maximum heights excluding basement parking as set out in Table I311.6.5.1 Maximum height below:

Table I311.6.5.1 Maximum height

Sub-precinct	Maximum height
A	26m and eight storeys
B	20m and six storey
C	14m and four storey

- (2) For the purpose of calculating compliance with the maximum building height control, account shall be taken of parapets but not of radio and television aerials, chimneys, lift towers, machinery rooms, water towers or finials where:
- (a) the maximum heights prescribed for areas A, B and C above are not exceeded by more than 3m, and
 - (b) the cumulative area of such projections does not exceed 10% of the area of the roof to the storey immediately below such structures.
- (3) Buildings must be constructed to achieve the minimum heights excluding basement parking as set out in Table I311.6.5.2 Minimum height below:

Table I311.6.5.2 Minimum height

Sub-precinct	Minimum height
A	14m and four storeys
B	14m and four storey
C	12m and three storey

I311.6.6. Yards

- (1) Buildings must be set back a minimum depth of 1.5m from the front boundary.
- (2) Where sites adjoin the Residential - Mixed Housing Suburban Zone, buildings must be set back at least 3m from side and rear boundaries for storeys one and two and 5m for storeys three and four.
- (3) Where development is separated from land zoned Special Purpose – Major Recreation Facility Zone by a private road or private way, or immediately adjoins land zoned Special Purpose – Major Recreation Facility Zone, Standard I311.6.6(2) Yards above does not apply.

I311.6.7. Height in relation boundary

- (1) Where separated from residential zoned land outside sub-precincts A, B and C by a public or private road:
 - (a) The maximum allowable building height shall not extend through a recession plane of 6m plus 45 degrees measured from the nearest public or private road boundary which provides frontage or access to residential zoned land outside sub precincts A, B and C on its opposite side, provided that the measuring point at the eastern end of sub-precinct B shall be the private road boundary or the building line shown on the I311.10.2 Ellerslie 1 Precinct Plan 2, whichever is the more restrictive.
- (2) Where abutting land within sub-precinct A, B and C is not part of same development area staging:
 - (a) A building setback of 7.5m shall be required from the boundary of the development area.

- (3) Where separated from land zoned Special Purpose – Major Recreation Facility Zone by a private road or private way, or immediately adjoins land zoned Special Purpose – Major Recreation Facility Zone:

(a) No recession plane is required.

I311.6.8. Maximum impervious area, building coverage and landscaping

- (1) Sites must be developed to comply with the standards in Table I311.6.8.1 Impervious area, building coverage and minimum landscaped area.

Table I311.6.8.1 Impervious area, building coverage and minimum landscaped area

Sub-precinct	Maximum impervious area (of net site area)	Maximum building coverage (of net site area)	Minimum landscaped area (of net site area)
A	60%	55%	40%
B	60%	35%	40%
C	60%	55%	40%

I311.6.9. Fences on required building frontage

- (1) Any fence, wall or other structure erected within the required frontage areas as shown in the I311.10.2 Ellerslie 1 Precinct Plan 2 must be no higher than 1.2m.

I311.6.10. Sightline from the existing grandstand to 2400m start-line

- (1) No part of any building can extend north-east of the sightline (from the public grandstand to the 2400m line) as shown in I311.10.2 Ellerslie 1 Precinct Plan 2.

I311.6.11. Building line

- (1) Buildings must not be constructed south-west of the building line which runs near parallel with Morrin Street.
- (2) Buildings must not constructed in the triangular area east of the building line which runs in a northerly direction towards the 2400m start chute.

I311.6.12. Required building frontage

- (1) In those areas identified as the required building frontage in the precinct plan, the adjoining building facades must be set back:
- (a) no less than 3m and no more than 5m from the nearest private road boundary.
- (b) no less than 3m and no more than 5m from the sight line located close to the 2400m race start chute.

I311.6.13. Maximum building length and minimum building separation

(1) Within Sub-precinct B, buildings that adjoin a required building frontage must:

- (a) not exceed 70m in length; and
- (b) have a minimum separation distance between buildings of 15m.

I311.6.14. Distance to existing buildings within the adjoining the Special Purpose – Major Recreation Facility Zone

(1) A minimum separation of 15m is required between any new buildings within sub-precinct A and any existing buildings within the adjoining Special Purpose – Major Recreation Facility Zone.

I311.6.15. Internal private roads and private ways

- (1) Internal private roads must be constructed to provide access within the precinct and must be laid out in general accordance as shown in the precinct plan.
- (2) The private road must be designed and constructed in accordance with the any relevant code of practice or engineering standards.
- (3) Where private ways other than those shown in the precinct plan are proposed these must also be designed and constructed in accordance with the any relevant code of practice or engineering standards.
- (4) The private roads shown in the precinct plan must be treated in the same way as public roads when applying the development controls of the zone and the precinct, and the Auckland-wide subdivision controls.

I311.6.16. Identified trees

(1) Trees listed in Schedule I311.6.16.1 Identified trees and identified on I311.10.2 Ellerslie 1 Precinct Plan 2, must not have any activity on or within the protected root zone or be removed.

Schedule I311.6.16.1 Identified trees

Tree number on I311.10.2 Ellerslie 1 Precinct Plan 2,	Botanical name	Common name	Location of tree	Legal description
1	Quercus robur	English Oak	100A Ascot Avenue	Lot 1 DP 466956
2	English Oak palustris	Pin Oak	100A Ascot Avenue	Lot 1 DP 466956
3	Plantanus x acerifolia	London Plane	100A Ascot Avenue	Lot 1 DP 466956
4	Quercus palustris	Pin Oak	100A Ascot Avenue	Lot 1 DP 466956
5	Ulmus sp.	Elm	100A Ascot Avenue	Lot 1 DP 466956
6	Ulmus sp.	Elm	100A Ascot Avenue	Lot 1 DP 466956

7	Removed			
8	Platanus x acerifolia (x 11)	London Plane	100A Ascot Avenue	Lot 1 DP 466956
9	Ulmus sp.	Elm	100A Ascot Avenue	Lot 1 DP 466956
10	Corynaocarpus laevigatus (x 5)	Karaka	100A Ascot Avenue	Lot 1 DP 466956
11	Ulmus sp. (x7)	Elm	100A Ascot Avenue	Lot 1 DP 466956
12	Plantanus x acerifolia	London Plane	100A Ascot Avenue	Lot 1 DP 466956
13	Quercus robur	English Oak	100A Ascot Avenue	Lot 1 DP 466956
14	Corynaocarpus laevigatus (x 5)	Karaka	100A Ascot Avenue	Lot 1 DP 466956
15	Plantanus x acerifolia (x2)	London Plane	100A Ascot Avenue	Lot 1 DP 466956
16	Corynaocarpus laevigatus	Karaka	100A Ascot Avenue	Lot 1 DP 466956
17	Populus yunnanesis	Yunnan Poplar	100A Ascot Avenue	Lot 1 DP 466956
18	Corynaocarpus laevigatus	Karaka	100A Ascot Avenue	Lot 1 DP 466956

(2) The following are exceptions to tree trimming of any protected tree identified in Schedule I311.6.16.1 Identified trees above and shown on the precinct plan:

- (a) the maximum branch diameter must not exceed 50mm
- (b) no more than 20 per cent of live growth of the tree is removed in any one calendar year
- (c) must meet accepted modern arboricultural practice

I311.6.17. Sub-precinct D yards

(1) Special yards must be provided within sub-precinct D, in accordance with I311.10.1 Ellerslie 1 Precinct Plan 1 – Special Yards and subject to the yards listed in Table I311.6.17.1 Sub-precinct D – yards following:

Table I311.6.17.1 Sub-precinct D - yards

Yard	Minimum depth
Front	2.5m to Morrin Street and the private road
Side	5m between indicative building platforms
Rear	8m to the adjoining Mixed Housing suburban zone

- (a) Except on sites other than rear sites not less than 60 per cent of that part of the site between the road boundary and a parallel line 6m there from must comprise landscaped permeable surface.
- (b) The landscaping requirement applies on each frontage of a corner site.
- (2) Buildings maybe erected within the 5m side yard as shown in the precinct plan, provided that such buildings do not exceed a height of 3m.
- (3) Buildings maybe erected in the 8m rear yard as shown in the precinct plan, provided that such buildings do not exceed a height of 3m and a building coverage of 10 per cent of the rear yard.

I311.6.18. Subdivision controls

- (1) Any application for subdivision of land within the precinct must be lodged no later than the application for building consent on the subject land.
- (2) There are no minimum frontage and site width requirements for the subdivision of sites within this precinct.

I311.7. Assessment – controlled activities

I311.7.1. Matters of control

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

- (3) The length of stone wall to be removed; and
- (4) The extent and manner in which the removed stone is proposed to be reused.

I311.7.2. Assessment criteria

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

- (1) The extent to which the length of stone wall to be removed is in accordance with the I311.10.2 Ellerslie 1 Precinct Plan 2, or otherwise appropriate to achieve the purpose for which it is being demolished;
- (2) Whether any removed stones are to be reused to form wall returns or gateways in the vicinity of where the stone originated;
- (3) Whether the style of any proposed new stone walls are the same or similar to the existing stone walls; or
- (4) Whether for walls removed from the vicinity of the Mitchelson and Morrin Streets intersection, the residual stone walls provide adequate sightlines for traffic based on the new road alignment.

I311.8. Assessment – restricted discretionary activities

I311.8.1. Matters of discretion

The Council will restrict its discretion to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions except for:

- (5) all development that is a restricted discretionary activity in sub-precincts A, B, and C in the Ellerslie 1 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 Residential - Terrace and Apartments Buildings Zone, H6.8.1 Matters of discretion,
 - (a) design and layout;
 - (b) design of carparking, access and servicing;
 - (c) traffic and roading;
 - (d) tree trimming not otherwise a permitted activity, removal and alteration;
and
 - (e) lava cavities

I311.8.2. 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:

I311.8.2.1. Design and layout

- (1) the extent to which the development is in general accordance with the I311.10.2 Ellerslie 1 Precinct Plan 2. Variation to the road layout maybe acceptable as part of a comprehensive masterplan that demonstrates positive urban design outcomes.
- (2) the extent to which the development provides views between buildings into the racecourse from both the surrounding and internal roads.
- (3) the extent to which the proposed development reinforces the curved geometry of the racetrack, including development in a semi-continuous series of medium-rise facade buildings which address the racetrack and align with the internal private road which runs generally parallel to the racetrack's outer rail as shown on I311.10.2 Ellerslie 1 Precinct Plan 2.
- (4) whether minor variance in the required building frontages is acceptable to avoid architectural monotony.
- (5) whether building heights are varied within and between sub-precincts with gaps between lengths of longer building facades.

- (6) whether buildings are generally simple in form, relying on elegant proportioning, façade composition and detail, including recesses, pilasters, balconies, changes in surface texture and colour, for their aesthetic appeal rather than complex forms.
- (7) whether development maintains continuity of architectural form within each individual building and also between separate buildings.
- (8) the extent to which elevations facing streets and other publicly accessible spaces are restrained and relatively formal, befitting the somewhat grand character of the racecourse grounds and gardens.
- (9) the extent to which building form acknowledges site corners where these form a main entry into the racecourse grounds or are visually prominent.
- (10) whether the area between the Major Recreation Facility zone boundary, which coincides with the outer rail of the racetrack, and the adjoining parallel private road should remain visually unimpeded so as to preserve views from the carriageway and footpath within the private road into the racecourse.
- (11) development layout should substantially avoid adverse shadowing effects on existing residential properties within adjoining or nearby sites with Mixed Housing Suburban zone between 9am-3pm in mid-winter.
- (12) development should maximise outlook over publicly accessible areas, the racecourse and infield and minimise outlook over adjoining residential property.
- (13) landscaping associated with development should be responsive to the restrained, elegant and formal character of the racecourse grounds.
- (14) the street boundary of sites should be defined by visually permeable steel, wrought iron or aluminium fencing or stone or concrete walls up to 1.2m, which may incorporate hedging. The use of stone, basalt or volcanic stone similar in appearance and detail to the existing stone walls is encouraged.
- (15) whether streets are constructed in general accordance with I311.8.2.1.1 Indicative Section – Streets adjacent to Racetrack (16.5m minimum width – where it is closest to the racetrack), I311.8.2.1.2 Indicative Street Section – Walpole Street extension between sub-precincts A and B (16.5m wide), and Figure I311.8.2.1.3 Indicative Street Section for all other streets (13.5m wide).

Figure I311.8.2.1.1 Indicative Section – Streets adjacent to Racetrack (16.5m minimum width – where it is closest to the racetrack)

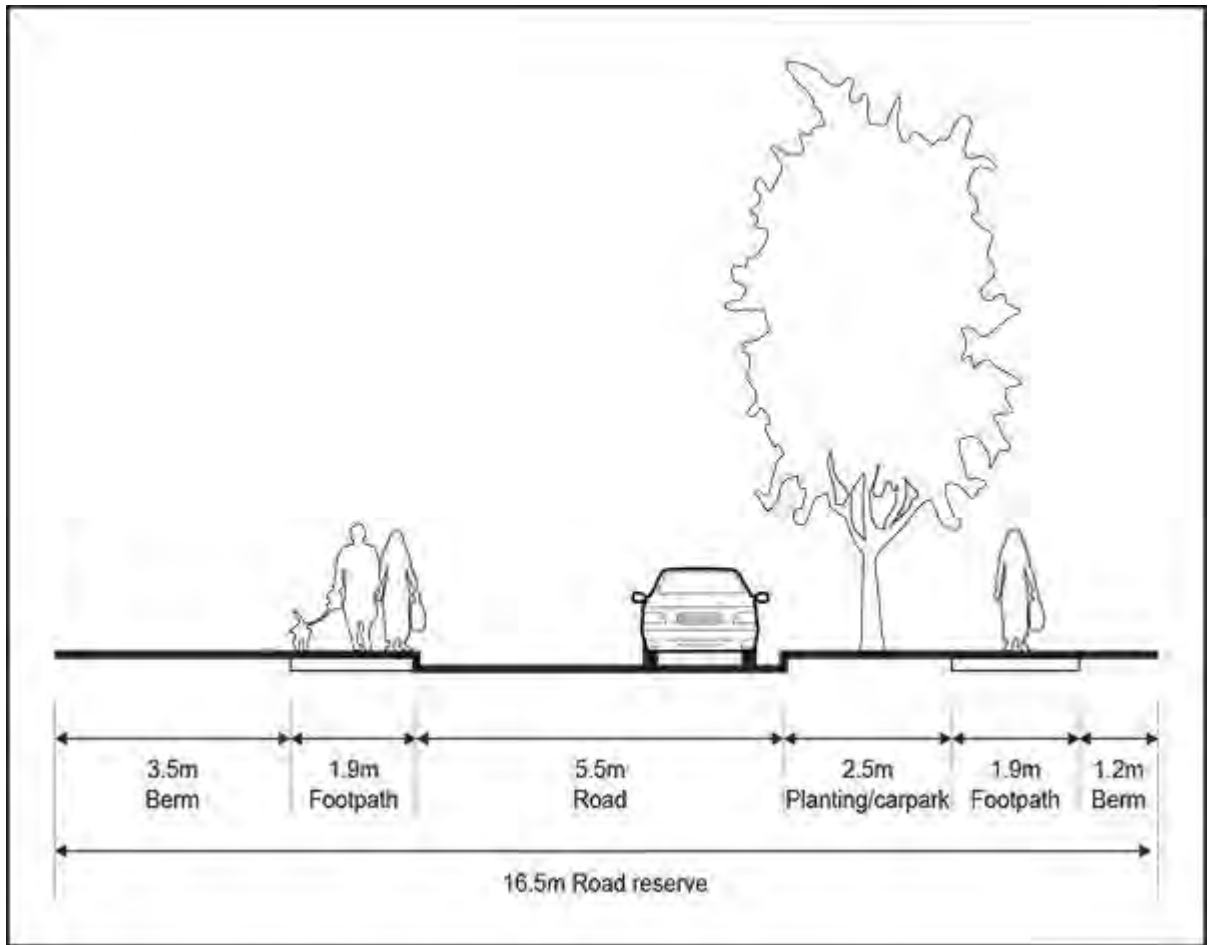


Figure I311.8.2.1.2 Indicative Street Section – Walpole Street extension between sub-precincts A and B (16.5m wide)

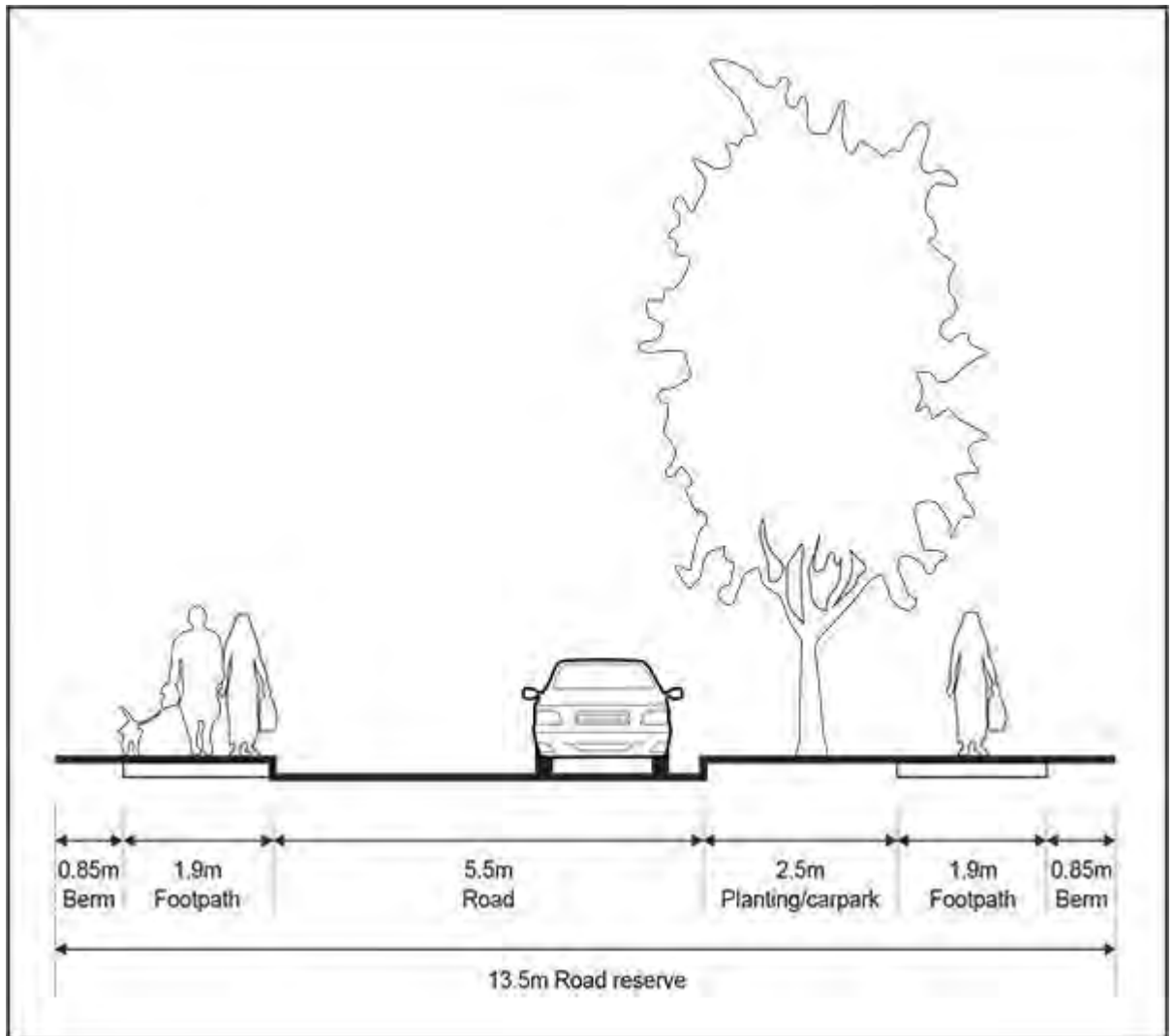
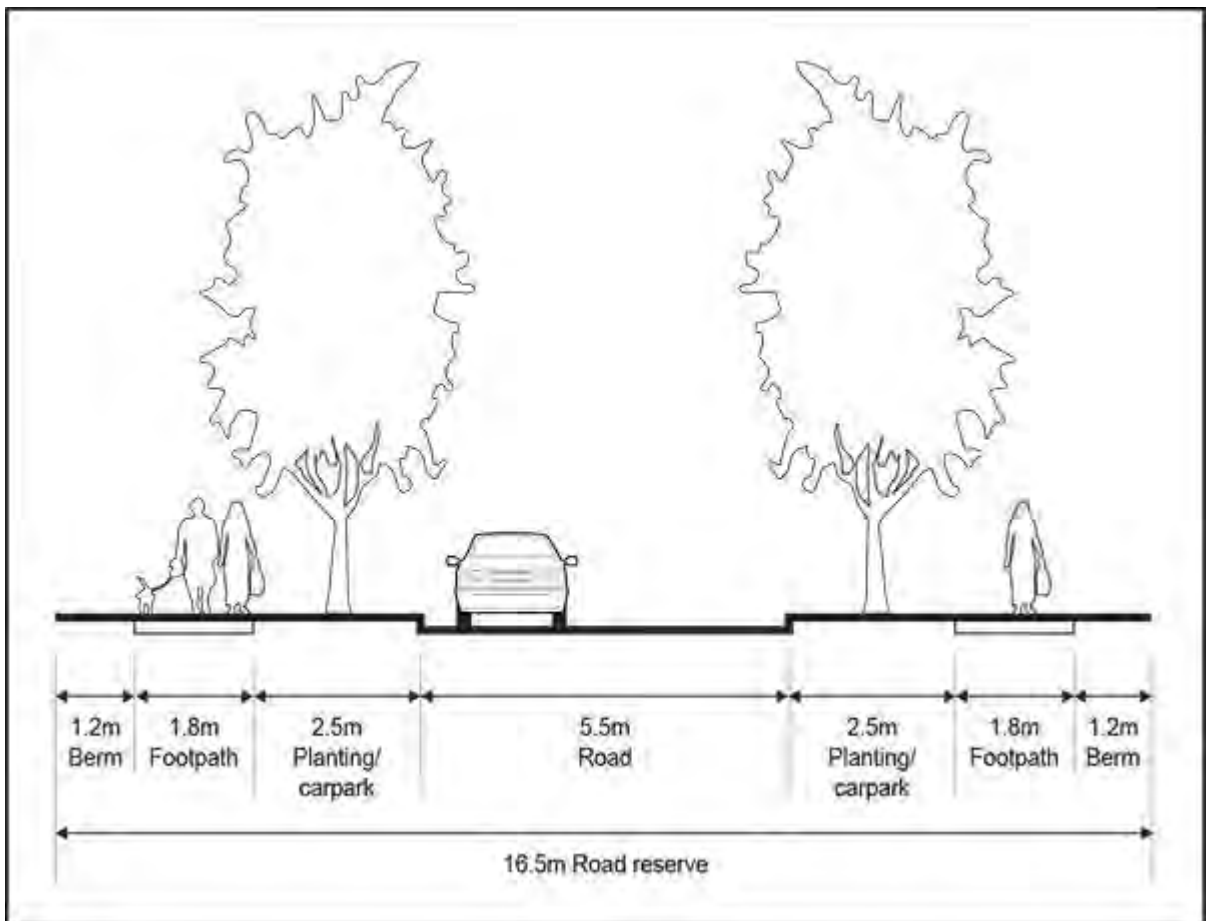


Figure I311.8.2.1.3 Indicative Street Section for all other streets (13.5m wide)



I311.8.2.2. Design of car parking, access and servicing

- (1) adequate signposted public pedestrian access should be provided within the area, including a well-formed route on the racecourse side of the private road paralleling the racecourse, and also pedestrian connections to public transport including between Derby Downs Place and the Greenlane railway station, via Mitchelson Street and The Avenue of Palms, and Ellerslie Town Centre and railway station via Morrin Street.
- (2) at least one publicly accessible footpath should be constructed between the private road and the racecourse's outer rail should an at-grade pedestrian crossing to the infield eventuate.
- (3) access to any basement or outdoor car parking facility should be from the sides or rear of buildings rather than their trackside faces.
- (4) buildings containing car parking facilities at or above ground level should provide a sleeve of residential or active uses between the car parking areas and the street or publicly accessible space frontages. Where sleeving is not practicable, all vehicles at or above ground level should be

screened from view from public areas and be located outside the required building frontage.

I311.8.2.3. Traffic and roading

- (1) The extent to which the detailed design of and any changes to the roading network identified below achieves good urban design outcomes and ensure that any adverse effects on the roading networking are avoided or mitigated:
 - (a) the T-intersection on the northern side of Morrin Street in the vicinity of Somerfield Street;
 - (b) the realignment of Mitchelson Street; or
 - (c) the roundabout at the intersection of Mitchelson and Morrin streets, or alternative design that achieves good urban design and traffic management outcomes
- (2) whether and to what extent works maybe required to upgrade or modify intersections based on whether traffic modelling shows this is needed to accommodate traffic flows arising from the proposed development. These intersections may include:
 - (a) Great South Road and Woodbine Avenue;
 - (b) Great South Road and Kalmia Street;
 - (c) Mitchelson and Walpole Streets;
 - (d) Main Highway and Walpole Street;
 - (e) Ellerslie Racecourse Drive and Greenlane East intersection; and
 - (f) Greenlane and Ellerslie Panmure Interchanges.

Note: If any of these intersections are included in Auckland Transport's programme of works, development contributions will be sought to assist in the funding of those works instead of conditions being imposed requiring works and services or imposing financial contributions.

I311.8.2.4. Tree modification or removal tree trimming not otherwise a permitted activity, removal and alteration:

- (1) the degree to which the tree contributes to the existing amenities of the precinct and protects the surrounding environment from the adverse effects of development;
- (2) the necessity for carrying out the works;
- (3) whether any alternative methods and locations are available to the applicant for carrying out the work or activities;

- (4) the degree to which the tree or a part of the tree is, in the opinion of a Council arborist structurally unsound;
- (5) the degree to which removal of the tree would be beneficial to the health and growth of existing trees on the site, taking into account the size, appearance, health and condition of the existing trees;
- (6) the extent to which the removal of the tree will impact on ground stability;
- (7) whether the proposed activities within the dripline of the tree, in the opinion of Council, will not damage the tree or endanger its health;
- (8) whether conditions may be imposed as part of any consent to an application to mitigate effects and may include the following requirements:
 - (a) payment of a bond to ensure a tree is not damaged or destroyed during pruning and maintenance or works or activities in the dripline area; and
 - (b) providing a replacement tree where a tree is removed or destroyed where appropriate, having regard to the amenity of the area.

I311.8.2.5. Lava cavities

- (1) whether a protocol is provided to Council's satisfaction setting out a suitable response should lava cavities be discovered during construction.

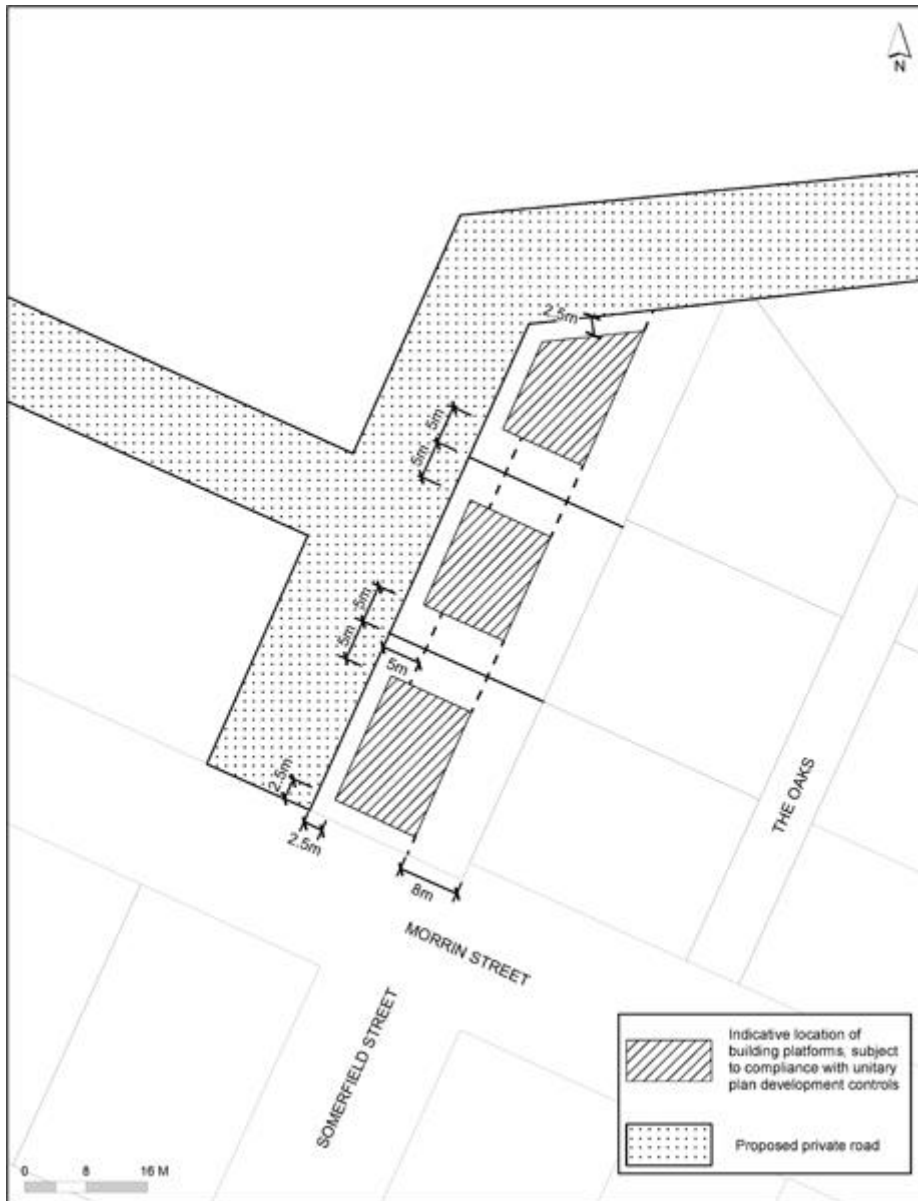
I311.9. Special information requirements

An application for any activity must be accompanied by:

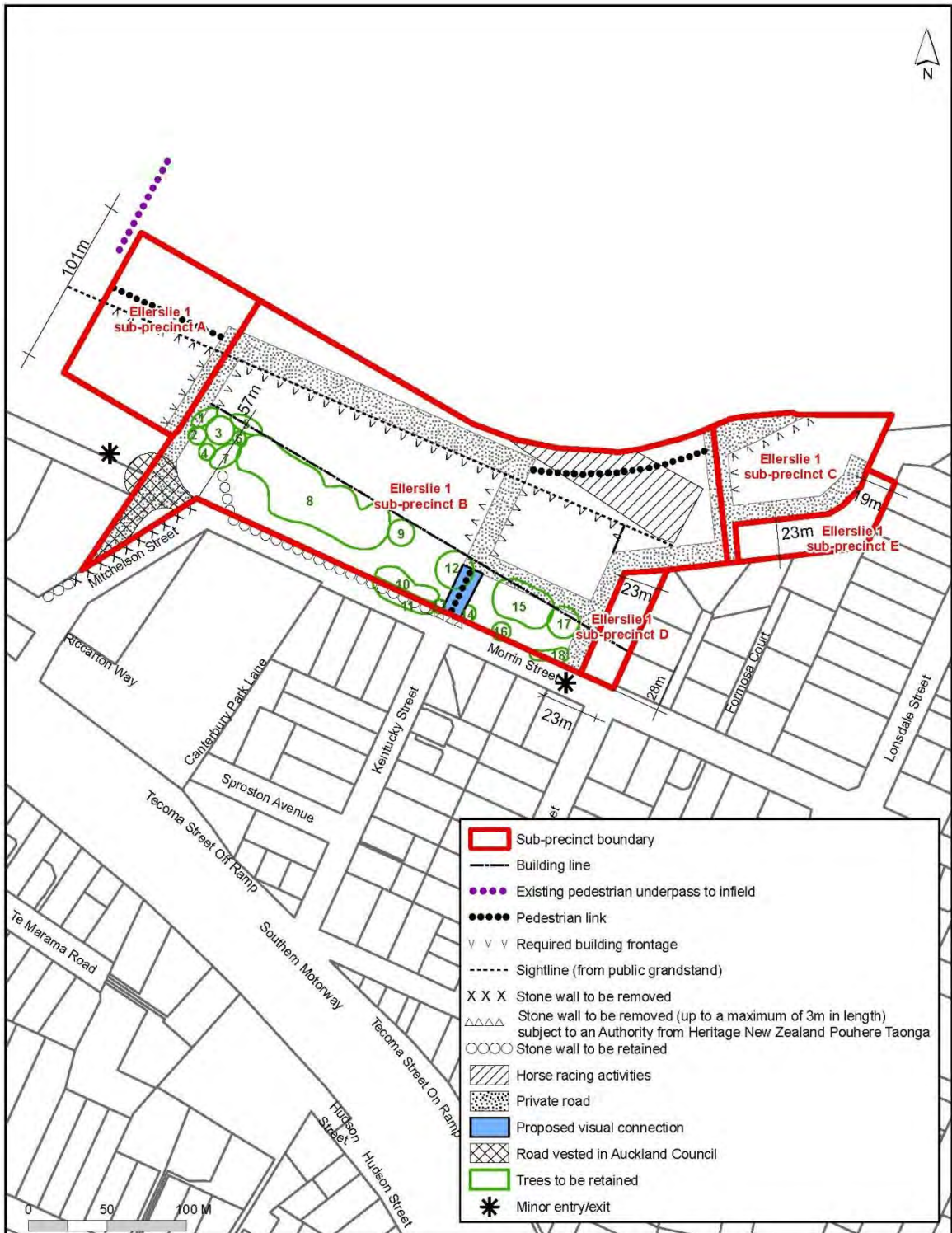
- (1) The special information requirements in D12 apply.
- (2) In addition, an application for resource consent for subdivision or a restricted discretionary activity for accommodation shall include:
 - (a) the detailed design of, or any necessary design change to, the following parts of the adjacent roading network:
 - (i) the T-intersection on the northern side of Morrin Street in the vicinity of Somerfield Street
 - (ii) the realignment of Mitchelson Street
 - (iii) the roundabout at the intersection of Mitchelson and Morrin streets, or alternative design that achieves good urban design and traffic management outcomes
 - (b) A travel plan should be provided, prepared in consultation with the NZTA and Auckland Transport, which includes measures to reduce private car travel and promote walking, cycling and public transport use.

I311.10. Precinct plans

I311.10.1. Ellerslie 1: Precinct plan 1 – Special Yards



1311.10.2. Ellerslie 1: Precinct plan 2



I312. Ellerslie 2 Precinct

I312.1. Precinct Description

The Ellerslie 2 precinct is located in the south western corner of the Ellerslie Racecourse, bordered by the southern motorway and an avenue of phoenix palms, which is used to provide the main entrance to the racecourse. The land contains a mixture of pervious and impervious surfaces and was once frequently used for parking in conjunction with race meetings.

The purpose of the Ellerslie 2 precinct is to provide for a limited range of mixed uses that complement existing land uses to the north west of the precinct and do not compromise the economic vitality of Ellerslie town centre.

There are three sub-precincts:

- Sub-precincts A and B introduce variations in land use and design development controls from the underlying Business - Mixed Use Zone that manage the built form, limit the range of activities and protect landscape values.
- Sub-precinct C manages the formation and public use of a private road for through access.

The zoning of land within this precinct is Business - Mixed Use Zone. Refer to the planning maps for the location and extent of the precinct.

I312.2. Objectives

- (1) Development is of an intensity that complements surrounding businesses north west of the precinct and does not compromise the economic vitality of Ellerslie town centre.
- (2) Development in sub-precincts A and B is of a scale, bulk and height that integrates positively with the landscape values within the precinct and surrounding built form.
- (3) Development within the precinct and any resulting through traffic does not result in significant adverse effects on the surrounding road network.

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

I312.3. Policies

- (1) Provide for a limited range of mixed uses while managing the effects of activities on the surrounding environment, particularly nearby centres.
- (2) Enable a limited amount of total floor area for retail and food and beverage land uses.
- (3) Require new buildings and development to be designed and located in a manner that contributes positively to the visual landscape of the Ellerslie Racecourse when viewed from the southern motorway, within the racecourse grounds and surrounding sites by:

- (a) Retaining existing significant trees;
 - (b) Requiring sufficient space to allow for additional landscaping;
 - (c) Requiring an active building frontage at the south eastern corner of Sub-precinct B that contributes to pedestrian amenity and passive surveillance of the adjoining road; and
 - (d) Using building design to manage the building scale, height and bulk
- (4) Manage adverse effects of traffic from the precinct and through vehicle and pedestrian safety by:
- (a) Providing a private road through the precinct linking Ascot Avenue and Mitchelson Street designed and constructed to ensure the safety and efficiency of the use of this private road by the public, and formed to provide continuous and integrated access with the existing and vested road connections;
 - (b) Requiring land to vest as road in the Council as specified on the 0 Ellerslie 2 Precinct plan 1 to be designed and constructed in accordance with any relevant codes of practice or any relevant engineering standards;
 - (c) Requiring pedestrian footpaths/routes linking with existing footpaths to be designed and constructed in accordance with any relevant codes of practice or any relevant engineering standards to provide continuous and integrated access with the existing and vested road connections; and
 - (d) Controlling the location and number of vehicular access to sites.

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

I312.4. Activity table

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

The provisions of the zone are replaced by Table I312.4.1 Activity table

Table I312.4.1 Activity table specifies the activity status of land use, development, and subdivision activities in the Ellerslie 2 Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I312.4.1 Activity table

Activity		Activity status		
Use		Sub-precincts		
Residential		A	B	C
(A1)	Dwellings	RD	RD	NC

(A2)	Visitor Accommodation	RD	RD	NA
Commerce				
(A3)	Offices	P	P	NA
(A4)	Carparking	P	P	P
(A5)	Food and beverage up to 400m ² gross floor area within sub-precinct A and B combined	P	P	NA
(A6)	Food and beverage greater than 400m ² total gross floor area within sub-precinct A and B combined	RD	RD	NA
(A7)	Retail up to 300m ² total gross floor area within sub-precinct A and B combined	P	P	NA
(A8)	Retail greater than 300m ² total gross floor area within sub-precinct A and B combined	D	D	NA
Community				
(A9)	Care centres	RD	RD	NA
(A10)	Community facilities	RD	RD	NA
(A11)	Educational facilities	RD	RD	NA
(A12)	Healthcare services	RD	RD	NA
(A13)	Hospitals	RD	RD	NA
Development				
(A14)	The use and modification of the private road (Avenue of Palms) for public access	NA	NA	C
(A15)	Trimming of protected trees	P	P	NA
(A16)	Trimming of protected trees not otherwise a permitted activity	RD	RD	NA
(A17)	Removal or alteration of protected trees	RD	RD	NA
(A18)	New buildings	RD	RD	NA
(A19)	Accessory activities	P	P	P
Subdivision				
(A20)	Subdivision	RD	RD	RD

I312.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I312.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides

that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

- (2) Any application for resource consent for an activity listed in Table I312.4.1 Activity table and which is not listed in Standard I312.5(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).

I312.6. Standards

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

The standards below replace the standards of the Business – Mixed use Zone

I312.6.1. Activities in the active building frontage

- (1) The ground floor of a building subject to the active building frontage identified on the 0 Ellerslie 2 Precinct plan 1 must be occupied by the following activities for a minimum depth of 6m:
 - (a) retail up to 300m² gross floor area with sub-precinct A and B combined, and/or
 - (b) food and beverage.

I312.6.2. Building height

- (1) Buildings must not exceed the heights as listed in Table I312.6.2.1 Building height below:

Table I312.6.2.1 Building height

Sub - precinct	Occupiable building height	Height for roof form	Total building height
A	18m	NA	18m
B	25m	2m	27m

I312.6.3. Yards and building setbacks

- (1) Buildings up to 7m in height must be located at least 7.5m from the nearest site area boundary, except where the Active Building Frontage identified on 0 Ellerslie 2 Precinct plan 1 applies.
- (2) Buildings above 7m in height must be located at least 15m from any part of another building.
- (3) Buildings above 7m in height must be setback at least 10m from the motorway boundary.

I312.6.4. Building coverage

- (1) The maximum building coverage for each site area identified on 0 Ellerslie 2 Precinct plan 1 is:
 - (a) 80 per cent for that part of the building up to 7m in height.
 - (b) 35 per cent for that part of the building between 7m and the maximum height specified in I312.6.2 Building height above.

I312.6.5. Active building frontage

- (1) Buildings subject to the active building frontage must:
 - (a) be set back no greater than 6m from the private road frontage;
 - (b) adjoin the site frontage adjoining sub-precinct C (private road) for at least 80 per cent of its length;
 - (c) have a minimum height of 6m for a minimum depth of 6m from the site frontage adjoining sub-precinct C (private road);
 - (d) provide clear glazing for at least 60 per cent the surface area of the building façade at the ground floor; and
 - (e) provide clear glazing for at least 40 per cent the surface area of the building façade at the upper floors.
- (2) Where a building is setback from the private road frontage, the space between the building and private road frontage must incorporate landscaped areas, pedestrian amenity areas or outdoor eating areas.
- (3) The ground floor of a new building subject to the active building frontage must be no more than 1m above or below the level of the site frontage adjoining sub-precinct C (private road).
- (4) Vehicle access to parking and service areas must not occupy more than 10 per cent of the site frontage adjoining sub-precinct C (private road).

I312.6.6. Site areas

- (1) Site areas may be modified in area by up to plus or minus 10 per cent.
- (2) Side boundaries of site areas may be moved up to 15m in either direction.

I312.6.7. Building platform

- (1) Buildings must be constructed within the building platform identified on the 0 Ellerslie 2 Precinct plan 1.

I312.6.8. Landscaping

- (1) Minimum landscaping for each site area identified on the 0 Ellerslie 2 Precinct plan 1 is 15 per cent.

I312.6.9. Identified Trees

(1) The following trees listed in Schedule I312.6.9.1 Identified trees below and identified on 0 Ellerslie 2 Precinct plan 1 are subject to this rule.

Schedule I312.6.9.1 Identified trees

Tree number on 0 Ellerslie 2: Precinct plan 1	Botanical name	Common name	Location of tree	Legal description
1	Removed			
2	Metrosideros excelsa	Pohutukawa	80-100 Ascot Avenue	Lot 2 DP 476619
3	Metrosideros excelsa	Pohutukawa	130 Ascot Avenue	Lot 1 DP 406738
4	Elaeocarpus dentatus	Hinau	80-100 Ascot Avenue	Lot 2 DP 476619
5	Elaeocarpus dentatus	Hinau	80-100 Ascot Avenue	Lot 2 DP 476619
6	Telopea oreads.	Warratah	80-100 Ascot Avenue	Lot 2 DP 476619
7	Podocarpus sp.	Cow tail Pine	130 Ascot Avenue	Lot 1 DP 406738
8	Lagunaria patersonii	Norfolk Island Hibiscus	80-100 Ascot Avenue	Lot 2 DP 476619
9	Corynaocarpus laevigatus	Karaka	130 Ascot Avenue	Lot 1 DP 406738
10	Stenocarpus sinuatus	Firewheel tree	80-100 Ascot Avenue	Lot 2 DP 476619
11	Lagunaria patersonii	Norfolk Island Hibiscus	80-100 Ascot Avenue	Lot 2 DP 476619
12	Lagunaria patersonii	Norfolk Island Hibiscus	130 Ascot Avenue	Lot 1 DP 406738
13	Corynaocarpus laevigatus	Karaka	80-100 Ascot Avenue	Lot 2 DP 476619
14	Vitex lucens	Puriri	130 Ascot Avenue	Lot 1 DP 406738
15	Lagunaria patersonii	Norfolk Island Hibiscus	130 Ascot Avenue	Lot 1 DP 406738
16	Cinnamomum camphora	Camphor Laurel	80-100 Ascot Avenue	Lot 2 DP 476619

(2) The following works to the trees in Schedule I312.6.9.1 Identified trees are permitted under this rule.

(a) the removal of any tree or part of a tree that is dead or that is suffering from an untreatable disease which has caused a significant decline in its health, evidence must be produced if required. Note: Where any element

of uncertainty exists as to the likely fate of the tree, the benefit of doubt will be given to the tree's survival by not removing it until such time as its irreversible decline is obvious. Before removing any affected tree, consultation with the council's arborist is strongly advised.

- (b) where emergency tree works are required the person undertaking the work must notify the Council in writing within seven days of the work commencing as to the reason for the work.
- (c) where any statutory authority carries out of work authorised by statute the authority must notify the Council in writing no later than seven days prior to the work commencing as to the reason for the work.
- (d) maintenance of the private road where the works in the dripline of protected trees is supervised by a qualified arborist and in accordance with accepted arboricultural practices.
- (e) trimming of the canopy of the trees, excluding the roots. Such works will be limited to no more than 20 per cent of live growth removal in any one year and must be carried out in accordance with currently accepted arboricultural practice, ensuring that the natural form and branch habit of the tree species is maintained.
- (f) if the trimming is completed by a qualified arborist or arboriculturalist, the work must be limited to no more than 30 per cent of live growth removal in any one year and must be in accordance with currently accepted arboricultural practice, ensuring that the natural form and branch habit of the tree species is maintained.
- (g) where activities do not comply with clauses e. and f above, any regular minor trimming or maintenance must be done by hand operated secateurs or pruning shears, in accordance with the currently accepted arboricultural practice.

I312.7. Assessment – controlled activities

I312.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing:

- (1) For the use and modification of the private road (Avenue of Palms) for public access that is a controlled activity in the Ellerslie 2 precinct, the Council will reserve its control over the following matters:
 - (a) road closure;
 - (b) monitoring;
 - (c) traffic management measures; and
 - (d) consultation.

I312.7.2. Assessment criteria

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

- (1) Road closure
 - (a) the appropriateness of private road closure to public through traffic on a temporary basis for large scale events associated with the Ellerslie Racecourse.
- (2) Monitoring:
 - (a) whether monitoring is required to be carried out to assess the effects of public through traffic (using the Avenue of Palms) on Morrin Street, Somerfield Street, and Kentucky Streets which connect with the Tecoma Street motorway ramps, Mitchelson Street and Walpole Street, Wairakei Street and Woodbine Avenue.
- (3) Traffic management measures
 - (a) the extent to which traffic management measures are necessary to mitigate adverse effects identified by the monitoring to be implemented, including the temporary or permanent closure of the Avenue of Palms to through traffic and associated road design changes.
- (4) Consultation
 - (a) the extent to which the applicant should provide details on the process to be followed for consultation with NZTA, Auckland Transport, Auckland Council and the residents of the surrounding streets, on the results of the monitoring and the identification and implementation of any necessary traffic management measures.

I312.8. Assessment – restricted discretionary activities

I312.8.1. Matters of discretion

The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (1) Traffic effects
- (2) Intensity and scale of activity
- (3) Centre vitality
- (4) Landscaping and trees to enhance the visual amenity of buildings and reduce their scale
- (5) Building design and interface with the public realm
- (6) Water sensitive design
- (7) Tree trimming not otherwise a permitted activity, removal and alteration refer to E16 Trees in open space zones and E17 Trees in roads.

- (8) Additional subdivision criteria for the private road, pedestrian connections and road to vest in Council.

I312.8.2. Assessment criteria

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

(1) Traffic:

- (a) the extent to which The Avenue of Palms (including extension to it) is designed and constructed in accordance with any relevant codes of practice or engineering standards by the landowner prior to the occupation of any proposed building; and
- (b) the extent to which the proposal results in significant traffic effects on Green Lane East, Green Lane interchange, Great South Road and surrounding street network.

(2) Intensity and scale of activity:

- (a) whether the activity is of a character, scale and intensity which ensures that any adverse effects on the planned outcomes identified in the Plan for the surrounding area (including likely future use or intensification) are avoided, remedied or mitigated.

(3) Centre vitality:

(a) whether Retail and Food and Beverage activities:

- (i) have a substantial adverse effect upon the function, role and amenity values, vitality and functions of the city centre, metropolitan centres or town centres (and in the case of activities in the Business - Mixed Use Zone such effects on local centres), beyond those effects ordinarily associated with trade effects on trade competitors, having regard to:
- the activity's proposed size, composition and characteristics; and
 - the centre's on-going ability to provide for the future needs of communities

(b) whether Community activities:

- (i) support the efficient and effective operation of public services; and
- (ii) enable the convenient access of communities to community services.

(c) whether Residential activities:

- (i) result in the intensification of the site; and
- (ii) support local high density housing.

(4) Landscaping and trees:

- (a) the extent to which the landscaping enhances the visual amenity of the building(s) when viewed from the southern motorway, from within the grounds of the Ellerslie Racecourse and surrounding residential areas. Landscaping alongside the motorway boundary should include a significant number of substantial trees capable of growing to a height of at least 8m above the nearest adjoining motorway carriageway;
 - (b) whether landscaping protects or utilise the existing rock wall located between the subject site and the Avenue of Palms (apart from those sections which need to be demolished for vehicle or pedestrian access purposes);
 - (c) the extent to which the landscaping is in-keeping with the character of the site and Ellerslie Racecourse in general; and
 - (d) whether on site carparking is screened from view from the motorway and the Avenue of Palms by existing and proposed planting.
- (5) Building design and interface with the public realm:
- (a) whether the building incorporates architectural relief in terms of its articulation and building mass, and the inclusion of recesses, pilasters, entrances, windows, balconies, and changes in surface texture, colour and other architectural detailing;
 - (b) whether any rooftop projections including towers, turrets, chimneys, lift towers, machinery rooms and water towers which exceed the parapet or roof height, are compatible with the overall architectural form and detailing of the building. As a general rule rooftop projections should be enclosed in a single structure and avoid a plain box like appearance;
 - (c) whether good quality, durable exterior cladding materials are used and highly reflective cladding or glazing avoided;
 - (d) the extent to which the continuity of architectural form in the various facades of a building, especially those visible from adjacent public and private roads. (This criterion is intended to ensure that all of a building's facades are designed to a similar standard);
 - (e) whether on site parking areas, whether at grade or on elevated decks, are softened by planting, paving patterns or other architectural / landscaping elements, so as to provide visual relief when viewed from adjacent buildings;
 - (f) whether windows of buildings are designed to overlook adjacent public and private roads, pedestrian routes and entrances;
 - (g) the extent to which the landscape and streetscape enhances individual sites, adjacent private roads, and any public roads being vested in the Council;

- (h) the extent to which the design treatment of the building edge (with a particular emphasis on the ground level) and any landscape work adjacent to it within the proposed 7.5m setback along that part of the Avenue of Palms that is not classified as 'active building frontage', contributes to the quality and safety of the proposed pedestrian route by:
 - (i) entry foyers, offices or other ground level activities (where possible) facing the road;
 - (ii) employing design techniques to mitigate any 'blank wall' effect;
 - (iii) providing quality landscape design and appropriate lighting that are consistent with 'personal safety' (CPTED) principles; and
 - (iv) ensuring that the space within the setback (between the building edge and road boundary) is not used for surface carparking (apart from delivery bays).
- (i) in sub-precinct B:
 - (i) the extent to which proportions (height in relation to footprint, including modulation) and design avoid buildings with bulky appearance; and
 - (ii) the extent to which the building in sub-precinct B contributes as a positive landmark when viewed from the motorway.
- (6) Water sensitive design:
 - (a) whether On site stormwater management can be integrated into the site design, including landscaped areas, applying to apply a water sensitive design approach as appropriate.
- (7) Tree trimming not otherwise a permitted activity, removal and alteration:
 - (a) the degree to which the tree contributes to the existing amenities of the precinct and protects the surrounding environment from the adverse effects of development;
 - (b) the need to obtain a practicable building site, access, a car parking area, or to install engineering services to the land;
 - (c) any alternative methods which may be available to the applicant in the achievement of their objectives including consideration of variation to specified development controls or alternative design options where this would encourage retention and enhancement of existing large trees on the site;
 - (d) whether the tree can be relocated;
 - (e) whether previous applications made in respect of the land involved consideration of treescape conservation;

- (f) the extent to which the tree or trees contribute to the amenity of the neighbourhood both visual and physical, including contributions as habitats for birds and other animals;
- (g) whether there are any function the tree may have in conserving water and soil;
- (h) whether there are any actions of the applicant in regard to the tree;
- (i) the extent to which the tree or part of a tree is, in the opinion of a council arborist, structurally unsound;
- (j) whether removal of the tree would be beneficial to the health and growth of existing, more appropriate trees on the site, taking into account the size, appearance, health and condition of those existing trees; and
- (k) the impact of the tree on ground stability.

(8) Additional subdivision criteria

The following assessment criteria apply to subdivision within the precinct and these are in addition to any relevant assessment criteria in the Auckland-wide Subdivision rules:

- (a) the extent to which the layout of the private road should be in accordance with the precinct plan;
- (b) the extent to which the Avenue of Palms (including its proposed extension) is designed and constructed in accordance with any relevant codes of practice or engineering standards and include the following works:
 - (i) a traffic roundabout part way along the Avenue of Palms and another at its intersection with Mitchelson Street; and
 - (ii) the provision of footpaths along each side of the proposed private road together with connections to the existing and proposed footpaths in Ascot Avenue and Mitchelson Street.
- (c) whether the proposed footpaths link into the footpaths/pedestrian accessways on the adjoining site(s) so as to facilitate access to Greenlane Road and the Greenlane train station; and
- (d) The appropriateness of the proposed road to be vested in the Council as shown on the precinct plan.

I312.9. Special information requirements

The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct.

In addition, an application for a controlled activity for the use and modification of the private road (Avenue of Palms) must be accompanied by:

(1) Traffic monitoring programme

(a) the traffic monitoring programme must set out how the traffic monitoring is to be undertaken:

(i) prior to the opening of the Avenue of Palms to through traffic; and/or

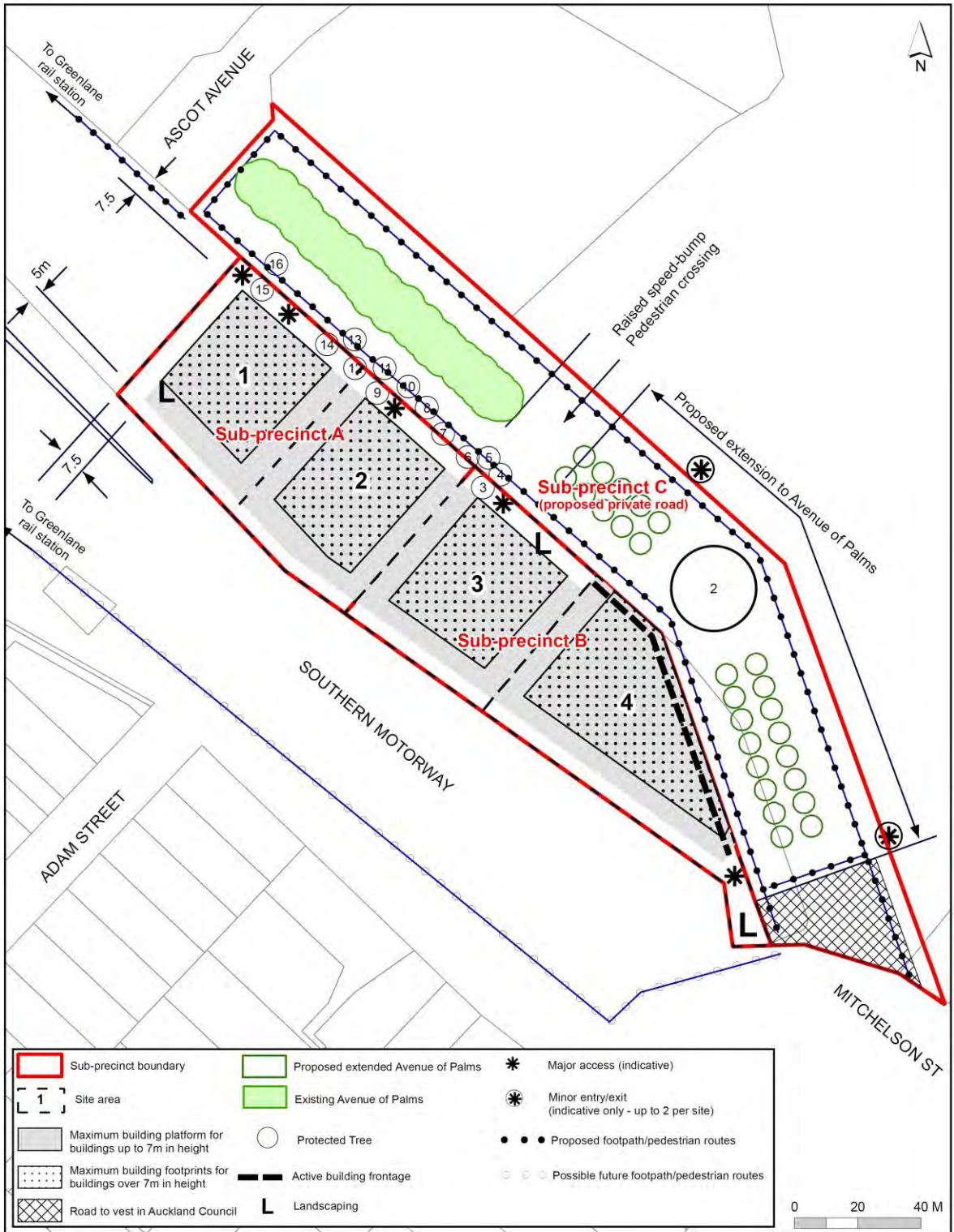
(ii) within 1 month of the following times or events:

- 12 months after the opening of the Avenue of Palms to through traffic (or a shorter period if deemed appropriate by the Council following the opening of the Avenue of Palms to through traffic); and
- 12 months, 24 months, and 36 months after substantial completion and occupation of the development provided for within the precinct.

(b) the traffic monitoring must be undertaken by an independent traffic engineer engaged by the Auckland Racing Club and the results of the monitoring must be submitted in a report to Auckland Transport and Auckland Council within 2 months of completion of each of the monitoring surveys.

I312.10. Precinct plans

1312.10.1. Ellerslie 2 Precinct plan 1



I313. Ellerslie Racecourse Precinct

I313.1. Precinct description

The Ellerslie Racecourse Precinct provides specific planning controls for the use of the Ellerslie Racecourse. The Ellerslie Racecourse is a major horse racing venue that covers approximately 55 hectares of privately-owned land.

The zoning of the land within the Ellerslie Racecourse 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.

I313.2. Objectives

- (1) The Ellerslie Racecourse is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) horse racing activities;
 - (b) organised sport and recreation;
 - (c) informal recreation;
 - (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 activity are enabled.
- (3) The adverse effects of the operation of the Ellerslie Racecourse 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.

I313.3. Policies

- (1) Enable the safe and efficient operation of the Ellerslie Racecourse for its primary activities.
- (2) Protect the primary activity of the Ellerslie Racecourse 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 Ellerslie Racecourse, having regard to the amenity of surrounding properties.
- (5) Recognise that the Ellerslie Racecourse'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.

I313.4. 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 I313.4.1 specifies the activity status of land use and development activities in the Ellerslie Racecourse Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I313.4.1: Activity Table

	Activity	Activity status
Use		
Primary activity		
(A1)	Horse racing activities	P
(A2)	Organised sports and recreation	P
(A3)	Informal recreation	P
(A4)	Concerts, events and festivals	P
(A5)	Markets, fairs and trade fairs	P
(A6)	Functions, conferences, gatherings and meetings	P
(A7)	Displays and exhibitions	P
(A8)	Any primary activity not meeting Standard I313.6.5 but meeting all other standards	C
Accessory activities		
(A9)	Accessory activities	P
(A10)	Any accessory activity not meeting Standard	C

	I313.6.5 but meeting all other standards	
Compatible activities		
(A11)	Filming activities	P
(A12)	Sports, recreation and community activities	P
(A13)	Sports, recreation and community activities up to 1,000m ² gross floor area	P
(A14)	Sports, recreation and community activities greater than 1,000m ² gross floor area	RD
(A15)	Care centres up to 500m ² gross floor area	P
(A16)	Care centres greater than 500m ²	RD
(A17)	Education facilities up to 500m ² gross floor area	P
(A18)	Education facilities greater than 500m ² gross floor area	RD
(A19)	Healthcare facilities up to 500m ² gross floor area	P
(A20)	Healthcare facilities greater than 500m ² gross floor area	RD
(A21)	Entertainment facilities up to 500m ² gross floor area	P
(A22)	Entertainment facilities greater than 500m ² gross floor area	RD
(A23)	Non accessory food and beverage facilities up to 500m ² gross floor area	P
(A24)	Non accessory food and beverage facilities greater than 500m ² gross floor area	RD
(A25)	Non accessory offices up to 500m ² gross floor area	P
(A26)	Non accessory offices greater than 500m ² gross floor area	RD
(A27)	Licensed premises (excluding off-license premises not associated with a primary or compatible activity) up to 500m ² gross floor area	P
(A28)	Licensed premises (excluding off-license premises not associated with a primary or compatible activity) greater than 500m ² gross floor area	RD
(A29)	Non accessory retail up to 500m ² gross floor area	P
(A30)	Non accessory retail greater than 500m ² gross floor area	RD
(A31)	Professional fireworks displays meeting Standard I313.6.10	P
(A32)	Professional fireworks displays not meeting Standard I313.6.10	RD
(A33)	Helicopter flights meeting Standard I313.6.11	P

(A34)	Helicopter flights not meeting Standard I313.6.11	RD
(A35)	Any compatible activity not meeting Standard I313.6.5 but meeting all other standards	C
Development		
(A36)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 25m in height	P
(A37)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m and up to 35m in height	RD
(A38)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 35m in height	D
(A39)	Light towers and associated fittings up to and greater than 35m in height	P
(A40)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I313.6.8	RD
(A41)	Demolition of buildings	P
(A42)	Temporary buildings	P
(A43)	Workers' accommodation	P

I313.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I313.4.1 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(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I313.4.1 Activity table and which is not listed in I313.5(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).

I313.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I313.4.1 must comply with the following activity standards unless otherwise stated.

I313.6.1. 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 I313.6.1.1.

Table I313.6.1.1: 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 other days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L_{Aeq}
General noise standards for all other times	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.

I313.6.2. 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 I313.6.2, the curfew and pre-curfew times are as stated in Table I313.6.2.1.

Table I313.6.2.1: 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 I313.6.2.2 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 I313.6.2.2: 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 I313.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I313.6.2.3: 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 I313.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling.

Table I313.6.2.4: 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 I313.6.2.5. 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 I313.6.2.5: Building façade luminance

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

I313.6.3. 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 I313.6.1.1.
- (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 shall 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.

I313.6.4. 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 I313.6.2.4 and I313.6.2.5.

I313.6.5. 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 20,000 people and does not require the closure of a public road.

I313.6.6. Parking

- (1) A minimum number of parking spaces must be provided within the precinct at the rate of 1 parking space for every 4 persons that the outside seated capacity of the grandstands is designed to accommodate.

I313.6.7. 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.

I313.6.8. Interface control area

- (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.
- (2) Temporary buildings are excluded from this standard. Entry ports and ticket boxes with an individual gross floor area of less than 50m² are also excluded from this standard.

I313.6.9. Height in relation to boundary

- (1) Along the boundaries where the Ellerslie Racecourse Precinct directly adjoins a residential zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.

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

I313.6.10. 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.

I313.6.11. 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.

I313.6.12. Temporary buildings

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

I313.7. Assessment – controlled activities

I313.7.1. 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.

I313.7.2. 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).

I313.8. Assessment – restricted discretionary activities

I313.8.1. 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 25m 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 I313.6.8.
 - (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.

I313.8.2. 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;
 - (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;

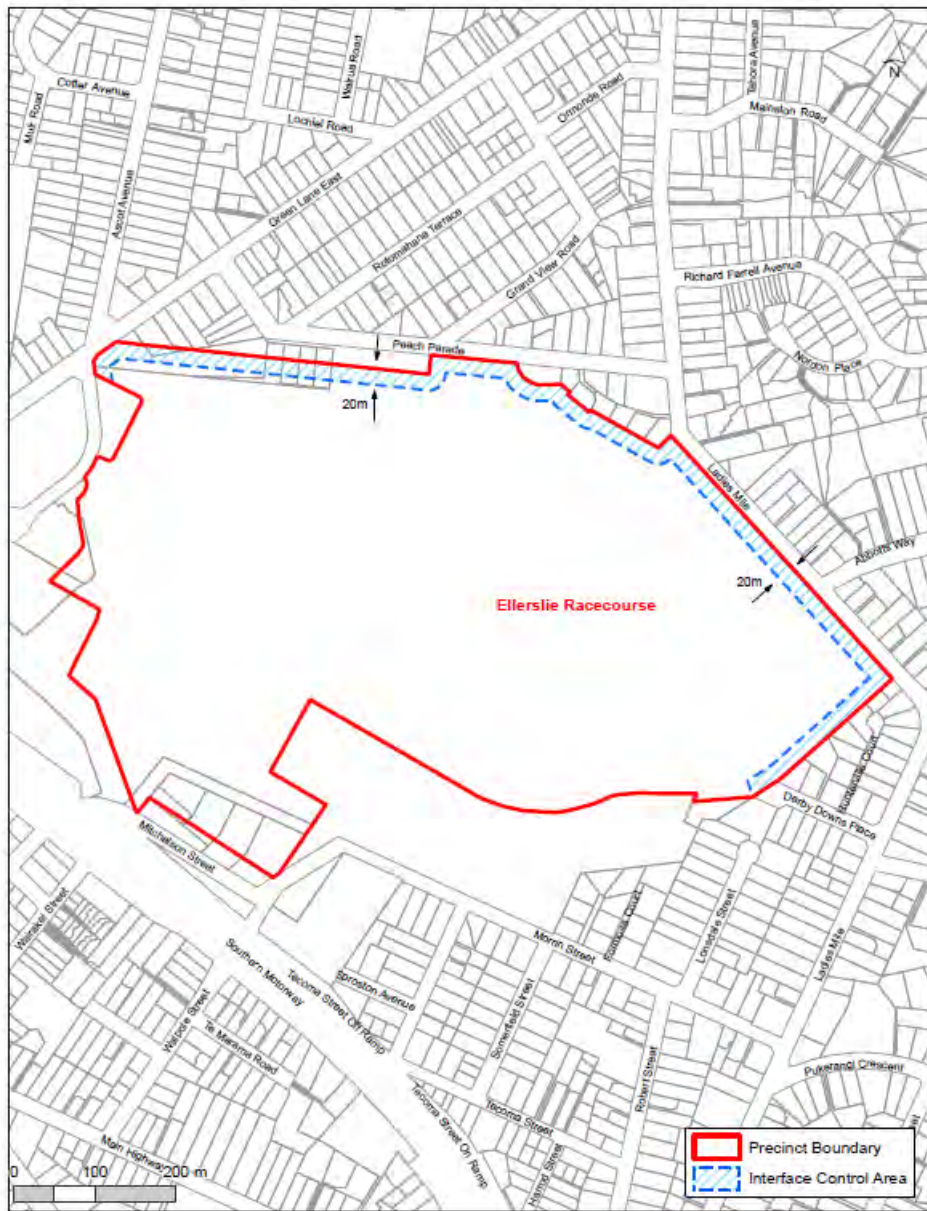
- (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, 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 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.
 - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

I313.9. Special information requirements

There are no special information requirements for this precinct.

1313.10. Precinct plans

1313.10.1. Ellerslie Racecourse: Precinct plan 1



I314 Epsom Precinct

I314.1. Precinct Description

The Epsom Precinct applies to an 8.48 hectare site at 74 Epsom Avenue, Epsom. The purpose of the Epsom precinct is to enable the development and operation of a range of education-focused activities. Campus facilities on the site include a range of small to large buildings primarily used for teaching, learning and research, childcare facilities, a marae as well as substantial parking areas and recreational facilities in a spacious well-treed environment. The Campus is one of the largest teacher education providers in the country. The campus adjoins two long-established schools providing primary and intermediate education, and there is some sharing of facilities and services.

Community, commercial and social services and other accessory use of the facilities are also enabled in the precinct. In addition, accessory accommodation, administrative, cultural, health, retail and communal facilities are enabled within the definition of Tertiary Education facilities.

The zoning of the land within the Epsom precinct is Residential - Terrace Housing and Apartment Buildings and Residential - Mixed Housing Suburban zones.

I314.2. Objectives

- (1) Tertiary education facilities at Epsom Campus meet the education needs of their students, facilitate research and economic development, and provide for the support and well-being of employees, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects.
- (3) Tertiary education and accessory business activities benefit from co-location in tertiary education precincts.
- (4) New buildings and structures respond to and positively contribute to the amenity values of public streets, public open spaces and surrounding context, thereby reinforcing sense of place while having regard to the functional and operational requirements of the tertiary education facility.

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

I314.3. Policies

- (1) Enable a wide range of activities and building development in the Epsom Precinct, including tertiary education, research, health, recreation, student accommodation and appropriate accessory activities.
- (2) Provide for those accessory activities which clearly contribute to and benefit from co-location with a tertiary education facility, including research, innovation, learning, clinics, and related work experience and training.

- (3) Having regard to the functional and operational requirements of the tertiary education facility, require new buildings and significant additions and alterations to be designed in a manner that:
- (a) makes efficient use of the site;
 - (b) contributes to the amenity of the public realm where development is located adjacent to a public street or public open space;
 - (c) responds positively to the existing and planned future form and quality of the Epsom Precinct, underlying zone and surrounding area; and
 - (d) responds and contributes positively to the sense of place.
- (4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones or the public realm.
- (5) Enable accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities, and while avoiding, remedying or mitigating adverse effects on the transport network.
- (6) Require new buildings to be designed in a manner that respects any adjacent existing heritage places on the site and provides a high standard of amenity.

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

I314.4. Activity table – Epsom Precinct

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

Table I314.4.1 Activity table specifies the activity status of land use and development activities in the Epsom Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I314.4.1

Activity		Activity status
Use		
Accommodation		
(A1)	Student accommodation	P
Commerce		
(A2)	Commercial services	P
(A3)	Licensed premises accessory to Tertiary education facilities	P
(A4)	Laboratories	P
(A5)	Entertainment facilities accessory to Tertiary education facilities	P

(A6)	Light manufacturing and servicing accessory to Tertiary education facilities	P
(A7)	Office accessory to Tertiary education facilities	P
(A8)	Use of Tertiary education facilities for conference purposes	P
(A9)	Conference facilities	D
Community		
(A10)	Care centres	P
(A11)	Community facilities	P
(A12)	Community use of education and tertiary education facilities	P
(A13)	Tertiary education facilities	P
(A14)	Informal recreation	P
(A15)	Organised sport and recreation	P
(A16)	Public amenities	P
(A17)	Displays and exhibitions	P
(A18)	Healthcare facilities up to 200m ² gross floor area per site	P
(A19)	Artworks	P
(A20)	Information facilities	P
Development		
(A21)	Accessory buildings	P
(A22)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A23)	Sport and recreation structures	P
(A24)	Buildings greater than 500m ² gross floor area	RD
(A25)	Buildings, external alterations, additions and demolition within the site and where the work is visible from and located within 10m of a road or land zoned Open Space (excluding private roads)	RD
(A26)	Parking buildings	RD
(A27)	Parks maintenance	P
Infrastructure		
(A28)	Waste management facilities accessory to tertiary education facilities	P

I314.5. Notification

- (1) Any application for resource consent for an activity listed in Table I314.4.1 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).

I314.6. Standards

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

The following standards apply to activities specified within Table I314.4.1 Activity table.

The zone standards apply to activities not specified within the Activity Table, other than I314.6.1 Building height which also applies to the zone.

I314.6.1. Building height

- (1) Buildings must not exceed the heights as set out in Epsom: Precinct plan 1 - building heights.

I314.6.2. Yards

- (1) The following table sets out the permitted minimum yard requirements for the Epsom Precinct:

Table I314.6.2.1

Yard	Dimension
Front, side and rear yards adjoining a site in the residential zones or a public open space	3m

I314.6.3. Building coverage

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

I314.6.4. Height in relation to boundary

- (1) Where a site in the Epsom Precinct directly adjoins a site in another zone outside the precinct, the height in relation to boundary control that applies in the adjoining zone applies to the common boundary.
- (2) Where the adjoining zone does not specify a height in relation to boundary control, the yard and/or setback controls in the adjoining zone apply to the common boundary.

I314.6.5. Screening

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

I314.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I314.8. Assessment – restricted discretionary activities

I314.8.1. 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) for parking buildings and structures, buildings greater than 500m² gross floor area:
 - (a) refer to matters H30.8.1 in Special Purpose – Tertiary Education Zone.
- (2) for buildings, external alterations, additions and demolition within the site and where the work is visible from and located within 10m of a road or land zoned Open Space (excluding private roads):
 - (a) refer to matters 30.8.1 in Special Purpose – Tertiary Education Zone.
- (3) for infringements of building height, height in relation to boundary and maximum building coverage standards:
 - (a) refer to matters H30.8.1 in Special Purpose – Tertiary Education Zone.
- (4) for infringement of yards and screening standards:
 - (a) refer to matters H30.8.1 in Special Purpose – Tertiary Education Zone.

I314.8.2. 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 parking buildings and structures, buildings greater than 500m² gross floor area:
 - (a) refer to criteria H30.8.2 in Special Purpose – Tertiary Education Zone.
- (2) for buildings, external alterations, additions and demolition within the site and where the work is visible from and located within 10m of a road or land zoned Open Space (excluding private roads):
 - (a) refer to criteria H30.8.2 in Special Purpose – Tertiary Education Zone.
- (3) for building height, height in relation to boundary, maximum building coverage:

(a) refer to criteria H30.8.2 in Special Purpose – Tertiary Education Zone.

(4) for yards and screening

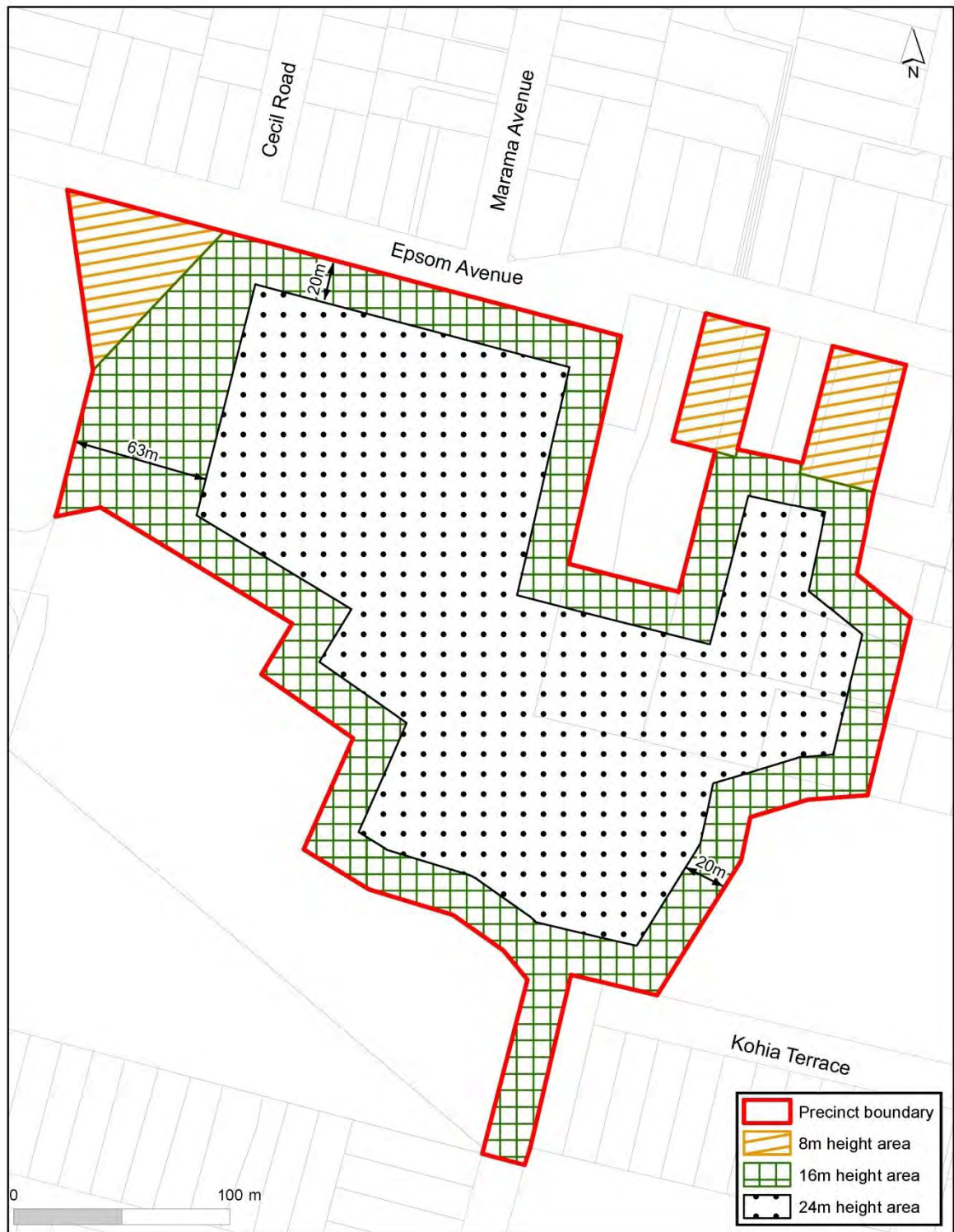
(a) refer to criteria H30.8.2 in Special Purpose – Tertiary Education Zone.

I314.9. Special information requirements

There are no special information requirements in this precinct.

I314.10. Precinct plans

1314.10.1. Epsom: Precinct plan 1 - building heights



I315. Gabador Place Precinct

I315.1. Precinct description

The underlying zoning of land within this precinct is Business – Light Industry Zone. The underlying zoning of the coastal marine area within this precinct is Coastal – Minor Port Zone.

The land and coastal marine area at Gabador Place, Mt Wellington, on the Tāmaki River, is used for a variety of marine and port activities, including boat dry stack, boat building and travel lifts, and the handling and transferring of bulk liquids (including hazardous substances) and sand and shingle. Commercial and private vessels regularly use the Tāmaki River to access the boat dry stack and boat building yards and to transport chemicals, sand and gravel by barge to the wharves located at the Gabador Place facility.

The precinct provides for the integrated and efficient operation and development of the Gabador Place Precinct by providing for the operation, development, and expansion of marine and port activities, and marine and port facilities. This provides integrated management across the land and coastal marine area as these activities are anticipated in the Coastal – Minor Port Zone for the coastal marine area. The precinct also recognises other compatible industrial activities to allow greater flexibility in maintaining efficient use of the land. The precinct restricts some activities that would otherwise be provided for in the Business – Light Industry Zone, in order to retain land for marine and port activities and to minimise reverse sensitivity effects.

I315.2. Objectives [rcp/dp]

- (1) The efficient and safe operation of marine and port activities, and industrial activities, at Gabador Place is protected and enabled in a manner which:
 - (a) avoids, remedies or mitigates significant adverse effects from these activities on the surrounding environment; and
 - (b) avoids the establishment of incompatible land uses.
- (2) Marine and port activities and facilities are managed in an integrated manner across land and the coastal marine area.

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

I315.3. Policies [rcp/dp]

- (1) Restrict use or development which adversely affects the safe and efficient operation of water transport facilities for freight and business located within the precinct or their connections with other transport modes.
- (2) Enable the intensification, development and maintenance of buildings, structures and works for marine and port activities and supporting industrial activities.

- (3) Restrict land-use activities that are not related to marine and port activities or industrial activities to minimise reverse sensitivity effects.

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

I315.4. Activity table

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

Table I315.4.1 specifies the activity status of activities on land in the Gabador Place Precinct pursuant to sections 9(3) and 12(1) of the Resource Management Act 1991.

Table I315.4.1 Activity Table [rcp/dp]

Activity		Activity status
Use		
Commerce		
(A1)	Garden centres	NC
(A2)	Motor vehicle sales	NC
(A3)	Show homes	NC
(A4)	Storage and lock-up facilities	NC
(A5)	Trade suppliers that are marine suppliers, marine retail or part of a marine and port activity	P
(A6)	Trade suppliers not otherwise provided for	NC
(A7)	Wholesaler that is a marine supplier, marine retail or part of a marine and port activity	P
(A8)	Wholesaler not otherwise provided for	NC
Community		
(A9)	Care centres	NC
(A10)	Community facilities	NC
(A11)	Hospitals	NC
(A12)	Entertainment facilities not otherwise provided for	NC
(A13)	Education facilities not otherwise provided for	NC
Rural		
(A14)	Animal breeding or boarding	NC
(A15)	Horticulture	NC
Coastal activities		
(A16)	Marine and port activities	P
Development		
(A17)	Marine and port facilities excluding wharves, landings and drydocks	P
(A18)	Wharves, landings and drydocks	RD

(A19)	Marine and port accessory structures and services	P
(A20)	Artificial lighting support structures, fittings, cables and pipes	P
(A21)	Hard protection structures including wave attenuation devices	RD

I315.5. Notification

- (1) Any application for resource consent for an activity listed in Table I315.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I315.6. Standards

All activities listed as permitted in Table I315.4.1 must comply with the following standards. The underlying zone and Auckland-wide standards apply in this precinct, unless otherwise specified.

I315.6.1. 1 Building height

- (1) Buildings must not exceed 20 m in height.
- (2) For the avoidance of doubt, building height excludes: reefer gantries, cargo and containers, telecommunications equipment, masts, lighting poles and associated equipment and aerials that are accessory to marine and port activities.

I315.6.2. 3.2 Maximum impervious area

- (1) Maximum impervious area is 100 per cent of the site area.

I315.6.3. Coastal hazards

- (1) The activity status for activities listed in Table E36.4.1 of E36 Natural hazards and flooding apply except in relation to the following activities which are permitted on land which may be subject to coastal hazards and in areas subject to coastal storm inundation one per cent annual exceedance probability plus 1 metre sea level rise:
 - (a) marine and port accessory structures and services; and
 - (b) marine and port facilities.

I315.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I315.8. Assessment – restricted discretionary activities

I315.8.1. 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, Auckland wide or Coastal – Minor Port Zone provisions:

- (1) development that is a restricted discretionary activity in this precinct:
 - (a) refer to Coastal – Minor Port Zone F5.8.1(6) Wharves, landings and drydocks; and
 - (b) refer to Coastal – Minor Port Zone F5.8.1(7) wave attenuation devices.

I315.8.2. 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 Coastal – Minor Port Zone provisions:

- (1) refer to Coastal – Minor Port Zone F5.8.2(6) Wharves, landings and drydocks; and
- (2) refer to Coastal – Minor Port Zone F5.8.2(7) for wave attenuation devices.

I315.9. Special information requirements

There are no special information requirements for this precinct.

I315.10. Precinct plans

There are no precinct plans for this precinct.

I316 Grafton Precinct

I316.1. Precinct Description

The Grafton Precinct applies to multiple sites currently occupied by the University of Auckland, a tertiary education facility that provides medical teaching and research facilities alongside student accommodation, healthcare services, care centre and other accessory activities. The primary campus site is zoned Business - Mixed Use and contains buildings of a significant scale located in a campus style arrangement. The remaining sites contain smaller buildings used for accessory activities.

The purpose of the Grafton Precinct is to enable the development and operation of a range of tertiary education and accessory activities, including teaching and research, and catering for the diverse requirements of the student population, employees and visitors. Community use of the facilities is also provided for, including the Auckland District Health Board (Auckland City Hospital) use of the MRI unit and mortuary.

The zoning of the land within the Grafton Precinct is for Sub-precinct A the Business - Mixed Use Zone, for Sub-precinct B the Business - Local Centre Zone and Residential - Terrace Housing and Apartment Buildings Zone and for Sub-precinct C the Residential - Terrace Housing and Apartment Buildings Zone.

I316.2. Objectives

- (1) Tertiary education facilities at Grafton Campus meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects.
- (3) Tertiary education and complementary business activities including services and facilities related to Auckland City Hospital benefit from co-location in tertiary education precincts.
- (4) New buildings and structures respond to and positively contribute to the amenity values of public streets, open spaces and surrounding context, thereby reinforcing sense of place.

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

I316.3. Policies

- (1) Enable a wide range of activities and building development in the Grafton Precinct, including tertiary education, research, health, recreation, student accommodation and appropriate complementary and accessory activities.
- (2) Provide for those complementary activities which clearly contribute to and benefit from co-location with a tertiary education facility, including research, innovation, learning, clinics, and related work experience and training.

- (3) Require new buildings and significant additions and alterations to be designed in a manner that:
- (a) makes efficient use of the site;
 - (b) contributes to the amenity of the public realm where development is located adjacent to a public street or public open space;
 - (c) responds positively to the existing and planned future context of the Grafton Precinct, zones and surrounding area; and
 - (d) responds and contributes positively to the sense of place.
- (4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones or the public realm.
- (5) Provide for accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities, and while avoiding, remedying or mitigating adverse effects on the transport network.
- (6) Require new buildings to be designed in a manner that respects any adjacent existing heritage places and provides a high standard of amenity.

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

I316.4. Activity table

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

Table I316.4.1 Activity table specifies the activity status of land use and development activities in the Grafton Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I316.4.1 Grafton Precinct

Activity		Activity status
Use		
Residential		
(A1)	Student accommodation	P
(A2)	Visitor accommodation accessory to tertiary education facilities	P
Commerce		
(A3)	Commercial services	P
(A4)	Licensed premises accessory to tertiary education facilities	P

(A5)	Laboratories	P
(A6)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A7)	Entertainment facilities accessory to tertiary education facilities	P
(A8)	Offices accessory to tertiary education facilities	P
(A9)	Conference facilities	P
(A10)	Waste management facilities accessory to tertiary education facilities	P
Community		
(A11)	Care centres	P
(A12)	Community facilities	P
(A13)	Community use of tertiary education facilities	P
(A14)	Tertiary education facilities	P
(A15)	Informal recreation	P
(A16)	Organised sport and recreation	P
(A17)	Public amenities	P
(A18)	Displays and exhibitions	P
(A19)	Healthcare facilities	P
(A20)	Artworks	P
(A21)	Information facilities	P
Development		
(A22)	Accessory buildings	P
(A23)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A24)	Buildings, external alterations, additions and demolition where the work is visible from and located within 10m of a road or Open Space zone (excluding private roads)	RD
(A25)	New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone	RD
(A26)	Parks maintenance	P

I316.5. Notification

- (1) Any application for resource consent for an activity listed in I316.4.1 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).

I316.6. Standards

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

All activities listed as permitted or restricted discretionary in Table I316.4.1 Activity table must comply with the following permitted activity standards.

I316.6.1. Building height

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

Building location	Maximum height (m)		
	A	B	C
Sub-precinct	Standard H13.6.1 does not apply	Standard H6.6.5 does not apply.	
Less than 20m from the boundary of a site having a residential zoning	16m	12m	16m
Greater than 20m from the boundary of a site having a residential zoning	30m	18m	16m

I316.6.2. Height in relation to boundary

- (1) Where a site in the Grafton Precinct directly adjoins a site in another zone outside the precinct, the height in relation to boundary control that applies in the adjoining zone applies to the common boundary.
- (2) Where the adjoining zone does not specify a height in relation to boundary control, the yard and/or setback controls in the adjoining zone apply to the common boundary.

I316.6.3. Yards

- (1) The following standard applies to any boundary in the precinct that adjoins a site having a residential zoning:

Yard	Dimension (m)		
	A	B	C
Sub-precinct			
Front yard	3m	0m	3m
Side and rear yard	3m	3m	3m

I316.6.4. Building coverage

(1) Building coverage must not exceed the coverage standards as set out below:

- (a) Sites zoned Business – Mixed Use Zone 60 per cent.

I316.6.5. Screening

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

I316.6.6. Outlook space

(1) Visitor accommodation and student accommodation in any zone must comply with the Residential - Terrace Housing and Apartment Buildings Zone outlook space Standard H6.6.13.

I316.6.7. Assessment – controlled activities

There are no controlled activities in this section.

I316.6.8. Assessment – restricted discretionary activities

I316.6.8.1. Matters of discretion

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

- (1) New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:
 - (a) refer to Matters H30.8.1 Special Purpose – Tertiary Education Zone.
- (2) New buildings and alterations and additions to buildings, visible from and within 10m of the street:
 - (a) refer to Matters H30.8.1 Special Purpose – Tertiary Education Zone.
- (3) For development that does not comply with Standards I316.6.1 Building height, I316.6.2 Height in relation to boundary, I316.6.3 Yards, I316.6.4 Building coverage, I316.6.5 Screening, I316.6.6 Outlook space the Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:
 - (a) any special or unusual characteristic of the site which is relevant to the standard:
 - (b) where more than one standard will be infringed, the effects of all infringements considered together; or

- (c) any matter contained within Matters H30.8.1 Special Purpose – Tertiary Education Zone.

I316.6.8.2. Assessment criteria

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

- (1) New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:
 - (a) refer to Criteria H30.8.2 Special Purpose – Tertiary Education Zone.
- (2) New buildings and alterations and additions to buildings, visible from and within 10m of the street:
 - (a) the extent to which development minimises visual dominance effects to open spaces and the street; and
 - (b) refer to Criteria H30.8.2 Special Purpose – Tertiary Education Zone.
- (3) For development that does not comply with Standards I316.6.1 Building height, I316.6.2 Height in relation to boundary, I316.6.3 Yards, I316.6.4 Building coverage, I316.6.5 Screening, I316.6.6 Outlook space the Council will consider the following assessment criteria when assessing a restricted discretionary resource consent application:
 - (a) refer to Criteria H30.8.2 Special Purpose – Tertiary Education Zone.

I316.6.9. Special information requirements

There are no special information requirements in this precinct.

I316.6.10. Precinct plans

There are no precinct plans in this precinct.

I317. Hillsborough Precinct

I317.1. Precinct Description

Hillsborough Precinct is located between the Three Kings and Royal Oak Town Centres. It is bound by Korma Road in the north, Queenstown Road in the east, Herd Road in the south, and adjoins Monte Cecilia Park along the western boundary. The precinct area has a southern aspect overlooking the Manukau Harbour, and enjoys north easterly views to One Tree Hill.

The purpose of the precinct is to provide for retirement village development. The precinct provisions acknowledge the significance of the amenity and outlook from the adjacent Monte Cecilia Park, through suitable building setbacks, controls on building heights and provision of viewshafts across the site, tree protection, access and heritage.

Sub-precinct A provides for greater building heights to enable more intensive retirement village development on the site. It enables taller building heights to be located within the inner core of the site. Sub-precinct A also identifies the location of the future building platforms.

The historic access to the Pah Homestead (located on Monte Cecilia Park) has been identified as bisecting the north eastern portion of the precinct. The former carriageway alignment and the associated vegetation is considered to be significant with or without the physical remains being in existence. Sub-precinct B provides for the protection of the physical/archaeologic remains of this access, the former alignment and the gate posts at the Pah Road frontage, while providing for development within the existing building platforms up to the permitted building height for the underlying zone.

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

I317.2. Objectives

- (1) Retirement village development is enabled within the precinct.
- (2) The landscape and heritage values of Monte Cecilia Park are recognised together with the spatial relationship between Monte Cecilia Park and the development within the precinct.
- (3) The contribution that trees make to the precinct's character and the character and landscape of the adjoining Monte Cecilia Park are recognised and protected.

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

I317.3. Policies

- (1) Enable the development of retirement villages to provide accommodation and care for older people.

- (2) Enable consolidation of greater building heights within Sub-precinct A, while ensuring that the adverse effects on the character and amenity of the neighbourhood and neighbouring sites are managed.
- (3) Limit maximum building height and the location of building platforms to an appropriate scale to maintain identified views from Monte Cecilia Park shown in Hillsborough Precinct: Precinct plan 1.
- (4) Provide for the protection of the physical/archaeological remains of the historic access to the Pah Homestead, the former carriageway alignment and the gate posts at the Pah Road frontage.
- (5) Protect trees within the precinct that contribute to the amenity, landscape and ecological values of the area.

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

I317.4. Activity table

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

Table I317.4.1 Activity table specifies the activity status of land use and development activities in the Hillsborough Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I317.4.1 Activity table

Activity		Activity status
(A1)	Tree trimming	P
(A2)	Tree alteration or removal of trees listed in Table I317.6.4.1 and identified on Hillsborough: Precinct plan 2 – location of trees	RD
Use		
Residential		
(A3)	Retirement villages	P
Development		
(A4)	New buildings and additions to buildings accommodating retirement village activities	RD
(A5)	Maintenance of existing paved surfaces within Sub-precinct B	P
(A6)	Development within Sub-precinct B	RD
(A7)	Development in accordance with Hillsborough: Precinct plan 1	P
(A8)	Any development that is not in accordance with Hillsborough: Precinct plan 1	D

I317.5. Notification

- (1) Any application for resource consent for an activity listed in Table I317.4.1 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).

I317.6. Standards

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

All activities listed as permitted and restricted discretionary in Table I317.4.1 Activity table must comply with the following permitted activity standards.

I317.6.1. Building height

- (1) The building height Standard H5.6.4 for the Residential - Mixed Housing Urban Zone applies to the precinct, except where otherwise specified in Hillsborough Precinct: Precinct plan 1.

The maximum height in Sub-Precinct A as shown in Hillsborough: Precinct Plan 1 is to be measured to the underside of the eaves of buildings. An additional three metres of height is allowed for to accommodate roofs, machinery rooms/plant, lift and stair over-runs (all being non-habitable floor space) for these buildings.

I317.6.2. Yards

- (1) All buildings must be located greater than 3 metres from the boundary with Monte Cecilia Park.

I317.6.3. Building platform

- (1) All buildings in Sub-precinct A must be located in the building platforms identified in Hillsborough Precinct: Precinct plan 1.

I317.6.4. Tree Trimming

- (1) The following trees listed in Table I317.6.4.1 Trees for protection and identified in Hillsborough Precinct: Precinct plan 2 must not be altered, removed or have works undertaken within the dripline.

(a) Exceptions to this control are the following:

- (i) trimming of the canopy, excluding the roots, of any tree which does not damage its health. Such works must be limited to no more than 20 per cent of live growth removal in any one year and must be in accordance with currently accepted arboriculture practice, ensuring that the natural form and branch habit of the tree species is maintained;
- (ii) if the trimming is done by a qualified arborist or arboriculturalist, the work must be limited to no more than 30 per cent of live growth

removal in any one year and must be in accordance with currently accepted arboriculture practice, ensuring that the natural form and branch habit of the tree species is maintained;

- (iii) if the trimming rule above does not apply, any regular minor trimming or maintenance must be done by hand operated secateurs or pruning shears, in accordance with the accepted arboriculture practice.
- (iv) the removal of any tree or part of a tree that is dead or that is suffering from an untreatable disease which has caused a significant decline in its health, evidence must be produced if required.

Note: Where any element of uncertainty exists as to the likely fate of the tree, the benefit of doubt will be given to the tree's survival by not removing it until such time as its irreversible decline is obvious. Before removing any affected tree, consultation with the Council's arborist should be undertaken.

Emergency tree works: In such circumstances the person undertaking the work must notify the council in writing within seven days of the work commencing as to the reason for the work.

The actions of any statutory authority in carrying out of work authorised by statute: In such circumstances the authority concerned shall notify the council in writing no later than seven days prior to the work commencing as to the reason for the work.

Table I317.6.4.1 Trees for protection

Tree number on Hillsborough: Precinct Plan 2	Common name	Botanical name	Location of tree	Legal description
1	Puriri	Vitex lucens	42 Herd Road, Hillsborough	Lot 1 DP 426413
2	Pohutukawa	Metrosideros excelsa	42 Herd Road, Hillsborough	Lot 1 DP 426413
3	Pohutukawa	Metrosideros excelsa	42 Herd Road, Hillsborough	Lot 1 DP 426413
4	Pin Oak	Quercus pallustris	42 Herd Road, Hillsborough	Lot 1 DP 426413
5	Pin Oak	Quercus pallustris	42 Herd Road, Hillsborough	Lot 1 DP 426413
6	Pin Oak	Quercus pallustris	42 Herd Road, Hillsborough	Lot 1 DP 426413
7	Pin Oak	Quercus pallustris	42 Herd Road, Hillsborough	Lot 1 DP 426413
8	English Oak	Quercus sp	42 Herd Road, Hillsborough	Lot 1 DP 426413

Proposed Auckland Unitary Plan Decisions Version with Annotated Appeals

9	English Oak	Quercus sp	42 Herd Road, Hillsborough	Lot 1 DP 426413
10	English Oak	Quercus sp	42 Herd Road, Hillsborough	Lot 1 DP 426413
11	Silky Oak	Grevillea robusta	42 Herd Road, Hillsborough	Lot 1 DP 426413
12	Totara	Podocarpus totara	42 Herd Road, Hillsborough	Lot 1 DP 426413
13	English Oak	Quercus sp	42 Herd Road, Hillsborough	Lot 1 DP 426413
14	English Oak	Quercus sp	42 Herd Road, Hillsborough	Lot 1 DP 426413
15	Norfolk Island Pine	Araucaria heterophylla	42 Herd Road, Hillsborough	Lot 1 DP 426413
16	Totara	Podocarpus totara	42 Herd Road, Hillsborough	Lot 1 DP 426413
17	Totara	Podocarpus totara	42 Herd Road, Hillsborough	Lot 1 DP 426413
18	Norfolk Island Pine	Araucaria heterophylla	42 Herd Road, Hillsborough	Lot 1 DP 426413
19	Norfolk Island Pine	Araucaria heterophylla	42 Herd Road, Hillsborough	Lot 1 DP 426413
20	Variegated Pohutukawa	Metrosideros excelsa	42 Herd Road, Hillsborough	Lot 1 DP 426413
21	English Oak	Quercus sp	42 Herd Road, Hillsborough	Lot 1 DP 426413
22	English Oak	Quercus sp	42 Herd Road, Hillsborough	Lot 1 DP 426413
23	False Cypress	Chamaecyparis sp	42 Herd Road, Hillsborough	Lot 1 DP 426413
24	Lemonwood	Pittosporum eugenoides	42 Herd Road, Hillsborough	Lot 1 DP 426413
25	English Oak	Quercus sp	42 Herd Road, Hillsborough	Lot 1 DP 426413
26	Juniper	Juniperus sp	42 Herd Road, Hillsborough	Lot 1 DP 426413
27	Totara	Podocarpus totara	42 Herd Road, Hillsborough	Lot 1 DP 426413
28	Bottlebrush	Callistemon sp	42 Herd Road, Hillsborough	Lot 1 DP 426413
29	Lemonwood	Pittosporum eugenoides	42 Herd Road, Hillsborough	Lot 1 DP 426413
30	Bottlebrush	Callistemon sp	42 Herd Road, Hillsborough	Lot 1 DP 426413

Proposed Auckland Unitary Plan Decisions Version with Annotated Appeals

31	Silver Birch	<i>Betula pendula</i>	42 Herd Road, Hillsborough	Lot 1 DP 426413
32	Silver Birch	<i>Betula pendula</i>	42 Herd Road, Hillsborough	Lot 1 DP 426413
33	False Cypress	<i>Chamaecyparis sp</i>	42 Herd Road, Hillsborough	Lot 1 DP 426413
34	Cabbage Tree	<i>Cordyline australis</i>	42 Herd Road, Hillsborough	Lot 1 DP 426413
35	Silky Oak	<i>Grevillea robusta</i>	42 Herd Road, Hillsborough	Lot 1 DP 426413
36	Spruce	<i>Picea sp</i>	169 Pah Road, Hillsborough	Lot 2 DP 426413
37	Holm Oak	<i>Quercus ilex</i>	169 Pah Road, Hillsborough	Lot 2 DP 426413
38	Persimmon	<i>Diospyros lotus</i>	42 Herd Road, Hillsborough	Lot 1 DP 426413
39	Queensland Box	<i>Lophostemon conferta</i>	169 Pah Road, Hillsborough	Lot 2 DP 426413
40	Queensland Frangipani	<i>Hymenosporum flavum</i>	42 Herd Road, Hillsborough	Lot 1 DP 426413
41	English Oak	<i>Quercus sp</i>	42 Herd Road, Hillsborough	Lot 1 DP 426413
42	Sweet Gum	<i>Liquidambar styraciflua</i>	42 Herd Road, Hillsborough	Lot 1 DP 426413
43	Lemonwood	<i>Pittosporum eugenoides</i>	169 Pah Road, Hillsborough	Lot 2 DP 426413
44	Pin Oak	<i>Quercus pallustris</i>	169 Pah Road, Hillsborough	Lot 2 DP 426413
45	Camellia	<i>Camellia japonica</i>	169 Pah Road, Hillsborough	Lot 2 DP 426413
46	Sweet Gum	<i>Liquidambar styraciflua</i>	169 Pah Road, Hillsborough	Lot 2 DP 426413
47	Totara	<i>Podocarpus totara</i>	169 Pah Road, Hillsborough	Lot 2 DP 426413
48	Cypress	<i>Cupressus sp</i>	169 Pah Road, Hillsborough	Lot 2 DP 426413
49	Totara	<i>Podocarpus totara</i>	169 Pah Road, Hillsborough	Lot 2 DP 426413
50	Totara	<i>Podocarpus totara</i>	169 Pah Road, Hillsborough	Lot 2 DP 426413
51	Pohutukawa	<i>Metrosideros excelsa</i>	169 Pah Road, Hillsborough	Lot 2 DP 426413
52	Kauri	<i>Agathis australis</i>	169 Pah Road, Hillsborough	Lot 2 DP 426413

Proposed Auckland Unitary Plan Decisions Version with Annotated Appeals

53	Totara	Podocarpus totara	169 Pah Road, Hillsborough	Lot 2 DP 426413
54	Karaka	Corynocarpus laevigatus	169 Pah Road, Hillsborough	Lot 2 DP 426413
55	Pohutukawa	Metrosideros excelsa	169 Pah Road, Hillsborough	Lot 2 DP 426413
56	Gum	Eucalyptus sp	169 Pah Road, Hillsborough	Lot 2 DP 426413
57	Box Elder	Acer negundo	169 Pah Road, Hillsborough	Lot 2 DP 426413
58	Box Elder	Acer negundo	169 Pah Road, Hillsborough	Lot 2 DP 426413
59	Norfolk Island Pine	Araucaria heterophylla	169 Pah Road, Hillsborough	Lot 2 DP 426413
60	Silky Oak	Grevillea robusta	169 Pah Road, Hillsborough	Lot 2 DP 426413
61	Monterey Pine	Pinus radiata	169 Pah Road, Hillsborough	Lot 2 DP 426413
62	Japanese Cedar	Cryptomeria japonica	169 Pah Road, Hillsborough	Lot 2 DP 426413
63	Totara	Podocarpus totara	169 Pah Road, Hillsborough	Lot 3 DP 426413
64	Tree Fern	Cyathea sp	169 Pah Road, Hillsborough	Lot 3 DP 426413
65	Gum	Eucalyptus sp	169 Pah Road, Hillsborough	Lot 2 DP 426413
66	Water Gum	Tristaniaopsis laurina	169 Pah Road, Hillsborough	Lot 3 DP 426413
67	Spruce	Picea sp	169 Pah Road, Hillsborough	Lot 3 DP 426413
68	Flowering Gum	Eucalyptus ficifolia	169 Pah Road, Hillsborough	Lot 2 DP 426413
69	Spruce	Picea sp	169 Pah Road, Hillsborough	Lot 2 DP 426413
70	Wonder Tree	Idesia polycarpa	169 Pah Road, Hillsborough	Lot 2 DP 426413
71	Pohutukawa	Metrosideros excelsa	169 Pah Road, Hillsborough	Lot 3 DP 426413
72	Norfolk Island Pine	Araucaria heterophylla	169 Pah Road, Hillsborough	Lot 3 DP 426413
73	Totara	Podocarpus totara	169 Pah Road, Hillsborough	Lot 3 DP 426413
74	Japanese Cedar	Cryptomeria japonica	169 Pah Road, Hillsborough	Lot 3 DP 426413

Proposed Auckland Unitary Plan Decisions Version with Annotated Appeals

75	Bull Bay Magnolia	Magnolia grandiflora	169 Pah Road, Hillsborough	Lot 3 DP 426413
76	Wonder Tree	Idesia polycarpa	169 Pah Road, Hillsborough	Lot 2 DP426413
77	Nikau Palm	Rhopalostylis sapida	169 Pah Road, Hillsborough	Lot 3 DP 426413
78	Monterey Cypress	Cupressus macrocarpa	169 Pah Road, Hillsborough	Lot 3 DP 426413
79	Indian Bean Tree	Catalpa bignonioides	169 Pah Road, Hillsborough	Lot 2 DP 426413
80	Totara	Podocarpus totara	169 Pah Road, Hillsborough	Lot 2 DP 426413
81	Linden	Tilia sp	169 Pah Road, Hillsborough	Lot 2 DP 426413
82	Port Jackson Fig	Ficus rubiginosa	169 Pah Road, Hillsborough	Lot 2 DP 426413
83	Camellia	Camellia japonica	169 Pah Road, Hillsborough	Lot 2 DP 426413
84	Puriri	Vetex lucens	169 Pah Road, Hillsborough	Lot 2 DP 426413
85	Pohutukawa	Metrosideros excelsa	169 Pah Road, Hillsborough	Lot 2 DP 426413
86	Holm Oak	Quercus ilex	169 Pah Road, Hillsborough	Lot 2 DP 426413
87	Puriri	Vetex lucens	169 Pah Road, Hillsborough	Lot 2 DP 426413
88	Yew	Taxus baccata	169 Pah Road, Hillsborough	Lot 2 DP 426413
89	Totara (group of 3 trees)	Podocarpus totara	169 Pah Road, Hillsborough	Lot 2 DP 426413
90	Karaka	Corynocarpus laevigatus	169 Pah Road, Hillsborough	Lot 2 DP 426413
91	Totara (hedgerow of 6 trees)	Podocarpus totara	169 Pah Road, Hillsborough	Lot 2 DP 426413
92	Pohutukawa	Metrosideros excelsa	169 Pah Road, Hillsborough	Lot 2 DP 426413
93	Pohutukawa	Metrosideros excelsa	169 Pah Road, Hillsborough	Lot 2 DP 426413
94	Oak	Quercus sp	169 Pah Road, Hillsborough	Lot 2 DP 426413
95	Pohutukawa	Metrosideros excelsa	169 Pah Road, Hillsborough	Lot 2 DP 426413
96	Golden Tatara	Podocarpus totara CV	169 Pah Road, Hillsborough	Lot 2 DP 426413

97	Pohutukawa	Metrosideros excelsa	169 Pah Road, Hillsborough	Lot 2 DP 426413
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I317.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I317.8. Assessment – restricted discretionary activities

I317.8.1. 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) new buildings and additions to buildings accommodating retirement village activities:
 - (a) the matters of discretion in H5 Residential – Mixed Housing Urban Zone H5.8.1.(3) integrated residential development;
 - (b) the effect on the historic Pah Homestead carriageway, if relevant; and
 - (c) the effect on the surrounding residential and open space environment.
- (2) the effect of tree alteration or tree removal:
 - (a) the matters of discretion set out in E16 Trees in open space zones E16.8.1.
- (3) infringements of the standards:
 - (a) the effect on the surrounding residential and open space environment.

I317.8.2. 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) new buildings and additions to buildings accommodating retirement village activities:
 - (a) the matters of discretion in H5 Residential – Mixed Housing Urban Zone H5.8.1.(3) integrated residential development:
 - (i) the assessment criteria H5 Residential – Mixed Housing Urban Zone H5.8.2.(3) integrated residential development;
 - (b) the effect on the historic Pah Homestead carriageway, if relevant:
 - (i) the extent to which the alignment of the historic Pah Homestead carriageway is affected; and

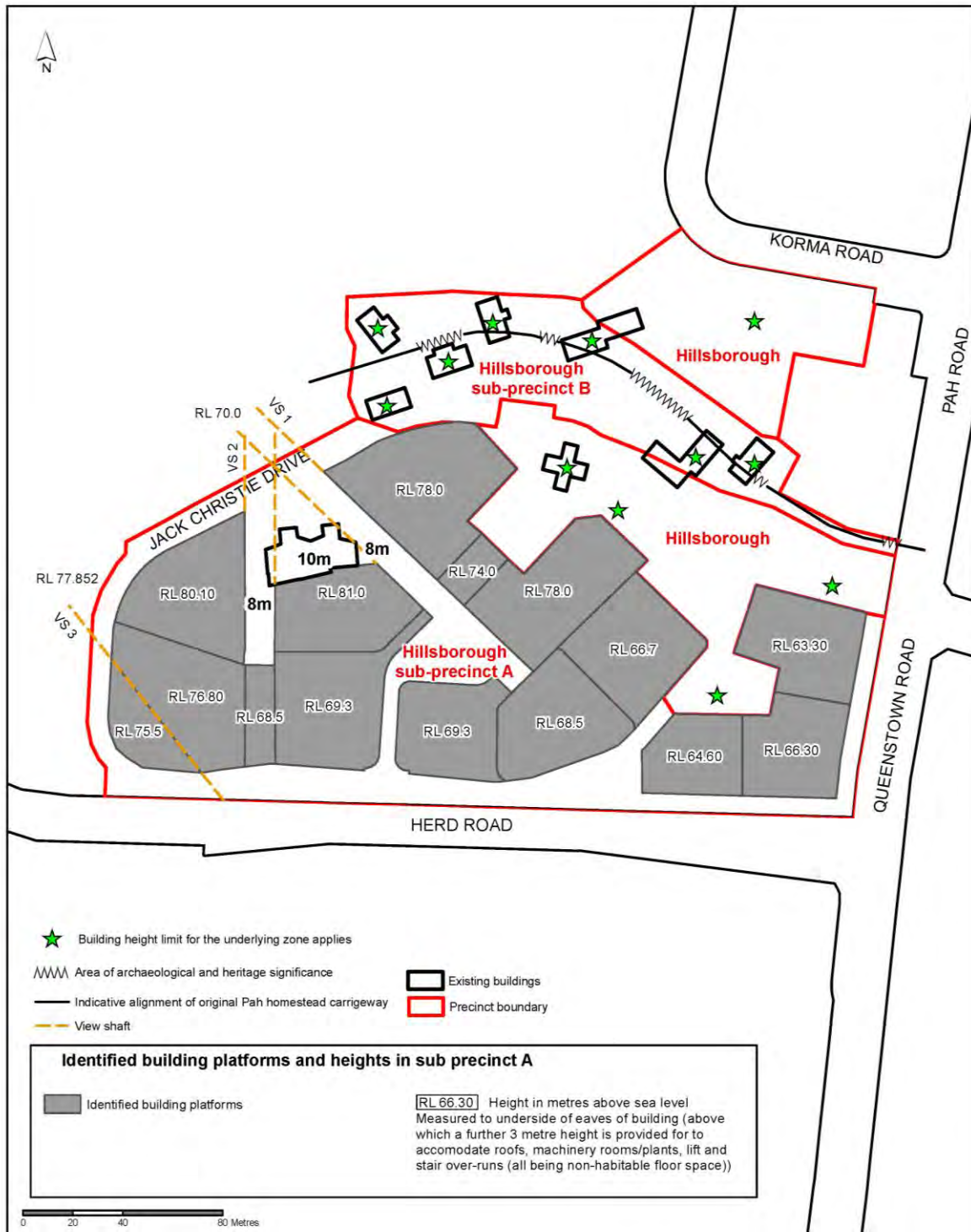
- (ii) the extent to which elements of heritage/archaeological significance located along the alignment of the access route can be maintained.
- (c) the effect on the surrounding residential and open space environment:
 - (i) refer to Policy I317.3.(1);
 - (ii) refer to Policy I317.3.(2);
 - (iii) refer to Policy I317.3.(3);
 - (iv) refer to Policy I317.3.(4); and
 - (v) refer to Policy I317.3.(5);
- (2) the effect of tree alteration or tree removal:
 - (a) the matters of discretion set out in E16 Trees in open space zones E16.8.1:
 - (i) the assessment criteria in E16 Trees in open space zones E16.8.2 applies;
 - (ii) the extent to which the tree contributes towards significant historic and landmark values of the site and neighbourhood due to its species, location and form;
 - (iii) the extent to which the tree forms part of the historic planting of the former carriageway;
 - (iv) the extent to which the tree contributes to the visual amenity of the site and immediate neighbourhood characteristics; and
 - (v) the extent to which the tree contributes to the amenity value of the site relative to screening or beautification functions.
- (3) infringements of the standards:
 - (a) the effect on the surrounding residential and open space environment:
 - (i) refer to Policy I317.3.(2); and
 - (ii) refer to Policy I317.3.(3).

I317.9. Special information requirements

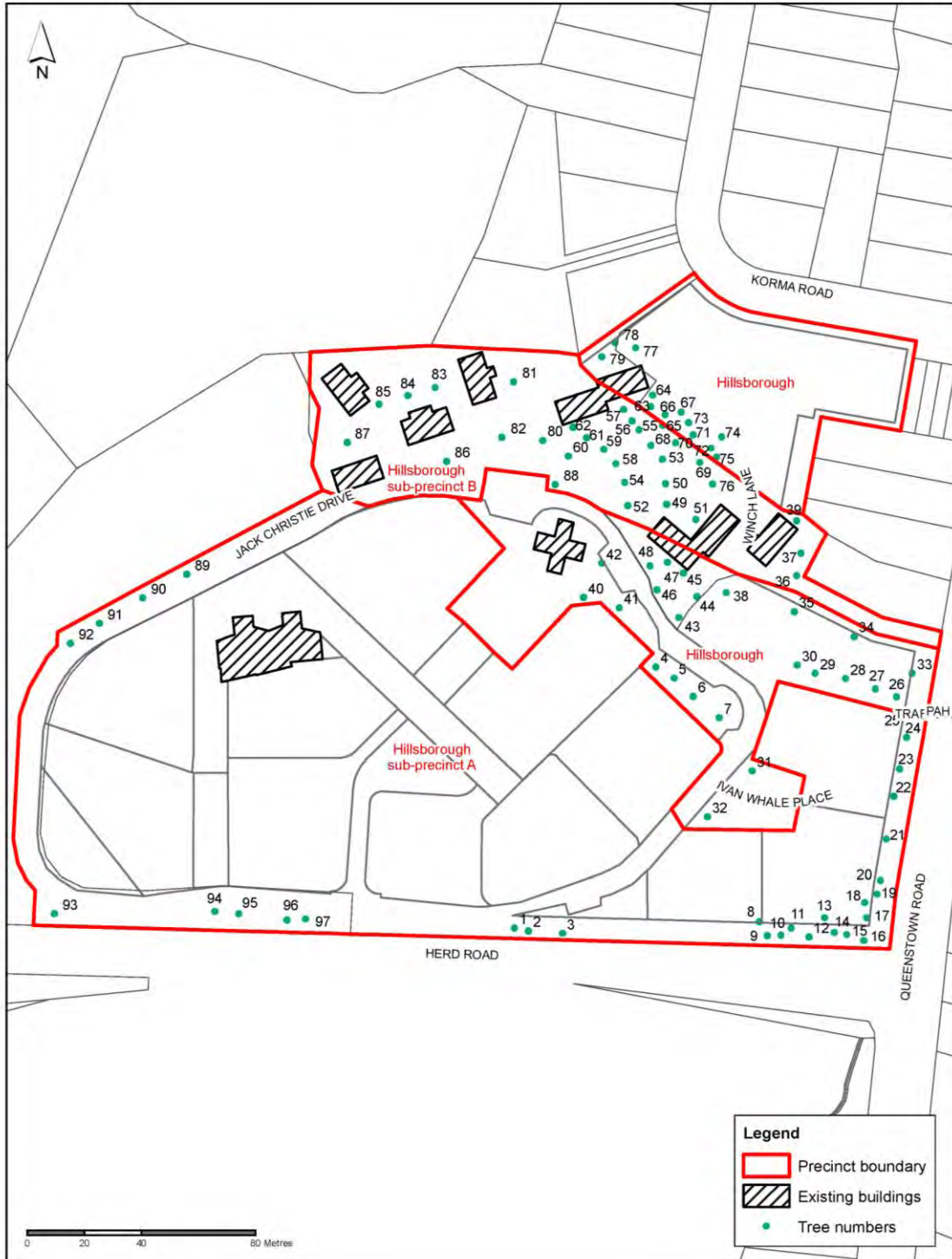
There are no special information requirements in this precinct.

I317.10. Precinct plans

I317.10.1. Hillsborough: Precinct plan 1



1317.10.2 Hillsborough: Precinct plan 2 – location of trees



I318. Monte Cecilia Precinct

I318.1. Precinct Description

The Monte Cecilia precinct is located within Monte Cecilia Park, half way between Three Kings and Royal Oak. The park is situated in the middle of a large block between Mt Albert and Herd Roads to the north and south and between Hillsborough and Queenstown Roads to the west and east.

Monte Cecilia Park is an area of exceptional heritage value to the immediate area, and within the wider Auckland region. The precinct covers Pah Homestead and its surrounds including the Whare building, car parking areas and the carriage drive. The Pah Homestead building is a 19th century Italianate mansion that sits within park like surrounds. The clear historical, visual and spatial relationships between the house and grounds (including the stables, carriage drive and gates, sheds paths, steps, fencing etc) are integral to the sites sense of place. The precinct site and surrounding land is also of significance to tangata whenua as it is known to have been occupied by Māori and was formerly known as Whataroa Pa.

The purpose of the precinct is to enable the use of the homestead and its immediate surrounds for arts and cultural activities as well as conferences, meetings and functions. The rules of the precinct are intended to provide for such activities so long as the park's heritage values are maintained as a priority.

The zoning of land within this precinct is Open Space - Conservation Zone. The Historic Heritage Overlay and Notable Trees Overlay also apply to this precinct.

I318.2. Objectives

- (1) The historic and natural heritage values and characteristics of the Pah Homestead are protected and enhanced.
- (2) The Pah Homestead is used for activities which are compatible with the natural and historic heritage values and characteristics of the precinct.

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

I318.3. Policies

- (1) Ensure activities are compatible with the Monte Cecilia Character Statement and Pah Farm Conservation Plan.
- (2) Promote the arts and cultural purpose of the precinct while ensuring there are no adverse effects on the archaeological, heritage, geological, arboricultural or Māori cultural values of the precinct.
- (3) Ensure that the landscape values, heritage landscape values and the spatial relationship between the park and the homestead are conserved and protected.

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

I318.4. Activity table

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

Table I318.4.1 Activity table specifies the activity status of land use and development activities in the Monte Cecilia Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I318.1 Activity table

Activity		Activity status
Community		
(A1)	Arts and cultural activities and/or natural displays within the Pah Homestead building	P
(A2)	Conferences, meetings and functions	P
(A3)	Food and beverage	P
(A4)	Musical performances	P
(A5)	Offices up to 200m ² GFA	P
(A6)	Retail activities up to 25m ² GFA	P
(A7)	Temporary marquees, stages and similar structures	P
(A8)	Visitor accommodation up to 105m ² GFA	P
Development		
(A9)	Any activity, building or structure in the precinct not provided for as a permitted activity	RD

I318.5. Notification

- (1) Any application for resource consent for an activity listed in Table I318.4.1 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 C1.11(4).

I318.6. Standards

The relevant overlay, Auckland-wide and zone standards apply in this precinct. In addition to the following standards.

All activities listed as permitted in Table I318.4.1 Activity table must comply with the following permitted activity standards.

I318.6.1. Conferences, meetings and functions

- (1) Conferences, meetings and functions must not involve any buildings or the structures beyond Pah Homestead building, except for temporary structures provided for in this precinct.

I318.6.2. Food and beverage

- (1) Food and beverage activities within the Pah Homestead building may also include associated tables, seating and umbrellas on the veranda and in the scheduled site surrounds.
- (2) Food and beverage activities must not involve any buildings or structures beyond the Pah Homestead building, except for temporary structures provided for in the precinct.

I318.6.3. Office activities

- (1) Office activities must be ancillary to arts and cultural activities and/or natural displays within the Pah Homestead building.
- (2) Office activities must also be located within the Pah Homestead building.

I318.6.4. Retail activities

- (1) Retail activities must be ancillary to arts and cultural activities and/or natural displays within the Pah Homestead building.
- (2) Retail activities must be located within the Pah Homestead building.

I318.6.5. Temporary marquees, stages and similar structures

- (1) The height of all temporary marquees, stages or similar structures must not exceed 5m.
- (2) All temporary marquees, stages or similar structures must not result in disturbance of the ground.
- (3) All temporary marquees, stages or similar structures must be in place for no longer than 5 days, inclusive of the time required for establishing and removing all structures.
- (4) These controls will not apply where the temporary marquee, stage or similar structure complies with all the relevant provisions of a Site Surrounds Management Plan approved by the council.

I318.6.6. Visitor accommodation

- (1) Visitor accommodation activities must be ancillary to arts and cultural activities and/or natural displays within the Pah Homestead building.
- (2) Visitor accommodation activities must be located within the Pah Homestead building.

I318.7. Assessment – controlled activities

There are no controlled activities in this Precinct.

I318.8. Assessment – restricted discretionary activities

I318.8.1. Matters of discretion

The Council will restrict its discretion to the following matters for the activities listed as restricted discretionary activities in the Monte Cecilia precinct:

- (1) compatibility with the Statement of significance for the Monte Cecilia Historic Heritage Area in Schedule 14.2 Historic Heritage Areas – Maps and statement of significance;
- (2) compatibility with other events and activities in the precinct and the activities provided for in the zone;
- (3) heritage landscape values;
- (4) Maori cultural and archaeological values;
- (5) geological, arboricultural and ecological values; and
- (6) traffic and vehicle safety

I318.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for the restricted discretionary activity listed above:

- (1) the extent to which the proposal is compatible with the Statement of significance for the Monte Cecilia Historic Heritage Area in Schedule 14.2 Historic Heritage Areas – Maps and statement of significance;
- (2) the extent to which the proposed development promotes the dominant arts, and cultural activity and/or natural display activities and significant ancillary conferences, meetings and functions activities provided for in the precinct;
- (3) the extent to which the proposed development promotes:
 - (a) appropriate temporary events within Monte Cecilia Park;
 - (b) the dominant arts, cultural activity, natural display activities and significant ancillary conferences, meetings or functions activities provided for in the precinct; and
 - (c) the passive recreation activities provided for in the Open Space - Conservation Zone;
- (4) the extent to which the adverse effects from the proposed development are avoided, remedied, or mitigated with regards to:
 - (a) the heritage landscape values of Monte Cecilia Park; and
 - (b) the visual/spatial relationship between Monte Cecilia Park and the Pah Homestead building;

- (c) amenity and functioning of surrounding land uses. Discretion may be exercised, and conditions may be imposed over the following, but is not limited to:
- (i) hours of operation;
 - (ii) noise levels;
 - (iii) lighting levels;
 - (iv) the number and frequency of events;
 - (v) the number of people;
 - (vi) the number, nature and frequency of vehicle movements having regard to any concurrent activities and the capacity and operation of the intersection of Delargey Avenue with Hillsborough Road; and
 - (vii) the number of parking spaces available having regard to any concurrent activities and mechanisms included in any parking/travel management plan;
- (d) the Maori cultural values of the land are recognised and provided for (this may include cultural monitoring);
- (e) the archaeological values of Monte Cecilia Park;
- (f) trees; and
- (g) vehicular, pedestrian and cycle safety and function.

I318.9. Special information requirements

There are no special information requirements in the Precinct.

I318.10. Precinct plans

There are no precinct plans for the Precinct.

I319. MOTAT Precinct

I319.1. Precinct description

The MOTAT Precinct provides specific planning controls for the use, operation, development, redevelopment and intensification of The Museum of Transport and Technology (MOTAT). MOTAT is a transport, technology, science and social history museum spread between two sites at Great North Road (MOTAT 1) and Meola Road (MOTAT 2).

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

I319.2. Objectives

- (1) MOTAT 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; and
 - (d) demonstrations, 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 MOTAT 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 specified above.

I319.3. Policies

- (1) Enable the safe and efficient operation of MOTAT for its primary activities.
- (2) Protect the primary activities of MOTAT 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 MOTAT, having regard to the amenity of surrounding properties.

- (5) Recognise that MOTAT'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 specified above.

I319.4. 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 I319.4.1 specifies the activity status of land use and development activities in the MOTAT Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I319.4.1 Activity table

Activity		Activity status
Primary activity		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Demonstrations, displays and exhibitions	P
(A5)	Any primary activity not meeting Standard I319.6.3 Traffic management but meeting all other standards	C
Accessory activities		
(A6)	Accessory activities	P
(A7)	Any accessory activity not meeting Standard I319.6.3 Traffic management but meeting all other standards	C
Compatible activities		
(A8)	Sports, recreation and community activities	P
(A9)	Filming activities	P
(A10)	Professional fireworks displays meeting Standard I319.6.8	P

(A11)	Professional fireworks displays not meeting Standard I319.6.8	RD
(A12)	Helicopter flights meeting Standard I319.6.9	P
(A13)	Helicopter flights not meeting Standard I319.6.9	RD
(A14)	Any compatible activity not meeting Standard I319.6.3 Traffic management but meeting all other standards	C
Development		
(A15)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A16)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity more than 20m, but up to 25m in height	RD
(A17)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	D
(A18)	Light towers and associated fittings up to and greater than 25m in height	P
(A19)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I319.6.6 Interface control areas	RD
(A20)	Demolition of buildings	P
(A21)	Temporary buildings	P

I319.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I319.4.1 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(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I319.4.1 Activity table and which is not listed in I319.5(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).

I319.6. Standards

All permitted, controlled or restricted discretionary activities in Table I319.4.1 must comply with the following activity standards unless otherwise stated.

I319.6.1. 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 I319.6.1.1.

Table I319.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Any day including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L _{Aeq}
31 October (Halloween) between 10:30pm and 12am	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) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (4) The noise from tram and train whistles and horns is excluded from any assessment of compliance with the noise limits.
- (5) For up to 8 times in any 12 month period, but no more frequently than 1 in any 2 week period, the noise (rating) level may be up to 75dB L_{Aeq(10min)} for up to 6 hours per day. No 10 minute sample can exceed the stated noise limit. This noise level does not apply at any of the following times:
- (a) Between 10:30pm and 8am at MOTAT 1 and MOTAT 2; and
 - (b) Between 8am and 4pm Monday to Friday during the normal school term at MOTAT 2.
- (6) For activities and activities undertaken in accordance with Standard I319.6.1(5) a noise management plan must be prepared by a suitably qualified and experienced person and include the following:
- (a) Procedures for advising the occupiers of residentially zoned properties located within 150m of either MOTAT 1 or 2 where the activity is proposed that will exceed the noise limits Table I319.6.1.1. The advance notice

must be given no earlier than 14 days and no later than 7 days prior to the activity taking place and must include:

- (i) The times and days when the noise is likely to be generated and the finishing time of the activity;
 - (ii) A contact name and number for the receipt of complaints;
 - (iii) A procedure for recording and responding to noise complaints; and
 - (iv) Identification of the best practicable options that will be undertaken to minimise the noise.
- (7) An adjustment for Special Audible Characteristics must not be applied to:
- (a) the noise from any steam powered vehicle, military vehicle, train, tram, transport vehicle or transport equipment;
 - (b) the noise generated between 10.30pm and 11.00pm for the 14 days prior to Christmas Day; and
 - (c) the noise generated in accordance with Standard I319.6.1(5).
- (8) A Duration Adjustment (as prescribed by NZS6802:2008) must only be applied to noise generated between the hours of 8am and 10.30pm.
- (9) Professional fireworks displays and helicopter flights are excluded from this standard.

I319.6.2. 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 I319.6.2, the curfew and pre-curfew times are as stated in Table I319.6.2.1.

Table I319.6.2.1: 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 I319.6.2.2 when measured at the boundary of any residentially zoned 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 I319.6.2.2: 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 I319.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I319.6.2.3: 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 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 within a residential zone and at the boundary of any residentially zoned site where a dwelling does not yet exist.
- (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.

I319.6.3. 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 Traffic and Transport 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.

I319.6.4. Parking

- (1) Parking for a minimum of 100 cars must be retained within the precinct unless an authorised Traffic and Transport Management Plan is in effect.

I319.6.5. 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

I319.6.6. Interface control areas

Permitted activities must meet all of the following standards. Temporary buildings are excluded from Standard I319.6.6.

- (1) Within the Great North Road 10m Interface Control Area (ICA) as illustrated on Precinct plan 1:
 - (a) Buildings (including external alterations and additions) must have a footprint no greater than 150m²; and
 - (b) The cumulative total of buildings (including external alterations and additions) within the ICA must not exceed 80% of the total frontage.
- (2) Within the Meola Road 20m ICA as illustrated on Precinct plan 2:
 - (a) Buildings (including external alterations and additions) must have a footprint no greater than 500m²; and
 - (b) The cumulative total of buildings (including external alterations and additions) within the ICA must not exceed 60% of the total frontage.
- (3) Within the Upper Meola Creek 20m ICA as illustrated on the Precinct plan 2:
 - (a) Buildings (including external alterations and additions) must have a footprint no greater than 250m²; and
 - (b) The cumulative total of buildings (including external alterations and additions) within the ICA must not exceed 15% of the total frontage.

I319.6.7. Height in relation to boundary

- (1) Where the MOTAT Precinct adjoins a road or another zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level along the road or zone boundary, except at the following MOTAT 2 boundaries illustrated on the Precinct plan 2:
 - (a) Boundary D: 10m + 45 degrees

(b) Boundaries E and F: 4.5m + 45 degrees

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

I319.6.8. 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.

I319.6.9. 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.

I319.6.10. Temporary buildings

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

I319.7. Assessment – controlled activities

I319.7.1. 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.

I319.7.2. 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).

I319.8. Assessment – restricted discretionary activities

I319.8.1. 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 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 I319.6.6:
 - (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.

I319.8.2. 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.

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

1319.9. Special information requirements

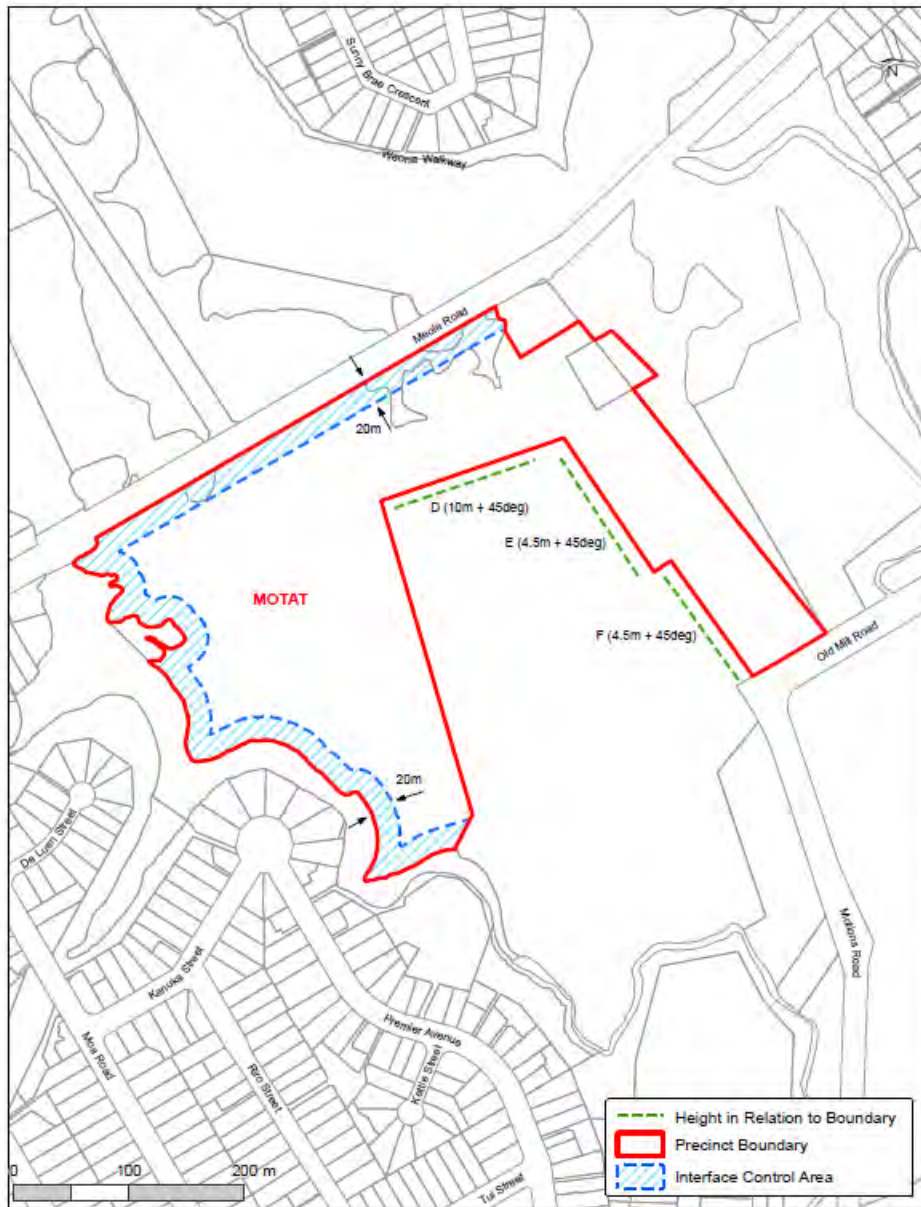
There are no special information requirements for this precinct.

1319.10. Precinct plans

1319.10.1. MOTAT 1 : Precinct plan 1



I319.10.2. MOTAT 2 : Precinct plan 2



I320. Mount Albert 2 Precinct

I320.1. Precinct Description

The Mount Albert 2 precinct covers the site currently occupied by the Auckland Institute of Studies St Helens (AIS), a tertiary education facility. The St Helens campus is located on Linwood Avenue in Mount Albert adjacent to the Chamberlain Park Golf Course and established residential areas. The purpose of the precinct is to provide for tertiary education and accessory activities of a scale and intensity compatible with the surrounding Residential and Open Space zones.

The precinct is separated into two sub-precincts. Sub-precinct A applies to the established built out area of the site, and therefore does not anticipate additional development outside of existing building platforms. Sub-precinct B provides for future development whilst controlling its location and scale, in order to protect the amenity values of Chamberlain Park Golf Course and the surrounding residential area.

The underlying zoning of land within this precinct is Residential - Mixed Housing Suburban Zone.

I320.2. Objectives

- (1) Tertiary education facilities meet the education needs of their students, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects. In particular the amenity of neighbouring residential areas on the south east and south west boundaries of the campus is protected.
- (3) New buildings and structures respond to and positively contribute to the amenity values of streets, open spaces and the surrounding context, thereby reinforcing a sense of place.
- (4) Traffic effects arising from the tertiary education facilities are managed on the site.

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

I320.3. Policies

- (1) Enable tertiary education, student accommodation and appropriate accessory activities in the precinct.
- (2) Manage effects on the amenity of surrounding residential and open space areas by:
 - (a) limiting new development to specified locations within the precinct;
 - (a) controlling the scale and intensity of new development; and
 - (b) requiring identified areas within the precinct to be landscaped.

- (3) Require new buildings and significant additions and alterations to be designed in a manner that:
 - (a) makes efficient use of the site;
 - (b) contributes to the amenity of the public realm where development is located adjacent to a street or open space;
 - (c) responds positively to the existing and planned future form and quality of the surrounding area; and
 - (d) responds and contributes positively to the sense of place.
- (4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones and open space.
- (5) Manage external transport effects arising from the operation of the tertiary education facility by:
 - (a) limiting the campus population; and
 - (b) requiring that sufficient on-site car parking be provided.
- (6) Provide for community liaison with parties potentially affected by the operation of the tertiary education facility.

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

I320.4. Activity table

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

In E23 Signs - E23.4.1 Activity Table – Billboards in zones, the Residential - Mixed Housing Suburban rule (A4) is replaced with the Special Purpose - Tertiary Education Zone rule (A38).

Table I320.4.1 specifies the activity status of land use and development activities in the Mount Albert 2 Precinct pursuant to sections 9(3) of the Resource Management Act 1991.

For the purpose of this precinct, the “campus population” is defined as the number of students and staff present on the site at any one time. When calculating “campus population”, students living on the campus will be assumed to be on the site at all times.

Table I320.4.1 Activity table

Activity		Activity status	
		Sub-precinct A	Sub-precinct B
(A1)	Development that does not comply with a Standard	RD	RD
Use			
Residential			
(A2)	Student accommodation accommodating up to 120 students	P	D
(A3)	Student accommodation accommodating up to 400 students	D	D
(A4)	Student accommodation accommodating more than 400 students	NC	NC
Infrastructure			
(A5)	Parking existing at 16 December 2004	P	P
(A6)	Parking not existing at 16 December 2004	D	D
Community			
(A7)	Artworks	P	P
(A8)	Community use of education and tertiary facilities	P	P
(A9)	Displays and exhibitions	P	P
(A10)	Informal recreation	P	RD
(A11)	Information facilities	P	RD
(A12)	Organised sport and recreation associated with the tertiary education facility	C	C
(A13)	Public amenities associated with the implementation of this precinct	P	RD
(A14)	Teritary education facilities existing at 16 December 2004	P	N/A
(A15)	Teritary education facilities not existing at 16 December 2004	D	D
(A16)	Teritary education facilities for a maximum campus population of 1,100 from Monday to Friday and 570 from Saturday to Sunday	P	D
(A17)	Teritary education facilities for a maximum campus population of 1,500	D	D
(A18)	Teritary education facilities over a campus population of 1,500	NC	NC

Development			
(A19)	Accessory buildings for the maintenance of the campus grounds and buildings, including storage and workshops	P	RD
(A20)	Buildings, external alterations, additions and demolition unless otherwise specified below	P	RD
(A21)	Buildings greater than 500m ² in gross floor area	RD	RD
(A22)	Buildings, external alterations, additions and demolition where the work is visible from and located within 10 metres of a road or open space zone (excluding private roads)	RD	RD
(A23)	Parking buildings	D	D

I320.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I320.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I320.4.1 Activity table and which is not listed in I320.5(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).

I320.6. Standards

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

- H4 Residential – Mixed Housing Suburban Zone Standard H4.6.10 Landscaped area;
- E27 Transport - Table E27.6.2.4 Parking rates - area 2; and
- In E24 Lighting - Table E24.6.1.1 Lighting category classifications, the Mixed Housing Suburban standard is replaced by the Special Purpose - Tertiary Education Zone standard. For the avoidance of doubt, the lighting category for this precinct is Lighting Category 4 (high brightness).

All activities listed in Table I320.4.1 must comply with the following permitted activity standards.

I320.6.1. Height

- (1) Buildings must not exceed the maximum height in Table I320.6.1.1 Building heights below:

Table I320.6.1.1 Building heights

Building	Maximum height in metres
Parking building	6
All other building platforms	10

- (1) For the purposes of determining maximum height on the building platform in the north western corner of the site marked on Mount Albert 2: Precinct plan 1, all of the following apply:
- (a) the average ground level method or the rolling height method must be used;
 - (b) the maximum ground level must be taken as RL22.5 and no regard must be had to ground levels above RL22.5; and
 - (c) regard must be had to ground levels below RL22.5.

I320.6.2. Building platform

- (1) Building development must only occur on the building platforms identified on Mount Albert 2: Precinct plan 2 – activity locations.

I320.6.3. Parking

- (1) Parking must be provided at a minimum ratio of 1 space for every 3 students and staff permitted to be on the site at any one time.
- (2) All parking must be located within the identified parking areas shown on Mount Albert 2: Precinct plan 2 - activity locations.
- (3) A designated on-site bus stop and bus parking area must be provided on the site.

I320.6.4. Access

- (1) All vehicle and pedestrian access must be from Linwood Avenue.
- (2) There must be no pedestrian or vehicle access to the site from Burnside Avenue or Martin Avenue.
- (3) The boundary of the tertiary education facility campus with Burnside and Martin Avenues must be fenced so that no pedestrian or vehicle access can be achieved.
- (4) The northern Linwood Avenue access must be closed to traffic during the following hours:
 - (i) Mondays to Saturdays between 10pm and 7am the following day; and

- (ii) Sundays between 6pm and 7am the following day
- (d) The access must be closed by a physical barrier such as a locked gate.
- (e) A sign must be maintained at the access clearly advising of the times the access is open.

I320.6.5. Impervious area, building coverage and landscaping

- (1) The maximum impervious area must not exceed 35 per cent of the total site area.
- (2) The maximum building coverage must not exceed 35 per cent of the total site area.
- (3) Screening trees and shrubs, in accordance with Mount Albert 2: Precinct plan 3 - landscaping must be planted in Sub-precinct B along the site's boundary with the adjoining open space zoned land 12 months prior to any construction work being undertaken on the building platforms. The planting must be accompanied by a planting plan in accordance with I320.9.6.

I320.7. Assessment – controlled activities

I320.7.1. 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 provisions:

- (1) for organised sport and recreation:
 - (a) the effects of planting and landscaping on the surrounding residential properties and golf course;
 - (b) the effects of the activity on the neighbourhood character and residential amenity of the surrounding residential properties and golf course; and
 - (c) the effects on the wider transport infrastructure and network.

I320.7.2. 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) for organised sport and recreation:
 - (a) the effects of planting and landscaping on the surrounding residential properties and golf course:
 - (i) the extent to which the planting and other landscaping is provided in relation to the following matters:
 - (i) is consistent with Mount Albert 2: Precinct plan 3 – landscaping;

- (ii) mitigates adverse visual effects with particular regard to views from adjacent residential and open space zoned land. This includes whether boundary planting is of a suitable species, spacing and size to provide screening of the new buildings when viewed from the adjoining open space zoned land;
 - (iii) includes provision for specimen trees in appropriate locations with particular regard to the need to mitigate the effects of the loss of any existing trees which need to be removed during development; and
 - (iv) provides adequate topsoil depth to allow for optimum growing conditions for boundary screen planting. This would be required to be achieved through mounding where existing ground conditions are not adequate to provide minimum topsoil depths of 1m for trees and 0.4m for shrubs.
- (b) the effects of the activity on the neighbourhood character and residential amenity of the surrounding residential properties and golf course:
 - (i) the extent to which screening or other design features mitigate adverse effects relating to noise and lighting on the adjoining properties; and
 - (ii) whether hours of operation and operational measures should be controlled to mitigate adverse effects on adjoining properties.
- (c) effects on wider transport infrastructure and network:
 - (i) the extent to which the proposal provides for safe pedestrian access into and within the site (other than from Martin Avenue). This will include consideration of the pedestrian connections from the site to the adjoining street network and the Asquith Avenue campus; and
 - (ii) the extent to which any potential adverse effects on the wider transport and infrastructure and network are mitigated. Council may require the following transport actions to be actioned or funded by the tertiary education facility as a condition of any resource consent:
 - (i) widening Linwood Avenue by approximately 2.2 metres in the vicinity of the site access points to allow for the provision of a central painted flush median and the provision of left turn slip lanes for vehicles turning left into the site from Linwood Avenue. These works are intended to reduce delays for other traffic using Linwood Avenue. Any loss of on-street parking due to the road widening is to be mitigated by the provision of replacement parking in recessed parking bays at suitable locations on Linwood Avenue;
 - (ii) the upgrading of vehicle access points to the campus from Linwood Avenue to a sealed width of 10 metres. This work will allow the provision of separate left and right turn lanes for vehicles

exiting the site and will assist in minimising delays for vehicles exiting the site;

- (iii) modification of the vertical alignment of Linwood Avenue to ensure that adequate visibility is maintained at the northern Linwood Avenue access for traffic safety;
- (iv) provision of low noise generating surfaces, such as friction course sealing, on Linwood Avenue adjacent to the southern Linwood Avenue access into the campus;
- (v) the enhancement of existing pedestrian access from Linwood Avenue in order to minimise pedestrian and vehicle conflict;
- (vi) the design and implementation of intersection upgrades (to the extent that these are required to deal with traffic effects generated by the development on site) for the following intersections:
 - St Lukes Road and Linwood Avenue
 - Linwood Avenue and Rossgrove Terrace; and
 - Rossgrove Terrace and Asquith Avenue.
- (vii) the implementation of a transport demand management strategy to reduce reliance on private motor vehicles by tertiary education institute staff and students as a means of transport to the site and to minimise the increase in peak period traffic generation; and

I320.8. Assessment – restricted discretionary activities

I320.8.1. 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 Auckland-wide or zone provisions:

- (1) informal recreation:
 - (a) the matters listed in I320.7.1(1) above;
- (2) information facilities, public amenities and, accessory buildings, buildings, alterations and additions identified as restricted discretionary activities:
 - (b) the matters listed in I320.7.1(1) above;
 - (c) the effect of the built form on the amenity of the golf course; and
 - (d) the effect of the building design, location and external appearance.

I320.8.2. 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) informal recreation
 - (a) the matters listed in I320.7.1.(1) above;
 - (i) the criteria listed at I320.7.2 above;
- (2) information facilities, public amenities, and accessory buildings, alterations and additions identified as restricted discretionary activities:
 - (a) the matters listed in I320.7.1.(1) above;
 - (i) the criteria listed at I320.7.2 above;
 - (b) the effect of the built form on the amenity of the golf course:
 - (i) the extent to which new buildings include suitable screening and/or use toughened glass to minimise damage to people and campus property caused by golf balls from the adjoining golf course; and
 - (ii) where the boundary planting along the north eastern boundary of the site required by I320.6.5(3) above is not yet of sufficient height and form to provide adequate visual screening of the parking building when viewed from the golf course, the car parking building should be designed such that its building form and north western façade treatment reduces the visual impact of the bulk of the building and provides interest through façade modulation, setbacks, contrasting materials, parapet and or roof forms and building openings; and
 - (c) the effect of the building design, location and external appearance:
 - (i) the extent to which the scale, bulk, location and design of buildings or structures:
 - (i) minimise adverse overshadowing or privacy effects on adjoining residential zoned and open space zoned sites by landscaping, screening, and/or separation distances;
 - (ii) maintain the personal safety of tertiary education facility users; and
 - (iii) provides appropriate landscaping or fencing so that the tertiary education facility building is compatible with its surroundings and to preserve privacy of adjoining and facing residential properties and the golf course.
 - (ii) whether the design of buildings contributes to the local streetscape and sense of place by responding to the planned future context of the surrounding area;

- (iii) whether buildings that front the streets and open spaces positively contribute to the public realm and pedestrian safety; and
- (iv) whether buildings include activities that engage and activate streets and public spaces at ground and first floor levels; and

I320.9. Special information requirements

An application for any resource consent in this precinct must be accompanied by the following information, or confirmation that the provisions are being met, whichever is applicable:

I320.9.1. Parking and traffic

- (1) The tertiary education institute must provide an annual statement to the Council by 31 March of every calendar year identifying campus numbers and formally marked car parking spaces. The statement must identify:
 - (a) total people, being equivalent full-time students and full-time staff; and
 - (b) campus population, being numbers of students and staff on the site at any one time; and
 - (c) the number of marked parking spaces provided on the site.

I320.9.2. Traffic survey

- (1) The tertiary education facility must undertake an annual traffic survey during a peak operational period as agreed with Council to determine:
 - (a) the extent of traffic generation in the surrounding streets resulting from the tertiary education facility.
 - (b) the on-site parking demand and the incidence of on-street parking resulting from the tertiary education facility.
- (2) The traffic survey must:
 - (a) be undertaken by a registered traffic engineer during the course of a typical day;
 - (b) include Linwood, Burnside and Verona Avenues, Martin Avenue as far as Rossgrove Terrace, Rossgrove Terrace between Norrie and Martin Avenues and Challinor Crescent; and
 - (c) include information setting out the actual campus population during the time that the survey was undertaken.
- (3) The manner and timing of the survey must be agreed beforehand with Council.
- (4) The results of the survey must be provided to Council within one month of the survey being undertaken.

I320.9.3. 24-hour contact and complaints register

- (1) The tertiary education facility must provide the owners and occupiers of all properties adjoining the site and the Mount Albert Residents Association with a 24-hour contact phone number(s) to report concerns or complaints associated with the tertiary education institute directly to its management or security staff.
- (2) The tertiary education facility must keep and maintain a register of any complaints about its operation including those received via the 24-hour contact phone number(s), email, written correspondence or face to face meetings.
 - (a) The register must record the time of the complaint, who it is from, the nature of the issue and the action taken by the tertiary education facility.
 - (b) The tertiary education facility must make the register available to the council within 48 hours of a written request from the council.

I320.9.4. Community liaison group

- (1) The tertiary education facility must form a community liaison group to consult and liaise with the local community in respect of its operations, including implementation of and compliance with this precinct.
- (2) The tertiary education facility must invite the following parties to participate in the community liaison group:
 - (a) Mount Albert Residents Association;
 - (b) Auckland City Golf Course Ltd, or any successive manager of the Chamberlain Park Golf Course;
 - (c) local residents living in the following streets:
 - (i) Linwood Avenue;
 - (ii) Burnside Avenue;
 - (iii) Verona Avenue;
 - (iv) Martin Avenue (those properties located on either side of Martin Avenue between Rossgrove Terrace intersection and the former Martin Avenue entrance onto the campus);
 - (v) Rossgrove Terrave; and
 - (vi) Chaillinor Crescent; and
 - (d) Gladstone Primary School Board of Trustees.
- (3) The tertiary education facility must convene a meeting of the community liaison group on a yearly basis no later than one month after undertaking the annual traffic survey (refer to I320.9.2 above) for the purpose of providing and

discussing the traffic survey and any other matters of concern to the community arising from activities at the tertiary education institute.

- (4) The tertiary education facility must provide a written invitation to the parties outlined in I320.9.4(2) above at least ten working days before the commencement of the meeting.
- (5) The meeting must be held at a convenient location mutually agreed upon by the tertiary education institute facility-and Mount Albert Residents Association. The costs, if any, of renting the venue must be borne by the tertiary education institute.
- (6) The meeting must be chaired by an independent party with mediation skills as agreed between the tertiary education facility-and Mount Albert Residents Association. The cost of employing such a person must be borne by the tertiary education facility.
- (7) Minutes of the meeting must be provided to all attendees promptly following the meeting. A copy of the minutes must also be provided to Council.

I320.9.5. Intensity

- (1) Within 48 hours of receiving a written request from the Council, the tertiary education facility must provide written information about the number of staff and students present on the campus throughout the course of a particular campus day. This is for monitoring purposes.

I320.9.6. Planting and maintenance plan

- (1) A planting and maintenance programme must be submitted to and approved by the Council prior to the planting required under Standard I320.6.5(3) being implemented.

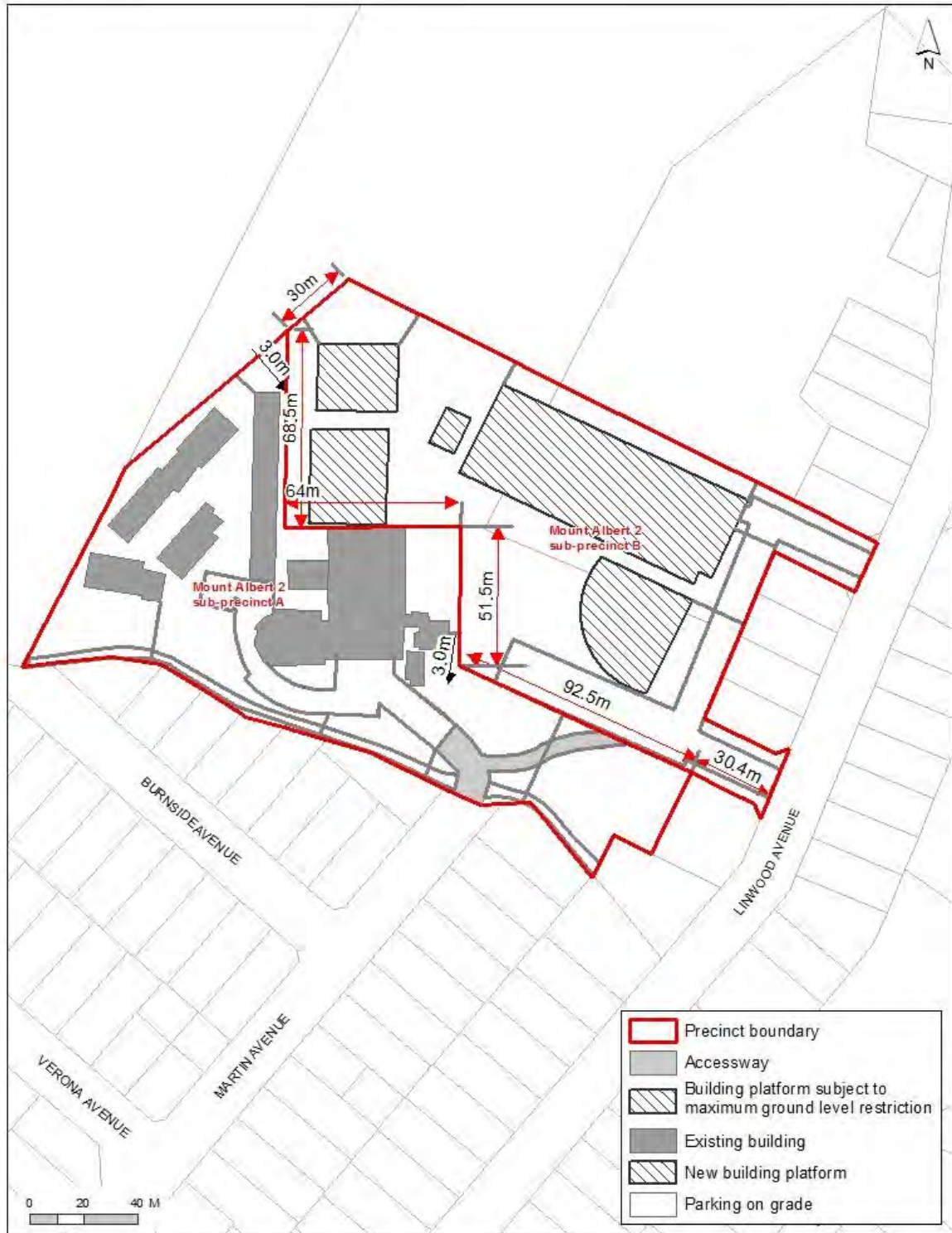
The planting plan and maintenance programme must:

- (a) be prepared by a registered landscape architect;
- (b) include details of plant sizes at the time of planting and intended species, including mature specimen trees to provide screening;
- (c) set out the methods for irrigation and fertilising to ensure continued growth of the plants;
- (d) set out the methods to protect planting during construction;
- (e) provide details on the timing of planting; and
- (f) detail topsoil depths, sufficient to ensure the optimum growth of the plants. In particular, boundary planting must be required to achieve the following minimum topsoil depths at the time of planting:
 - (i) for trees 1 metre of topsoil depth, and
 - (ii) for shrubs 0.4 metres of topsoil depth.

Note: The minimum topsoil depths may either be achieved using existing ground conditions where appropriate or through mounding.

1320.10. Precinct plans

1320.10.1 Mount Albert 2: Precinct plan 1



I320.10.2 Mount Albert 2: Precinct plan 2 - activity locations



I320.10.3 Mount Albert 2: Precinct plan 3 - landscaping



I321. Mount Smart Stadium Precinct

I321.1. Precinct description

The Mount Smart Stadium Precinct provides specific planning controls for the use and development of Mount Smart Stadium. Mount Smart Stadium Precinct is a 22 hectare sports and recreation stadium. It was originally a volcanic hill that stood 86 metres high and local Maori called it Rarotonga which means 'below south'.

The zoning of the land within the Mount Smart Stadium 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.

I321.2. Objectives

- (1) The Mount Smart 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) concerts, events and festivals;
 - (d) markets, fairs and trade fairs;
 - (e) functions, conferences, gatherings and meetings;
 - (f) motorsport activities; 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 the Mount Smart 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.

I321.3. Policies

- (1) Enable the safe and efficient operation of the Mount Smart Stadium for its primary activities.
- (2) Protect the primary activities of the Mount Smart 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 Mount Smart Stadium, having regard to the amenity of surrounding properties.
- (5) Recognise that the Mount Smart 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.

I321.4. 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 I321.4.1 specifies the activity status of land use and development activities in the Mount Smart Stadium Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I321.4.1: 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)	Motorsport Activities	P
(A8)	Any primary activity not meeting Standard I321.6.4 but meeting all other standards	C
Accessory activities		
(A9)	Accessory activities	P
(A10)	Any accessory activity not meeting Standard	C

	I321.6.4 but meeting all other standards	
Compatible activities		
(A11)	Sports, recreation and community activities	P
(A12)	Professional fireworks displays meeting Standard I321.6.8	P
(A13)	Professional fireworks displays not meeting Standard I321.6.8	RD
(A14)	Helicopter flights meeting Standard I321.6.9	P
(A15)	Helicopter flights not meeting Standard I321.6.9	RD
(A16)	Filming activities	P
(A17)	Any compatible activity not meeting Standard I321.6.4 but meeting all other standards	C
Development		
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(A20)	Grandstands and spectator viewing structures up to 35m in height	P
(A21)	Grandstands and spectator viewing structures greater than 35m in height	RD
(A22)	Light towers and associated fittings up to and greater than 35m in height	P
(A23)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I321.6.6	RD
(A24)	Demolition of buildings	P
(A25)	Temporary buildings	P
(A26)	Workers' accommodation	P

I321.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I321.4.1 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(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I321.4.1 Activity table and which is not listed in I321.5(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).

I321.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I321.4.1 must comply with the following activity standards unless otherwise stated.

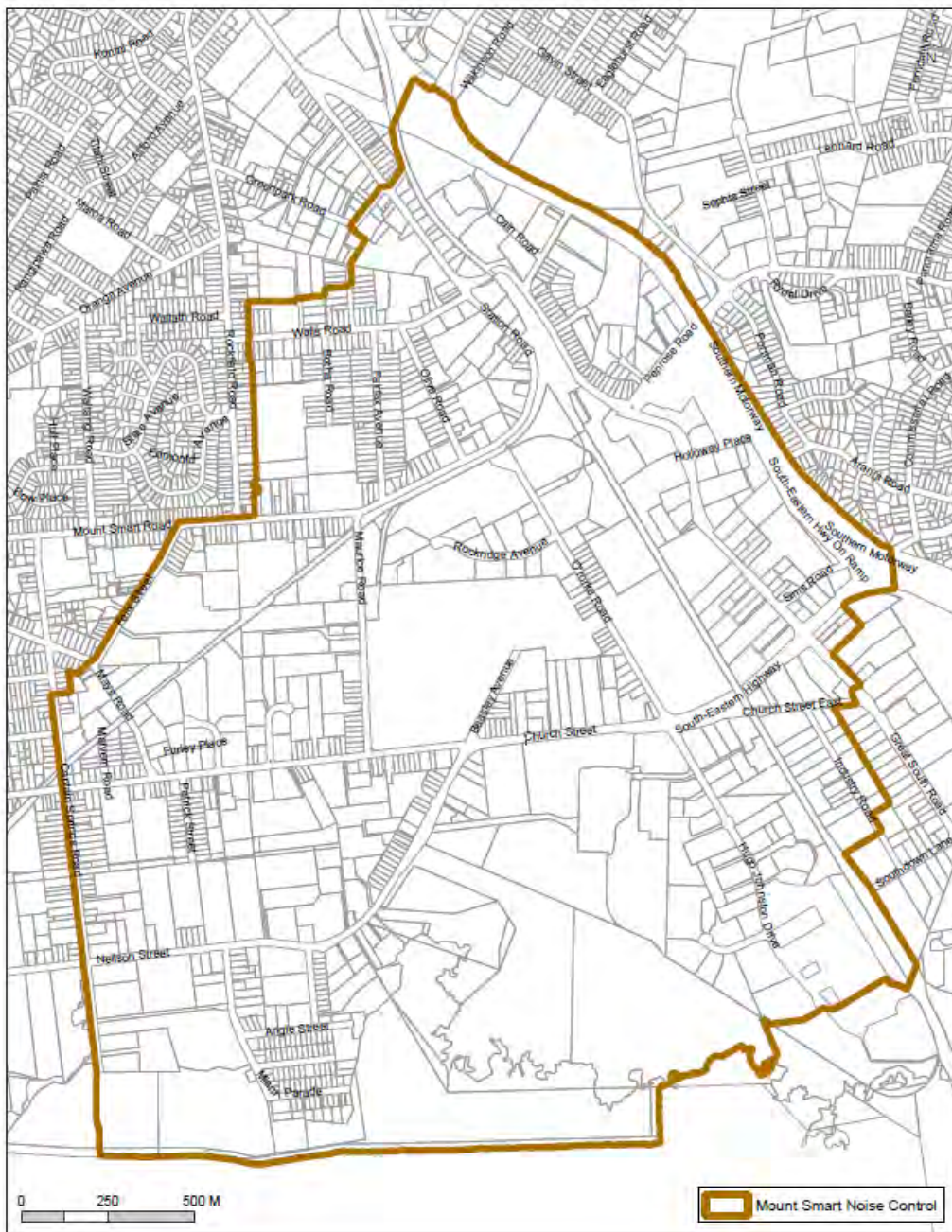
I321.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any residential site in a residential zone must not exceed the noise limits in Table I321.6.1.1. Noise limits do not apply within the Mount Smart noise control area as illustrated in Figure I321.6.1.1.

Table I321.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 6 special noise events between 8:00am and 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$
Up to 30 special noise events between 8:00am and 10:30pm in any 12 month period	65dB $L_{Aeq(5min)}$
Up to 50 special noise events between 8:00am and 10:30pm in any 12 month period	55dB L_{Aeq}
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	45dB L_{Aeq} and 75dB L_{Amax}

Figure I321.6.1.1: Mount Smart noise control area



- (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) 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 can exceed the stated limit.
- (8) Professional fireworks displays and helicopter flights are excluded from this standard.

I321.6.2. 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 I321.6.2, the curfew and pre-curfew times are as stated in Table I321.6.2.1.

Table I321.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 12am
Curfew	12am – 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 I321.6.2.2 when measured at the boundary of any residentially zone. The illuminance limit will apply horizontally and vertically at any point on the residential zone boundary and at any height;
 - or

Table I321.6.2.2: 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 I321.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling within a residential zone.

Table I321.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	25 lux
Curfew	4 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 10 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) The glare resulting from any artificial lighting must not exceed 50,000 cd for pre-curfew times and 2,500 cd for curfew times measured at any residential zone boundary.
- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed 50cd/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.

I321.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 86 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 I321.6.1.1.
- (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.

I321.6.4. 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 10,000 people and does not require the closure of a public road.

I321.6.5. Parking

- (1) Parking for a minimum of 325 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect.

I321.6.6. 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.

I321.6.7. Height in relation to boundary

- (1) Where the Mount Smart 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.

I321.6.8. 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 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.

I321.6.9. 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.

I321.6.10. Temporary buildings

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

I321.7. Assessment – controlled activities

I321.7.1. 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.

I321.7.2. 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 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).

I321.8. Assessment – restricted discretionary activities

I321.8.1. 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; and
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I321.6.6:
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

I321.8.2. 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 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 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);

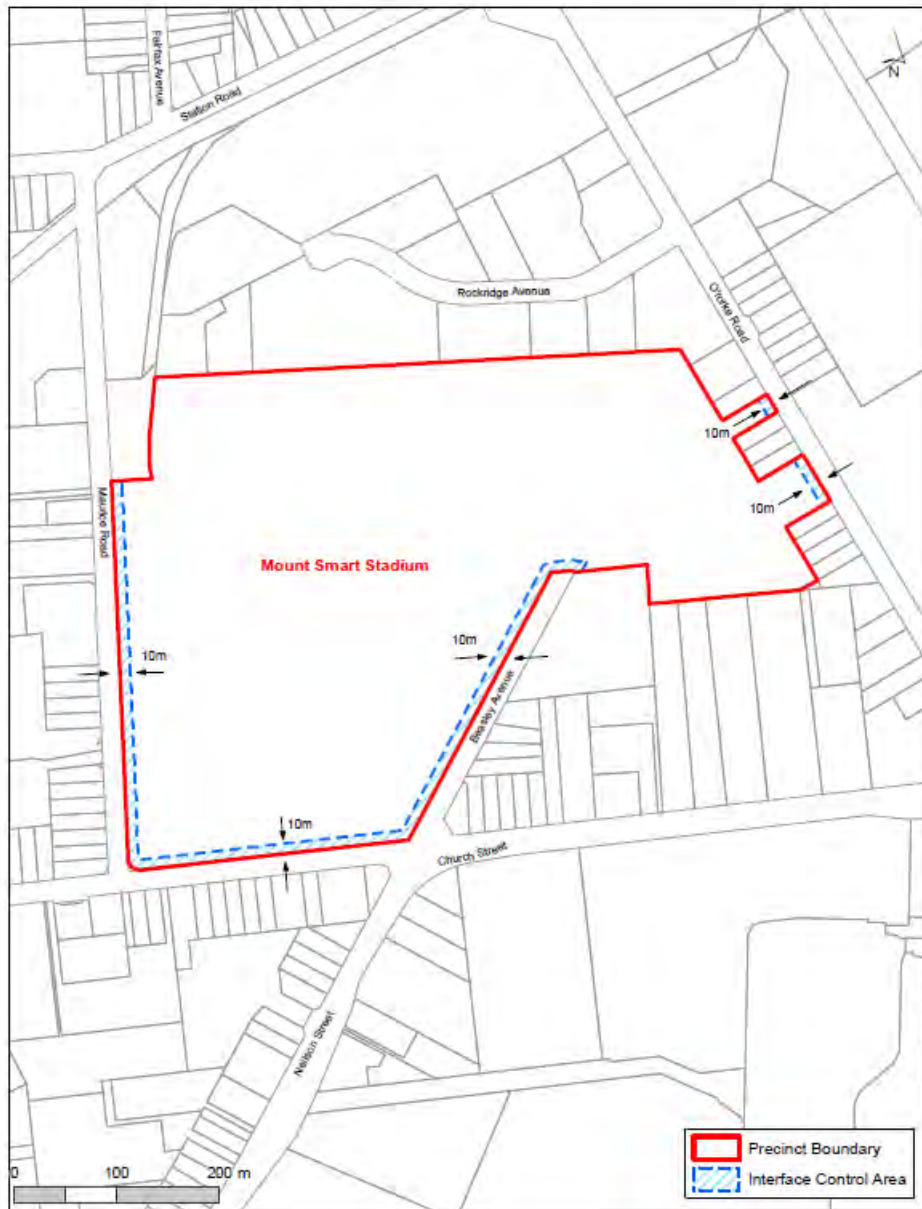
- (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having 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.

I321.9. Special information requirements

There are no special information requirements for this precinct.

I321.10. Precinct plans

I321.10.1. Mount Smart Stadium: Precinct plan 1



I322. Mount Wellington 5 Precinct

I322.1. Precinct description

The Mount Wellington 5 Precinct incorporates a large purpose built sports centre occupying 7.5ha of land in Mount Wellington. The centre provides predominantly for netball activities, while other sports and community activities also use the facilities in order to support the viability of the centre. The centre has regional, as well as local, significance providing for organised sport and recreation at all levels, from school children to premier sport. It is envisaged that up to 46 outdoor and eight indoor netball courts will be established on the site when it is fully developed.

The zoning of the land within the Mount Wellington 5 Precinct is Open Space - Sport and Active Recreation Zone.

I322.2. Objectives

- (1) Organised sports and recreation activities are promoted on the site.
- (2) Other activities which are compatible with, or accessory to, organised sport and recreation are provided for where they do not detract from the safe and efficient operation of the site.
- (3) The amenity values of the precinct and surrounding areas are maintained.

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

I322.3. Policies

- (1) Recognise that this site is a purpose-built sport and recreation facility when considering whether other activities represent an efficient use of these physical resources.
- (2) Provide for a range of other activities which are compatible with, or accessory to, organised sport and recreation within the precinct where they are of a character and scale which will not displace organised sport and recreation activities.
- (3) Manage the activities conducted within the precinct to maintain its safe and efficient operation.
- (4) Manage adverse effects generated by the operation of the site to maintain the amenity and safety of the surrounding area.
- (5) Require proposed development to be located in accordance with the precinct plan.

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

I322.4. Activity table

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

Table I322.4.1 specifies the activity status of land use and development in the Mount Wellington 5 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in Table 0.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I322.4.1: Activity table

	Activity	Activity status
Use		
(A1)	Any activity within this precinct that is not identified below	
(A2)	Organised sports and recreation	P
(A3)	Informal recreation	P
(A4)	Any permitted activity not meeting Standard I322.6.4 but meeting all other standards	C
(A5)	Concerts, events and festivals	P
(A6)	Markets, fairs and trade fairs	P
(A7)	Functions, conferences, gatherings and meetings	P
(A8)	Displays and exhibitions	P
(A9)	Accessory activities	P
Development		
(A10)	New buildings, building alterations or additions to a building	P
(A11)	Grandstands	P

I322.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table 0.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

I322.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, except that the following standards do not apply:

- Standard E25.6.17 Open Space – Sport and Active Recreation Zone interface
- Standard E27.6.2 Number of parking and loading spaces do not apply in this precinct

- Standard H7.11.1 Building height
- Standard H7.11.5 Gross floor area threshold
- Standard H7.11.6 Maximum site coverage
- Standard H7.11.7 Maximum impervious area

All activities listed in Table 0 Activity table must comply with the following activity standards unless otherwise specified.

I322.6.1. Noise

- (1) The noise (rating) levels from any activity as measured within the boundary of any site containing an activity sensitive to noise, must not be greater than the noise limits and duration in Table I322.6.1.1 Noise standards.

Table I322.6.1.1 Noise standards

Time, day, duration and frequency	Noise limit	Cumulative duration
Up to 5 special noise events between 8:00am and 10:00pm in any 12 month period	65dB L_{Aeq}	6 hours within any 12 hour period
Up to 15 special noise events between 8:00am and 10:00pm in any 12 month period	60dB L_{Aeq}	6 hours within any 12 hour period
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) Compliance with 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) 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) For the purposes of this standard, a special noise event exceeds the general noise limits but not the special noise event noise limit in Table I322.6.1 Noise standards.

I322.6.2. Lighting**I322.6.2.1. General lighting**

The Auckland-wide provisions of E24 Lighting apply with the following modifications:

- (1) The curfew and pre-curfew times are as listed in Table I322.6.2.1 Pre-curfew and curfew times.

Table I322.6.2.1 Pre-curfew and curfew times

	Times
Pre-curfew	8:00am – 10:00pm
Curfew	10:00pm – 8:00am

- (2) The illuminance limits must not exceed the limits as stated in Table I322.6.2.1 Illuminance limits.

Table I322.6.2.1.2 Illuminance limits

	Illuminance limits
Pre-curfew	125 lux (above background level)
Curfew	20 lux (above background level)

- (3) The pre-curfew luminous intensity limit (glare limit) is 10,000 candelas.

- (4) The average surface illuminance for an intentionally artificially lit building façade must not exceed 10 cd/m².

I322.6.2.2. Special lighting events

- (1) There may be 20 special lighting events in any 12 month period of 6 hours in duration per event (cumulative hours within any 12 hour period).
- (2) For the purposes of this standard, a special lighting event exceeds the general lighting limits in Standard I322.6.2.1 but not the modified limits listed below.
- (3) For special lighting events, the limits listed in Standard I322.6.2.1 General lighting apply with the following modifications:
- (a) the pre-curfew glare limit is 25,000 candelas;
- (b) the average surface illuminance must not exceed 50cd/m² for 5 special lighting events and 25cd/m² for the remaining 15 special lighting events; and

- (c) temporary lighting (including stage lighting and special effects lighting) may, within the pre-curfew period, exceed the illuminance limits and glare standards allowed within this precinct provided this is for no more than a total of 10 minutes in any 60 minute period.

I322.6.3. Impervious areas

- (1) The maximum impervious areas within this precinct must comply with the impervious areas illustrated on Mount Wellington 5: Precinct Plan 1.
- (2) Buildings over the hardcourt area illustrated on Mount Wellington 5: Precinct Plan 1 are excluded from calculations of the maximum site coverage.

I322.6.4. Parking

- (1) Parking for a maximum of 820 cars, areas for access, vehicle drop off, buses and ambulances must be retained within the precinct.

I322.6.5. Building height

- (1) Buildings must not exceed 12m in height (includes light poles).

I322.6.6. Building location

- (1) Buildings must be located within the building platform area illustrated on the Mount Wellington 5: Precinct plan 1.
- (2) Buildings which provide a weather proof covering over the hardcourt area illustrated on the Mount Wellington 5: Precinct plan 1 are exempted from this standard.

I322.7. Assessment – controlled activities

I322.7.1. 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) any permitted activity not meeting Standard I322.6.4 but meeting all other standards:
 - (a) the effects of the increased number of vehicles on the surrounding transport network.

I322.7.2. 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) any permitted activity not meeting Standard I322.6.4 but meeting all other standards:
 - (a) the effects of the increased number of vehicles on the surrounding transport network:

- (i) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
- (ii) the extent to which entry and exit points to the precinct will be managed to suitably accommodate traffic and pedestrian movements; and
- (iii) 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).

I322.8. Assessment – restricted discretionary activities

I322.8.1. 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 any relevant activities in the overlay, Auckland-wide and zone provisions:

- (1) any activity that does not comply with Standard I322.6.1 Noise:
 - (a) the effects of additional noise events, or events exceeding noise limits, on the amenity of the surrounding environment;
- (2) any activity that does not comply with Standard I322.6.2 Lighting:
 - (b) the effects of additional lighting events, or events exceeding lighting limits, on the amenity of the surrounding environment; and
 - (c) the effects of artificial lighting on the safety of the transport network.
- (3) any activity that does not comply with Standards I322.6.3 Impervious areas, I322.6.5 Building height or I322.6.6 Building location:
 - (a) the visual effects of the proposed building design and appearance on the surrounding environment;
 - (b) the effects of additional buildings on neighbouring sites, streets and public open spaces;
 - (c) the effects of the buildings on organised sport and recreation activities undertaken within the precinct; and
 - (d) the effects on the surrounding transport network.
- (4) any other restricted discretionary activity:
 - (a) the effects of the proposed activity on organised sport and recreation undertaken within the precinct.

I322.8.2. 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 provisions and zone:

- (1) any activity that does not comply with Standard I322.6.1 Noise:
 - (a) the effects of additional noise events, or events exceeding noise limits, on the amenity of the surrounding environment.
 - (i) 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.
 - (ii) 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; and
 - (iii) 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.
- (2) any activity that does not comply with Standard I322.6.2 Lighting:
 - (a) the effects of additional lighting events, or events exceeding lighting limits, on the amenity of the surrounding environment.
 - (i) 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;
 - (ii) 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
 - (iii) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (3) any activity that does not comply with Standards I322.6.3 Impervious areas, I322.6.5 Building height or I322.6.6 Building location:
 - (a) the visual effects of the proposed building design and appearance on the surrounding environment;

- (i) the extent to which building design and external appearance avoid, remedy or mitigate adverse effects on neighbours having regard to all of the following:
 - (ii) the amenity values and character of the surrounding area;
 - (iii) the functional and operational requirements of the precinct;
 - (iv) integrated CPTED principles into external building and layout design;
 - (v) long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones are avoided;
 - (vi) mechanical and electrical equipment is integrated into the building design as far as possible;
 - (vii) the use of quality, durable, fit for purpose and easily maintained materials for building design and construction; and,
 - (viii) landscaping has been utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (b) the effects of additional buildings on neighbouring sites, streets and public open spaces;
- (i) 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.
 - (ii) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (iii) whether there is an operational need to exceed height and/or height in relation to boundary standard/s; and
 - (iv) 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.
- (c) the effects of the buildings on organised sport and recreation activities undertaken within the precinct; and
- (i) whether the proposed activity is of a character, scale and intensity to ensure that adverse effects on the operation of organised sport and recreation activities, including its likely future use or intensification, are avoided, remedied or mitigated; and
- (d) the effects on the surrounding transport network.

- (i) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (ii) whether a reduction in car parking will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required;
 - (iii) whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities; and
 - (iv) whether proposed artificial lighting will create a traffic safety issue or enhance safety.
- (4) any other restricted discretionary activity:
- (a) the effects of the proposed activity on organised sport and recreation undertaken within the precinct:
 - (i) whether the proposed activity is of a character, scale and intensity to ensure that adverse effects on the operation of organised sport and recreation activities, including its likely future use or intensification, are avoided, remedied or mitigated.

I322.9. Special information requirements

There are no special information requirements for this precinct.

I322.10. Precinct plan

I322.10.1. Mount Wellington 5: Precinct plan 1



I323. Observatory Precinct

I323.1. Precinct Description

The Observatory Precinct includes both the Auckland Observatory and Planetarium (Stardome) located within One Tree Hill/ Maungakiekie Domain.

Auckland is one of the few cities in the world with both an astronomical observatory and a planetarium. Both of these facilities are valued regional assets.

The purpose of this precinct is to provide for the ongoing use and development of the Observatory and Planetarium. The precinct enables a range of activities that enhance the operation, use and enjoyment of these facilities and manages effects on the heritage values and landscape character of One Tree Hill/ Maungakiekie Domain.

The land within the precinct is scheduled:

- in the Historic Heritage Overlay as part of the extent of place identified for the One Tree Hill/ Maungakiekie Domain;
- in the Volcanic Viewshafts and Height Sensitive Areas Overlay; and
- as an outstanding natural feature in the Outstanding Natural Features Overlay and the Outstanding Natural Landscapes Overlay as part of the outstanding natural feature identified for the One Tree Hill/ Maungakiekie Domain.

The land within this precinct is zoned Open Space – Informal Recreation Zone.

I323.2. Objectives

- (1) Use and development enhances the operation, use and enjoyment of the Observatory and Planetarium and enables technical requirements to be met.
- (2) Use and development in the Observatory Precinct is compatible with the heritage values and landscape character of One Tree Hill/ Maungakiekie Domain.

The overlay, Auckland-wide and Open Space – Informal Recreation Zone objectives apply in this precinct in addition to those specified above.

I323.3. Policies

- (1) Enable activities that enhance the operation, use and enjoyment of the Observatory and Planetarium.
- (2) Enable development necessary to meet the technical requirements of the Observatory and Planetarium.
- (3) Manage development to ensure it is compatible with the heritage values and landscape character of the One Tree Hill/ Maungakiekie Domain.
- (4) Manage parking within the precinct to ensure the heritage and landscape character values of One Tree Hill/ Maungakiekie Domain are not adversely affected.
- (5) Manage the impacts of light spill on the Observatory from surrounding land uses.

The overlay, Auckland-wide and Open Space – Informal Recreation Zone policies apply in this precinct in addition to those specified above.

I323.4. Activity table

The overlay, Auckland-wide and Open Space – Informal Recreation Zone provisions apply in this precinct unless otherwise specified below.

Table I323.4.1 Activity table specifies the activity status of land use and development activities in the Observatory Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I323.4.1 Activity table

Activity		Activity status
Use		
(A1)	Restaurants and cafes, excluding a drive-through facility, accessory to use of the Observatory and Planetarium	P
(A2)	Conference facilities accessory to the Observatory and Planetarium	P
(A3)	Observatory and Planetarium activities	P
(A4)	Displays and exhibitions	P
Development		
(A5)	Internal and external alterations and additions to existing buildings	P
(A6)	Buildings where the cumulative total building coverage, or cumulative total footprint of buildings, is greater than 50% of the total precinct area	D
(A7)	Buildings associated with the Observatory Precinct which are not entirely located within the precinct boundary	D

I323.5. Notification

- (1) Any application for resource consent for an activity listed in Table I323.4.1 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).

I323.6. Standards

The zone standards do not apply in this precinct. The overlay and Auckland-wide standards apply in this precinct except for Standard E27.6.2 Number of parking and loading spaces in E.27 Transport.

Internal and external alterations and additions to existing buildings, provided for as a permitted activity in Table I323.4.1 Activity table, must comply with the following permitted activity standards:

I323.6.1. Maximum building height

- (1) Buildings must not exceed 9m above the height of the existing ground level in Area A as shown on Observatory Precinct: Precinct plan 1 – Maximum building height.
- (2) Buildings must not exceed 3m above the height of the existing ground level in Area B as shown on Observatory Precinct: Precinct plan 1 – Maximum building height.

I323.6.2. Maximum building coverage and building location

- (1) The maximum building coverage or cumulative total footprint of buildings must not exceed 50 per cent of the total precinct area.
- (2) Buildings associated with the Observatory and Planetarium must be entirely located within the precinct boundary.

I323.6.3. Maximum impervious area

- (1) The maximum impervious area must not exceed 70 per cent of the total precinct area.

I323.6.4. Number of parking spaces

- (1) The number of parking spaces must not exceed 15 parking spaces.

I323.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I323.8. Assessment – restricted discretionary activities

There are no restricted discretionary activities in this precinct.

I323.9. Special information requirements

There are no special information requirements in this precinct.

I323.10. Precinct plans

I323.10.1. Observatory Precinct: Precinct plan 1 – Maximum building height



I324 Ōkahu Bay Precinct

I324.1. Precinct Description

Ōkahu Bay has significant cultural value to Ngāti Whātua Ōrākei. The bay was the tribal base for Ngāti Whātua Ōrākei for many generations and provided an important source of kaimoana. The adjoining land was the location of Ngāti Whātua Ōrākei papakāinga into the 1950s.

Ōkahu Bay also is of significant recreational value to the wider Auckland community. The sheltered bay provides for a range of recreational activities including swimming, kayaking, sailing, and waka ama.

Moorings at Ōkahu Bay, including leaching from boat hulls, have had adverse effects on:

- Mana Whenua values in this significant cultural landscape, including visual effects and effects on the mauri of the water;
- water quality;
- ecological values; and
- public access and recreational use of the Coastal Marine Area (e.g. for paddling and kayaking).

Sufficient area is available in the Coastal - Mooring Zone to the west of Ōkahu Bay to accommodate additional moorings. Therefore, this precinct seeks to prevent the continued presence of moorings in Ōkahu Bay to avoid ongoing adverse effects on the environment and values of the bay, and to meet the objectives and policies of the Coastal Mooring Zone which seeks to consolidate moorings in appropriate locations. A 12 month 'grace period' is provided to enable the removal and/or relocation of moorings from Ōkahu Bay.

The zoning of this precinct is the Coastal - General Coastal Marine Zone.

I324.2. Objectives [rcp]

- (1) The mauri of coastal water and seabed is maintained and, where possible, restored and enhanced to enable traditional and cultural use of Ōkahu Bay and its resources by Mana Whenua.
- (2) Water and sediment quality is enhanced.
- (3) The life-supporting capacity and natural resources, including kaimoana, of Ōkahu Bay are protected and, where appropriate, enhanced.
- (4) Access to and within the bay for public recreation is protected and, where appropriate, enhanced.

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

I324.3. Policy [rcp]

- (1) Avoid vessels being moored at Ōkahu Bay.

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

I324.4. Activity table

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

Table I324.4.1 Activity table specifies the activity status of Coastal Marine Activity Structures and their use in the Ōkahu Bay Precinct pursuant to section 12 of the Resource Management Act 1991

Table I324.4.1 Activity table

Activity		Activity status
Use		
(A1)	Existing moorings, including the occupation and use of water space by the vessel to be moored within 12 months from the date this rule becomes operative	P
(A2)	New and existing moorings, including the occupation and use of water space by the vessel to be moored after 12 months from the date this rule becomes operative	Pr

I324.5. Notification

There is no notification rule for the Ōkahu Bay Precinct.

I324.6. Standards

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

I324.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I324.8. Assessment – restricted discretionary activities

There are no restricted discretionary activities in this precinct.

I324.9. Special information requirements

There are no special information requirements in this precinct.

I324.10. Precinct plans

There are no precinct plans for this precinct.

I325. Okahu Marine Precinct

I325.1. Precinct Description

The Okahu Marine Precinct is located at Okahu Bay, Tamaki Drive. It covers an area of approximately 4.5 hectares, including both the coastal marine area and the adjoining land at Orakei Marina, the Okahu landing and boat ramp, and Watene Reserve.

The purpose of the precinct is to provide for marina, marine-related and recreation activities in an integrated manner across land and sea. The precinct provides guidance for the future use and development of the precinct.

The precinct provides for marine-related activities and structures associated with Orakei marina and Okahu Landing, and recognises the value of the landing in providing access to the harbour. The public amenity and open space values of the precinct are also recognised, including the pedestrian and cycle connections that are a key part of the informal recreation use of the precinct and Tamaki Drive. Parts of the precinct provide for ancillary or temporary activities related to marine activities and the use of the public space.

The use of land within the precinct is prioritised for marine-related and recreation activities. No additional parking is required for these activities or associated accessory activities.

Overflow boat trailer parking for boats using the precinct is provided for in Watene Reserve.

The precinct is comprised of three sub-precincts as shown on the planning maps:

- Sub-precinct A applies to the Orakei Marina (including the coastal marine area and a cantilevered deck) and is zoned Coastal – Marina Zone.
- Sub-precinct B applies to the hardstand area (Okahu Landing) adjacent to the Orakei Marina that is used for a mix of recreation and marine-related activities and is zoned Open Space-Sport and Active Recreation Zone. This area is also included in the Sites and Places Of Significance to Mana Whenua Overlay.
- Sub-precinct B also applies to the boat ramp adjoining Okahu Landing and part of the coastal marine area. The area located below mean high water springs is zoned Coastal – General Coastal Marine Zone.
- Sub-precinct C applies to the adjacent Watene Reserve and provides for the overflow of trailer parking during peak periods. Sub-precinct C is zoned Open Space – Informal Recreation Zone. The Outstanding Natural Features Overlay applies to Sub-precinct C.

I325.2. Objectives [rcp/dp]

- (1) The Okahu Marine Precinct is managed in an integrated way that supports the precinct's multi-use functions and maintains the recreation, visual amenity, landscape and ecological values of Okahu Bay.
- (2) The ongoing use and development of Okahu Landing hardstand is provided for.

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

I325.3. Policies [rcp/dp]

- (1) Enable activities and development that reflect the coastal location on Tamaki Drive and the particular requirements of the marine recreation activities undertaken within each sub-precinct.
- (2) Recognise the need to manage parking associated with the marine recreation occurring within the precinct in a comprehensive manner.
- (3) Provide for informal recreation in the precinct, recognising the recreational trails linked to Tamaki Drive that provide for public access and safety.
- (4) Require assessment of buildings and structures not otherwise provided for in the precinct or the underlying zoning so that:
 - (a) sufficient land is available for the future long term provision of open space;
 - (b) public access via identified recreational trails is not restricted;
 - (c) sufficient car parking is available for boat users of the marina and the marine related sport and recreation facilities, particularly during peak boating times; and
 - (d) sufficient land is available to continue to undertake the environmental management regime associated with managing contaminants or waste material from the cleaning, painting and maintenance of vessels, and any potential reverse sensitivity effects due to the cleaning and maintenance activities in relation to the public access areas should be avoided, remedied or mitigated.
- (5) Require assessment of activities not otherwise provided for in the precinct or the underlying zoning so that:
 - (a) sufficient land is available for the future long term provision of open space; and
 - (b) sufficient parking is available for boat users of the marina and the marine related sport and recreation facilities, particularly during peak boating times.

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

I325.4. Activity table

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

Table I325.4.1 specifies the activity status of land use, development and use of coastal marine area in the Okahu Marine Precinct pursuant to sections 9(3), 12(1), 12(2) and 12(3) of the Resource Management Act 1991.

A blank in Table I325.4.1 below means that the relevant overlay, zone and Auckland-wide provisions apply.

Table I325.4.1 Activity table[rcp/dp]

Activity		Activity status				
		Sub-precinct A		Sub-precinct B		Sub-precinct C
		CMA [rcp]	Land [dp]	CMA [rcp]	Land [dp]	Land [dp]
Use						
Commerce						
(A1)	Restaurants and cafes (excluding drive through restaurants)				P	
(A2)	Offices				P	
(A3)	Marine retail				P	
Community						
(A4)	Grandstands and related structures (where in the CMA they are located on an existing CMA structure)	RD		P	P	
(A5)	Recreational trails (where in the CMA they are located on an existing CMA structure)	P		P	P	
(A6)	Marine and port facilities excluding drydocks, shiplifts cranes, cargo stacking and lifting devices	P		P	P	
(A7)	Marine and port accessory structures and services	P	P	P	P	
(A8)	Clubrooms for marine-related clubs				P	
(A9)	Marine and port activities excluding loading, unloading and storage of cargo and seafood processing, undertaken on an existing CMA structure Sub-precinct B	P		P		
(A10)	Parking of vehicles including trailers (where in the CMA they are located on an existing CMA structure)	P		P	P	P
Development						
(A11)	New buildings and external additions or alterations to existing buildings				P	
(A12)	Buildings and structures not otherwise provided for in the precinct or the	D	D	D	D	D

	underlying zoning					
(A13)	Activities not otherwise provided for in the precinct or the underlying zoning	D	D	D	D	D

I325.5. Notification

- (1) Any application for resource consent the following activities must be publicly notified:
 - (a) buildings and structures not otherwise provided for; or
 - (b) activities not otherwise provided for.
- (2) Any activity not otherwise listed 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).

I325.6. Standards

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

All activities listed as permitted activity in Table I325.4.1 must comply with the following standards.

I325.6.1. Marine retail

- (1) Marine retail must be accessory to marinas and marine related sport and recreation activities based in this precinct.
- (2) The gross floor area of an individual marine retail tenancy must not exceed 200m².
- (3) The total cumulative gross floor area of marine retail activities within the precinct must not exceed 300m².

I325.6.2. Restaurants and cafes

- (1) Restaurants and cafes must be accessory to marinas and marine related sport and recreation activities based in the Okahu Marine Precinct.
- (2) The gross floor area of a restaurant or cafe tenancy must not exceed 200m².
- (3) The total cumulative gross floor area of restaurant or cafe activities in the precinct must not exceed 300m².
- (4) The floor area limits specified in Standards I325.6.2(2) and (3) above do not apply to restaurants or cafes accessory to clubrooms that are not open to the general public.

I325.6.3. Offices

- (1) Offices must be accessory to marinas and marine related sport and recreation activities based in the Okahu Marine precinct.
- (2) The total cumulative gross floor area of offices within the precinct must not exceed 300m².
- (3) Any individual accessory office use must be directly related to a permitted activity and the size of the office must be secondary to that activity.

I325.6.4. Parking

- (1) The parking requirements of in E27 Transport do not apply within the Okahu Marine Precinct.
- (2) Parking of vehicles including trailers must be associated with marine sport and recreation activities.
- (3) A minimum of 79 vehicle parking spaces must be provided in Sub-precinct A.
- (4) A minimum of 77 vehicle parking spaces must be provided in Sub-precinct B.

Note 1. Vehicle parks may be used for trailer parks within Sub-precinct B in a manner determined by the landowner.

Note 2. The use of Sub-precinct C for vehicle and trailer parks is managed by the landowner.

I325.6.5. Building platforms

- (1) Buildings in Sub-precinct B must be located in the building areas shown on Okahu Marine Precinct: Precinct plan 1.

I325.6.6. Building height

- (1) Buildings must not exceed 9.5m in height.

I325.6.7. Yards

- (1) Yards within Sub-precinct B must comply with Table I325.6.7.1 Building yard within Sub-precinct B below.

Table I325.6.7.1 Building yard within Sub-precinct B

Yard	Building area 1 and 2	Building area 3
Front	No yard is required	5m front yard in relation to Tamaki Drive

I325.6.8. Impervious area

- (1) The maximum impervious area is 100 per cent of the site area for Sub-precinct B.

I325.6.9. Building coverage

- (1) Building coverage within Sub-precinct B must comply with the standards specified in Table I325.6.9.1 Building coverage below.

Table I325.6.9.1 Building coverage

Area	Building area 1	Building area 2	Building area 3
Building coverage	1600m ²	1500m ²	300m ²

I325.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I325.8. Assessment – restricted discretionary activities**I325.8.1. 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) grandstands and related structures:
 - (a) construction or works, methods, timing and hours of operation;
 - (b) location, extent, design and materials used; and
 - (c) effects on existing uses and activities.

I325.8.2. 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) grandstands and related structures:
 - (a) whether construction or works are done at a time that will avoid or minimise, adverse effects on bird roosting, nesting and feeding, and recreational users of the coastal marine area;
 - (b) the extent to which construction or works hours of operation are limited to minimise effects of noise and disruption on nearby residential and open space areas;
 - (c) whether the form, intensity and scale of structures are designed to be sensitive to the marine environment and surrounding adjoining spaces and ensure efficient use of the coastal marine area by using the minimum area necessary for their purpose;
 - (d) the extent to which the design, materials and finish complement and enhance the coastal environment, open spaces and pedestrian linkages;
 - (e) whether the building material used for structures are appropriately marine treated. If relocated or recycled building material is used, it should be

treated to prevent the transference or introduction of harmful aquatic organisms; and

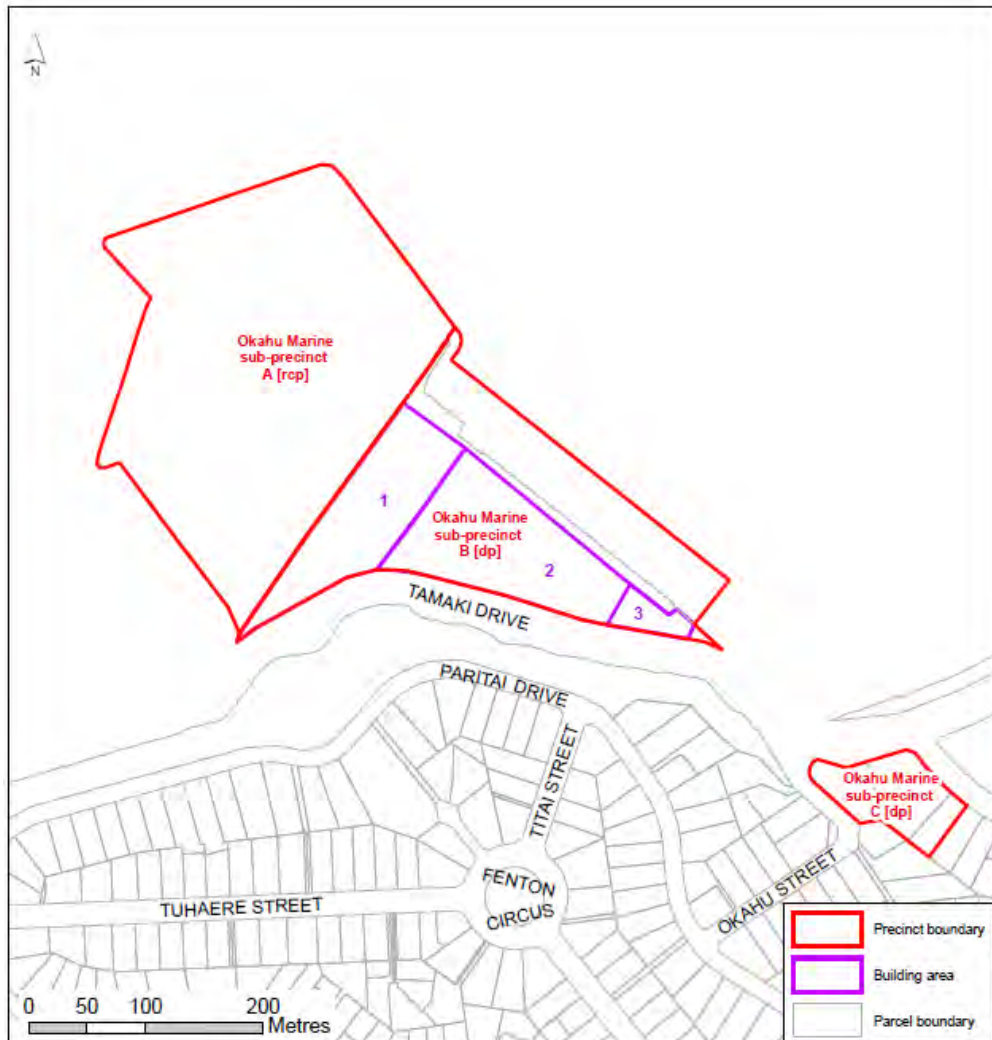
- (f) the extent to which the location of structures avoid impacts on the users of the sport and recreation facilities present within the precinct, particularly during peak boating times. It should not impact on access to and from dedicated boat storage, cleaning, painting and maintenance areas, or impact on users of the identified recreational trails.

1325.9. Special information requirements

There are no special information requirements in this precinct.

1325.10. Precinct plans

1325.10.1. Okahu Marine Precinct: Precinct plan 1- building areas within sub-precinct B



I326. Ōrākei 1 Precinct

I326.1. Precinct Description

The Ōrākei 1 Precinct includes the land identified as hapu reservation (land held for the purposes of a marae, church, urupa and related hapu amenities) and land identified for development for papakāinga and other commercial and non-commercial activities under the Ngāti Whātua Ōrākei Claims Settlement Act 2012.

The purpose of the Ōrākei 1 Precinct is to:

- enable development and land management which reflect the principles of the Ngāti Whātua Ōrākei Iwi Management Plan 2012;
- provide for a range of activities that support and enhance development for papakāinga and other commercial and non-commercial activities; and
- provide additional rules and assessment criteria to manage the effects of development.

The establishment of a joint management agreement under section 36 of the Resource Management Act 1991 is encouraged to provide for joint decision making on all resource consents or plan changes directly affecting the Ōrākei 1 Precinct. As part of this approval process, a design review panel would also be established to provide for the specific consideration of Maori identity and design. While the precinct does not rely on a joint management agreement, it is an important part of the planning context of the precinct.

The zoning of land within this precinct is a combination of:

- Special Purpose – Māori Purpose Zone;
- Residential – Terrace Housing and Apartment Buildings Zone;
- Residential – Mixed Housing Urban Zone;
- Business – Mixed Use Zone; and
- Open Space – Informal Recreation Zone.

I326.2. Objectives

- (1) The re-establishment of Ngāti Whātua Ōrākei on their Whenua Tūpuna (ancestral land) within an integrated and sustainable community environment which reflects Ngāti Whātua Ōrākei Mātauranga.
- (2) Ngāti Whātua Ōrākei is meaningfully involved in the management and decision making processes relating to Ngāti Whātua Ōrākei ancestral land.

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

I326.3. Policies

Kotahitanga and Whanaungatanga – community and relationships:

- (1) Promote a cultural sense of place, a location that promotes and supports interaction and engagement between tribal members and a community environment unique to Ngāti Whātua Ōrākei in Tāmaki Makaurau.

Wairuatanga – spiritual connections and building design:

- (2) Encourage design which promotes connection to significant Ngāti Whātua Ōrākei landmarks, cultural features and heritage connections.
- (3) Manage the building footprint, profile and height of buildings, where four or more dwellings are located on a site, to establish an integrated built form across the land area while also:
 - (a) creating a gateway entry to the community and a sense of awareness of entering a special residential environment;
 - (b) reinforcing and referencing local historic reference points and the wider cultural landscape;
 - (c) providing diversity in building forms and ownership models to accommodate a wide range of hapu and residents, including intergenerational whanau living opportunities and shared outdoor space;
 - (d) avoiding monotonous built form when viewed from public open space and sites within the residential zones outside of the precinct by ensuring a variation in building height and variations in building footprints and form; and
 - (e) complementing adjacent public open space by orientating buildings to enhance passive surveillance, and locating parking and servicing areas remote from public open space boundaries.

Kaitiakitanga – sustainable management:

- (4) Recognise and promote development and design solutions that protect or enhance natural, cultural and heritage values of Ngāti Whātua Ōrākei ancestral land.
- (5) Encourage, where four or more dwellings are located on a site, a form and layout of the development that enables the following sustainability initiatives:
 - (a) native planting and restoration of natural waterways;
 - (b) community gardens, including mahinga kai;
 - (c) low impact stormwater design, including the use of the Whenua Rangatira to achieve stormwater neutrality where practicable; and
 - (d) using the existing contour where possible and minimising large areas of cut and fill.

Mātauranga – traditional knowledge and identity:

- (6) Promote and provide for Ngāti Whātua Ōrākei Mātauranga in design and development.

Orangatanga – wellbeing:

- (7) Promote the establishment of community, social and employment facilities which enhance the economic and social wellbeing of Ngāti Whātua Ōrākei people and the wider community.
- (8) Maximise the opportunity to utilise the finite papakāinga land resource efficiently to house current and future generations of Ngāti Whātua Ōrākei people while avoiding or mitigating adverse effects on the surrounding environment.

Mauritanga – ecosystem enhancement and linkages:

- (9) Require development to maintain or enhance ecosystems and surrounding natural habitats, including the Whenua Rangatira.

Rangatiratanga – self determination

- (10) Establish a joint management agreement in accordance with section 36B of the Resource Management Act 1991 (or similar agreement) between Ngāti Whātua Ōrākei and the Council which:
 - (a) ensures Ngāti Whātua Ōrākei have equal decision-making powers in relation to policy and development decisions affecting their ancestral land; and
 - (b) provides an efficient process to assess the design attributes of new buildings and development.

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

I326.4. Activity table

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

Table I326.4.1 Activity table specifies the activity status of land use and development activities in the Ōrākei 1 Precinct pursuant to section 9(3) of the Resource Management Act.

A blank in Table I326.4.1 Activity table below means that the provisions of the zone or Auckland-wide provisions apply.

Table I326.4.1 Activity table

Activity		Activity Status				
		Special Purpose – Māori Purpose Zone	Residential – Terrace Housing and Apartment Buildings Zone	Residential – Mixed Housing Urban Zone	Business – Mixed Use Zone	Open Space – Informal Recreation Zone
Use						
Accommodation						
(A1)	Retirement villages	RD				
(A2)	Supported residential care	RD				
(A3)	Visitor accommodation	RD				
(A4)	Boarding houses	RD				
(A5)	Dwellings					
Community						
(A6)	Care centres	P				
(A7)	Community facilities	P				
(A8)	Education facilities	P				
(A9)	Informal recreation	P				
(A10)	Organised sport and recreation	P				
(A11)	Healthcare facilities	P				
(A12)	Urupā and accessory buildings	P				
Commerce						
(A13)	Offices up to 1500m ² of GFA	P				
(A14)	Offices with greater than 1500m ² GFA	D				
(A15)	Retail up to a GFA of 500m ² and up to 100m ² GFA per tenancy	P				

(A16)	Retail with greater than 500m ² GFA or greater than 100m ² GFA per tenancy	D				
(A17)	Retail accessory to a marae complex	P				
Rural						
(A18)	Farming	P				
(A19)	Horticulture	P				
Development						
(A20)	Public roads	RD				
(A21)	New buildings, or additions and alterations to existing buildings, greater than 200m ² for care centres, community facilities, education facilities, informal recreation and leisure, organised sport and recreation, healthcare facilities, offices or retail	RD				

I326.5. Notification

- (1) Any application for resource consent for an activity listed in Table I326.4.1 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).

I326.6. Standards

The relevant overlay, zone and Auckland-wide standards apply in this precinct, unless otherwise provided for below:

I326.6.1. Horticulture

(1) Glasshouses must not exceed 50m² in size.

I326.6.2. Height in relation to boundary

(1) Where a height in relation to boundary standard applies in a zone, the standard only applies:

(a) at the external boundary of the precinct where it adjoins a site zoned Residential - Mixed Housing Urban Zone or Residential - Mixed Housing Suburban Zone; or

(b) at any internal boundary where sites are under separate ownership, and does not apply to the internal site boundaries within the precinct where land is under a single ownership and / or subject to a single application.

(2) No part of any building on 107-111 Kupe Street (Lots 208 DP 48825) shall project above a 35° recession plane measured from any point 2 metres above the ground level along the common boundary with 105 Kupe Street (Lot 2 DP 446155).

I326.6.3. Yards and building setbacks

(1) Where the Residential - Terrace Housing and Apartment Buildings Zone applies:

(a) Standard H6.6.9 Yards and Standard H6.6.8 Height in relation to boundary adjoining lower intensity zones only apply at the boundary of the precinct where it adjoins a site zoned Residential - Mixed Housing Urban Zone or Residential - Mixed Housing Suburban Zone; or

(b) at any internal boundary where sites are under separate ownership, and does not apply to the internal site boundaries within the precinct where the land is zoned Residential – Terrace Housing and Apartment Buildings Zone and is under single ownership and / or subject to a single application.

I326.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I326.8. Assessment – restricted discretionary activities

I326.8.1. 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 Auckland wide or zone provisions:

(1) retirement villages, supported residential care, visitor accommodation, boarding houses:

(a) in the Special Purpose – Māori Purpose Zone the matters of discretion in H5.8.1(1) and H5.8.1(3) Matters of discretion for activities in the Residential – Mixed Housing Urban Zone; and

(b) in the Special Purpose – Māori Purpose Zone; Residential – Terrace Housing and Apartment Buildings Zone; Residential – Mixed Housing Urban Zone; Business – Mixed Use Zone; and Open Space – Informal Recreation Zone the integration of mātauranga and tikanga.

(2) public roads:

(a) transport effects;

(b) design and routes of public roads; and

(c) public pedestrian connections.

(3) new buildings, or additions and alterations to existing buildings, greater than 200m² for care centres, community facilities, education facilities, informal recreation and leisure, organised sport and recreation, healthcare facilities, offices or retail:

(a) integration of mātauranga and tikanga.

(4) four or more dwellings:

(a) cultural sense of place;

(b) building location, height and profile; and

(c) sustainability.

I326.8.2. 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) retirement villages, supported residential care, visitor accommodation, boarding houses:

(a) in the Special Purpose – Māori Purpose Zone the assessment criteria in H5.8.2(1) and H5.8.2(3) Assessment criteria for activities in the Residential – Mixed Housing Urban Zone; and

(b) in the Special Purpose – Māori Purpose Zone; Residential – Terrace Housing and Apartment Buildings Zone; Residential – Mixed Housing Urban Zone; Business – Mixed Use Zone; and Open Space – Informal Recreation Zone, the extent to which the building design integrates mātauranga and tikanga principles.

(2) public Roads:

(a) the extent to which the location, physical extent and design of new public roads and associated public pedestrian connections integrate with existing and proposed public open space and provide for well-connected, and safe vehicular and pedestrian routes;

- (b) whether vehicle traffic through the marae area is avoided to the extent practicable; and
 - (c) the extent to which public pedestrian access across open space areas from Takitimu and Kupe Streets to Kitemoana Streets is established and reinforced.
- (3) new buildings, or additions and alterations to existing buildings, greater than 200m² for care centres, community facilities, education facilities, informal recreation and leisure, organised sport and recreation, healthcare facilities, offices or retail:
- (a) the extent to which the building design integrates mātauranga and tikanga principles.
- (4) four or more dwellings:
- (a) cultural sense of place:
 - (i) the extent to which the development reinforces and complements the marae as the heart of the community;
 - (ii) the extent to which opportunities for local community services, employment and places to shop are provided, particularly at the Takitimu Street / Kupe Street entrance to the Ōrākei precinct and near the marae; and
 - (iii) whether development establishes and reinforces the use and function of areas zoned open space and orientate views towards the Whenua Rangatira;
 - (b) building location, height and profile:
 - (i) whether building footprints, profile and height (rather than detailed building design) establish an integrated built form and spatial framework across the subject land area and address the matters in Policy I326.3(3) above; and
 - (c) sustainability
 - (i) whether the form and layout of the development enables the sustainability initiatives identified in Policy I326.3(5) above.

I326.9. Special information requirements

There are no special information requirements in this precinct.

I326.10. Precinct plans

I326.10.1 Orakei 1: Precinct Plan 1 - Ōrākei Papakāinga master plan



I327. Ōrākei 2 Precinct

I327.1. Precinct Description

The Ōrākei 2 Precinct applies to the Whenua Rangatira area which is set aside by the Ōrākei Act 1991 and the Ngāti Whātua Ōrākei Claims Settlement Act 2012 for the use and benefit of the members of the hapū and citizens of the City of Auckland. It is managed and controlled by the Ngāti Whātua Ōrākei Reserves Board comprising Council and Ngāti Whātua o Ōrākei representatives, as a recreation reserve, with a reserves management plan prepared under the processes established by the Reserves Act 1977.

The purpose of the Ōrākei 2 Precinct is to integrate the Whenua Rangatira Reserve Management Plan with the Plan provisions to ensure that development or use of the Whenua Rangatira provides for the sustained wellbeing of Ngāti Whātua Ōrākei while providing the land for the common use and benefit of the members of the hapū.

In addition to the reserve management plan, the establishment of a joint management agreement under section 36B of the Resource Management Act 1991 is encouraged to provide for joint decision making on resource consents or plan changes directly affecting the Ōrākei 2 precinct. As part of this approval process, a design review panel would also be established to provide for the specific consideration of Māori identity and design. While the precinct does not rely on a joint management agreement, it is an important part of the planning context of the precinct.

The Whenua Rangatira Reserve Management Plan applies a different management approach to the following sub-precincts of the Whenua Rangatira:

Sub-precinct A – Ōkahu Bay:

Sub-precinct A – Ōkahu Bay is at the western end of the Whenua Rangatira. Ōkahu Bay is the most readily accessible portion of the reserve for the public by both land and sea. It is located on the valley floor and is overlooked by surrounding residential development.

This part of the reserve is ideal for group activities, and has from time to time hosted large-scale entertainment such as circuses, music groups and waka arrivals. It is bisected by Tāmaki Drive, which separates it from the beachfront portion of the Whenua Rangatira at Ōkahu Bay. The physical separation by the road inhibits interaction between the two parts of the reserve.

The urupā and church are the most significant elements within this area. They are a reminder of the marae and papakāinga that once occupied the land. There is a strong visual and axial link from the marae, through this particular piece of the Whenua Rangatira, to the seashore of Ōkahu Bay and on to the Waitematā Harbour. The historical and cultural values of this area are an important component of the management of this part of the reserve.

Sub-precinct B – Takaparawhau:

Sub-precinct B – Takaparawhau is comprised of an elevated platform, edged with dramatic tree lined cliffs, comprises the bulk of the Whenua Rangatira. The more gentle

slopes are mown grassland, and legacy of the previous grazing regime of the land. Although divided by several gullies, it is spacious enough to accommodate a wide range of recreation pursuits. The area forms a natural gateway in conjunction with Maungauika (North Head) to the inner Waitemata Harbour.

There is little public activity on the land except on those special occasions when thousands of citizens flock to the Whenua Rangatira to watch events on the harbour. There is good access to some of the land, via Hapimana Street, but no promotion of the reserve as a facility for public use and enjoyment.

The area is part of the parcel of land returned to Ngāti Whātua Ōrākei and is viewed as a major part of their tūrangawaewae (place to stand with mana). The adjacent marae and papakāinga, together with cultural artifacts within the site give Takaparawhau a special character to be considered in the future management and development of the land.

Sub-precinct C – Tai Hara Paki:

Sub-precinct C – Tai Hara Paki is located to the west of the Michael Joseph Savage Memorial, Tai Hara Paki is a large sloping grass area with significant views to the north, and hosts a variety of public activities. It is the arrival point for visitors to the Michael Joseph Savage Memorial and the upper Whenua Rangatira and because of the vehicular access via Tamaki Drive, is visited by many families seeking open space for picnicking, kite flying and other similar activities.

Sub-precinct D – Kohimaramara:

Sub-precinct D - Kohimaramara is an area of the Whenua Rangatira to the north and east of Michael Joseph Savage Memorial. It is an elevated grassed area, edged with steep, vegetated slopes down towards the waterfront and Mission Bay.

Visually, it is strongly connected to the Mission Bay beach reserve and the Moehau Channel. There is pedestrian access from Mission Bay, leading directly to the Savage Memorial, but there is little other activity of note on this part of the site.

Sub-precinct E – Te Ngahere:

Sub-precinct E - Te Ngahere is an area of open space adjoining urban development. The higher portion which lies at the end of Kupe Street, is gently sloping and sits adjacent to the marae and papakāinga. It provides a good vantage point for wide views of the Hauraki Gulf. The lower portion includes a steep slope down towards Mission Bay to the east, and is less attractive for the kinds of passive recreation occurring on other parts of the Whenua Rangatira.

There are two memorials in this sub-precinct, reflecting events that occurred during the land protests in 1977, giving the area a special cultural significance. Vegetation consists of small areas of exotic species along the eastern boundary.

Sub-precinct F – Transition zone

Sub-precinct F – Transition zone provides a buffer between the hapu and the Whenua Rangatira while still enabling access from the papakāinga to the Whenua Rangatira.

The development within this zone, while supporting the marae activities, needs to complement the natural environment of the Whenua Rangatira.

The zoning of land within this precinct is Open Space – Informal Recreation zone.

The following overlays apply to the precinct:

- D17 Historic Heritage Overlay;
- D10 Outstanding Natural Features Overlay and the Outstanding Natural Landscapes Overlay (Sub-precinct A - in the Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay);
- D9 Significant Ecological Areas Overlay.

I327.2. Objectives

- (1) The sustainable management of the cultural and physical resources of the Whenua Rangatira provides for wider community needs and the cultural and spiritual needs of the Ngāti Whātua Ōrākei hapū.
- (2) Development and activities are consistent with the principles of the Whenua Rangatira Reserve Management Plan and the Ngāti Whātua Iwi Management Plan 2012.

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

I327.3. Policies

- (1) Require development or activities on the Whenua Rangatira to:
 - (a) be complementary to the marae, urupā and papakāinga;
 - (b) respect the cultural and historical heritage of the Whenua Rangatira, including existing archaeological features; and
 - (c) give effect to the outcomes and principles contained in the Ngāti Whātua Ōrākei Iwi Management Plan 2012.
- (2) Encourage the enhancement and protection of environmentally sensitive physical elements in the landscape, including through:
 - (a) maintaining the integrity of the natural landforms with any landscaping, walkways, roadways or earthworks;
 - (b) buildings being compatible in scale, design and appearance and located to minimise any adverse effects on the physical landscape and neighbouring land; and
 - (c) maintaining a consistent theme of design or appearance.
- (3) Enable the provision of employment opportunities for the Ngāti Whātua Ōrākei hapu.

- (4) Provide for the use of open space and the recreational use for the wider community of Auckland.
- (5) Co-ordinate, and where possible integrate activities with other activities at Ōkahu Bay and elsewhere on the Whenua Rangatira.
- (6) Incorporate the cultural identity of Ngāti Whātua Ōrākei within the Whenua Rangatira as an integral part of Auckland's cultural development.
- (7) Align the management and development of the Whenua Rangatira with the Whenua Rangatira Reserve Management Plan, Ngāti Whātua Iwi Management Plan 2012, the Ōrākei Act 1991 and the Reserves Act 1977, including by:
 - (a) activities provided for within the Whenua Rangatira being of a scale and intensity consistent with the Whenua Rangatira Reserve Management Plan provisions or the Reserves Act 1977, and with the incorporated reserve management plan applying to the land; and
 - (b) activities, including walkways, public activities on the Whenua and new development are designed and located to ensure the privacy of the hapū on the papakāinga.
- (8) Safeguard the environmental qualities and amenities of the land, in addition to policies 1327.3(1) to (7), through managing use and development to maintain and enhance the values identified for each sub-precinct by:

Sub-precinct A – Ōkahu Bay:

- (a) requiring activities and development to respect the mana and privacy of the Urupā and church and have regard to the cultural significance of the earlier papakāinga and marae sites;
- (b) designing and locating development to improve the strong cultural connection between the land and sea by enhancing connections and removing barriers in this part of the Whenua Rangatira;
- (c) designing and locating development to maintain and enhance the strong visual and physical connections between the Urupā and the whareniui/marae;
- (d) requiring new buildings and structures to complement the scale and form of existing buildings;
- (e) avoiding adverse effects to the extent practicable and promoting actions that support positive effects on the beach and waters of Ōkahu Bay;
- (f) retaining and protecting the native trees in the area;
- (g) retaining and protecting the existing open space qualities;
- (h) encouraging provision to be made for the significant revegetation of gully systems where appropriate;

- (i) avoiding or mitigating the adverse effects of earthworks on the integrity of the existing landforms; and
- (j) requiring public access to all parts of the reserve to be provided, including access to:
 - (i) provide safe and easy access to the beachfront, papakāinga and Takaparawhau;
 - (ii) support waka culture and complementary activities;
 - (iii) maintain the ability to host other cultural events of public interest that are considered appropriate in the setting of Ōkahu Bay; and
 - (iv) provide for the safety of the public using Ōkahu Bay.

Sub-precinct B – Takaparawhau:

- (a) maintaining the importance of Takaparawhau as a highly visible landmark together with the underlying cultural attributes to provide a focal point at the entry to the Waitemata Harbour;
- (b) maintaining and enhancing the visual and cultural connections between the marae and Takaparawhau Point;
- (c) designing structures to respect and enhance the prominence of this part of the Whenua Rangatira and maintain the open and natural existing character;
- (d) maintaining to the extent practicable the visual importance of the tree covered cliffs and reserve, and the natural character of this part of the reserve;
- (e) avoiding adverse effects of drainage work on the existing and proposed revegetation projects;
- (f) maintaining the existing clear open space on the hilltops to preserve the character and visual qualities of Takaparawhau;
- (g) maintaining the integrity of the promontory as a major vantage point and view lines to the harbour;
- (h) improving access both to and within Takaparawhau to enable better public access to heritage sites and natural features on the periphery of the Whenua Rangatira;
- (i) maintaining the importance of Takaparawhau as a passive recreation area; and
- (j) limiting monuments, sculptures and other ornamental and viewing structures to 75 per cent of the height of the adjacent cliff to enable appropriate scale to be maintained.

Sub-precinct C – Tai Hara Paki:

- (a) maintaining the importance of Tai Hara Paki as a cultural gateway to the upper Whenua Rangatira;
- (b) supporting opportunities to provide facilities for manaakitanga including:
 - (i) facilities at the entrance to the marae; and
 - (ii) low-key facilities to enable the conduct of tribal, community or cultural activities (refer s.23 Ōrākei Act 1991).
- (c) designing buildings and structures to recognise and reflect the architecture and style of the adjoining wharenuī and wharekai, including through being low-key and of a scale that does not impinge on, or dominate the adjoining buildings on the marae;
- (d) locating buildings within the landscape and away from the visually dominant ridge lines;
- (e) maintaining the visual importance of this area of land fronting the marae;
- (f) preserving the natural qualities and character of this part of the reserve;
- (g) protecting the environmentally sensitive nature of the northern gully system from the adverse effects of development;
- (h) improving access both to and within Tai Hara Paki to enable better public access to heritage sites and natural features on the periphery of the Whenua Rangatira;
- (i) maintaining the importance of Tai Hara Paki as a passive recreation area; and
- (j) protecting the cultural significance of this area, especially its relationship to the adjoining marae.

Sub-precinct D – Kohimaramara:

- (a) maintaining the relationship to the marae, papakāinga and other Ngāti Whatua land in the area;
- (b) maintaining the importance of this area as the principal vantage point to the outer Hauraki Gulf;
- (c) designing buildings and structures to complement the character and scale of the existing structures/buildings and surrounding environment;
- (d) maintaining the visual importance of the tree covered cliffs and the natural character of this part of the reserve;
- (e) minimising any adverse effects on existing flora and proposed revegetation from drainage work;

- (f) managing any adverse effects of earthworks to maintain the natural character of the Whenua Rangatira;
- (g) improving access within the Kohimaramara Sub-precinct and to and from adjacent residential areas;
- (h) maintaining the relationship between the Michael Joseph Savage Memorial and the Whenua Rangatira; and
- (i) requiring development to be sympathetic to the existing form and character of the Savage Memorial.

Sub-precinct E – Te Ngahere:

- (a) maintaining the importance of Te Ngahere as a backdrop to the Mission Bay residential area and as an outlook for the adjacent residential land to the South;
- (b) protecting the cultural significance of the memorials located within this area;
- (c) protecting views from the adjacent residential development and papakāinga;
- (d) maintaining the visual importance of this part of the reserve and the existing natural character;
- (e) requiring development to address the need to protect the land from further erosion;
- (f) enhancing access both to and within Te Ngahere, especially from the surrounding residential areas;
- (g) providing for the reasonable privacy for adjoining residential areas; and
- (h) providing appropriate access to the marae and papakāinga, for the hapū and visitors.

Sub-precinct F – Transition zone:

- (a) managing activities and buildings to maintain and respect the privacy of the hapū;
- (b) supporting development that provides opportunities to provide manaakitanga, including support and amenity facilities at the entrance to the marae;
- (c) requiring the design of buildings or structures to recognise and reflect the architecture and style of the adjoining wharenuī and wharekai;
- (d) requiring buildings and structures to be low-key and of a scale that does not impinge on or dominate the adjoining buildings on the marae;
- (e) locating buildings to ensure that they visually complement the marae complex; and

- (f) managing activities to maintain the ability of the hapū to undertake its activities in an orderly and integrated manner, including formal welcoming on to the marae.

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

I327.4. Activity table

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

Table I327.4.1 Activity table specifies the activity status of land use and development activities in the Ōrākei 2 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I327.4.1 Activity table

Activity		Activity status		
		Sub-precinct A	Sub-precinct B, C, D	Sub-precinct E and F
Use				
Mana Whenua				
(A1)	Urupā	P	NA	NA
Accommodation				
(A2)	Camping grounds	NC	NC	NC
(A3)	Workers accommodation	NC	NC	NC
Rural				
(A4)	Farming	D	D	D
(A5)	Horticulture	P	P	P
Community				
(A6)	Community facilities	D	D	D
Infrastructure				
(A7)	Parking; more than seven parking spaces	D	D	D
Development				
(A8)	Boat launching facilities for the launching of waka	D	NA	NA
(A9)	New buildings used for water related activities, including the storage, repair and maintenance of waka	D	NA	NA
(A10)	New buildings associated with	D	D	D

	cultural learning and manākitanga centres			
(A11)	New buildings used for recreation or community purposes	D	NA	D
(A12)	Development that does not comply with Standard I327.6.2 Impervious area threshold	D	D	D
(A13)	Development that does not comply with Standard I327.6.3 Building yard	D	D	D

I327.5. Notification

- (1) Any application for resource consent for an activity listed in Table I327.4.1 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).

I327.6. Standards

The standards in the overlay, Open Space – Informal Recreation Zone and Auckland-wide rules apply in this precinct, except for the following:

- Standard H7.11.7 (1)(b) Maximum impervious area - Open Space – Informal Recreation Zone

All activities, listed as permitted in Table I327.4.1 must comply with the following permitted activity standards.

I327.6.1. Horticulture

- (1) Glasshouses must not exceed 50m² in size.

I327.6.2. Impervious area threshold

- (1) The impervious area threshold for Sub-precincts A to F must not exceed the following:
- (g) Sub-precinct A – up to 10 per cent;
- (h) Sub-precinct B, C, D, E – up to 5 per cent; and
- (i) Sub-precinct F – up to 15 per cent.

I327.6.3. Building yard

- (1) New buildings and structures, other than walkway facilities, security lighting and directional signage, must not be located within a 20m wide yard measured from the southern and eastern boundary of Sub-precincts D, E and F, between Kupe Street and Tamaki Drive.

I327.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I327.8. Assessment – restricted discretionary activities

There are no restricted discretionary activities in this precinct.

I327.9. Special information requirements

There are no special information requirements in this precinct.

I327.10. Precinct plans

There are no precinct plans for this precinct

I328. Ōrākei Point Precinct

I328.1. Precinct Description

The Ōrākei Point Precinct applies to land located along Ōrākei Road adjoining the coastal marine area. The precinct is bisected by the North Island Main Trunk Railway.

The purpose of the precinct is to enable a comprehensively planned, transit oriented community, with development undertaken generally in accordance with a master plan, and the staged provision of public facilities and infrastructure. The master plan is shown on I328.10.5 Ōrākei Point: Precinct plan 5.

The Ōrākei Point precinct is divided into Sub-precincts A to F for the purposes of the different standards that apply in these areas. The precinct plans seek to maximise the opportunities offered by the precinct, while respecting the sensitivities of its coastal location and geological and heritage values.

Under I328.10.5 Ōrākei Point: Precinct plan 5, the railway corridor is capped by a podium, reducing noise and allowing development and public access across the precinct.

I328.10.5 Ōrākei Point: Precinct plan 5 also includes public plazas, a new Ōrākei train station, and a new loop road to re-enforce the public nature of the development.

I328.10.5 Ōrākei Point: Precinct plan 5 provides for 80,000m² of gross floor area, equating to approximately 700 apartments and a maximum of 10,000m² for both retail and office activities.

The zoning is primarily Business – Mixed Use Zone, apart from the land adjoining the railway line within the railway designation which is zoned Strategic Transport Corridor Zone. Land between the coastal marine area and the precinct in the north and west is zoned Open Space – Informal Recreation Zone and Open Space – Conservation Zone. There is also a small area of Coastal – Coastal Transition Zone land included within this precinct.

I328.2. Objectives

- (1) Ōrākei Point is comprehensively developed for mixed-use activities which integrate well with the public transport network.
- (2) High quality public open spaces are created, both within Ōrākei Point and around its seaward perimeter.
- (3) Principles of sustainability are adopted in the development.
- (4) Adverse effects from the current and anticipated future operation of the North Island Main Trunk Railway Line are avoided and mitigated.

The provisions of the D10 Outstanding Natural Feature Overlay and H13 Business – Mixed Use Zone and H22 Strategic Transport Corridor Zone apply in addition to those specified above unless otherwise specified.

I328.3. Policies

Transit Orientated Community

- (1) Promote future growth and improvements to public transport through the construction of a new covered railway station.
- (2) Require staging of infrastructure and public places in a manner that compliments built development.
- (3) Enable other modes of transport other than private motor vehicle by providing connections to public transport, and limiting parking.

Development is undertaken in a comprehensive manner

- (4) Promote development that is generally consistent with I328.10.5 Ōrākei Point: Precinct plan 5.
- (5) Require new development and public places to achieve an appropriate interface between buildings, public spaces and Ōrākei Point's coastal setting.
- (6) Promote high urban design standards.

High quality public open space

- (7) Provide a wide range of public spaces, including green spaces for passive recreation around the perimeter of Ōrākei Point, urban plazas and a street network with a strong pedestrian focus.
- (8) Provide a green corridor along Ōrākei Road and Ōrākei Basin by creating new public space and requiring landscaping and setback requirements.
- (9) Provide public plazas on the northern seaward side of Ōrākei Point maximising public views and amenity.

Sustainability in new development

- (10) Integrate development with public transport.
- (11) Orientate development and open spaces northwards to maximise solar access.
- (12) Design buildings to be adaptable to other suitable activities over time.

Adverse effects from the North Island Main Trunk Line are avoided or mitigated

- (13) Require a minimum level of acoustic amenity for occupiers of buildings through the design and construction of buildings and services.
- (14) Avoid and mitigate vibration effects, and diesel fumes associated with current and future operation of the railway line through the design and construction of buildings.

The provisions of the D10 Outstanding Natural Feature Overlay and H13 Business – Mixed Use Zone and H22 Strategic Transport Corridor Zone apply in addition to those specified above unless otherwise specified.

I328.4. Activity table

Table I328.4.1 Activity Table specifies the activity status of land use activities in the Ōrākei Point Precinct pursuant to section 9(3) of the Resource Management Act 1991.

The activities in the D10 Outstanding Natural Features Overlay and Auckland-wide provisions apply unless otherwise specified.

The provisions in the underlying D13 Business – Mixed Use Zone and D22 Strategic Transport Corridor Zone apply unless otherwise specified.

Table I328.4.1 Activity table

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings	P
(A2)	Home occupations	P
Commercial		
(A3)	Parking (non-accessory) in sub-precinct F	RD
(A4)	Entertainment facilities up to 500m ² gross floor area	P
(A5)	Entertainment facilities between 500m ² and 2000m ² gross floor area	D
(A6)	Food and beverage	P
(A7)	Garden centres	P
(A8)	Offices	P
(A9)	Parking up to 1750 spaces	P
(A10)	Parking between 1750 and 1950 spaces	RD
(A11)	Retail	P
(A12)	Taverns up to 500m ² gross floor area	P
(A13)	Visitor accommodation	P
Community		
(A14)	Community facilities up to 500m ² gross floor area	P
(A15)	Community facilities between 500m ² and 2000m ² gross floor area	RD
(A16)	Park and ride	D
(A17)	Road network	P
(A18)	Signs, structures and information boards associated with public pedestrian and cycling access in and around the coastal marine area	P
(A19)	Transport equipment	P

General		
(A20)	Artificial lighting	P
(A21)	Use of buildings complying with Standard I328.6.10	P
(A22)	Use of buildings not complying with Standard I328.6.10	RD
(A23)	Construction of public open space, public accessways, overpasses, plazas and accessory buildings (excluding roads)	RD
(A24)	Construction of road network	P
(A25)	Buildings and works within the Special Tree Protection Area shown on I328.10.3 Ōrākei Point: Precinct plan 3	RD

I328.5. Notification

- (1) The following activities will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991:
- (a) any application for buildings, excavation or related works within the Special Tree Protection Areas that result in:
- (i) removal of more than 5 per cent of the canopy of any tree located within the Special Tree Protection Area; or
 - (ii) removal of three or more trees located within the Special Tree Protection Area; or
 - (iii) significant adverse effects on three or more trees located within the Special Tree Protection Area caused by any physical works or activities within the Special Tree Protection Area.
- (2) Any application for resource consent for an activity that does not comply with Standard I328.6.10 Use of buildings will be limited notified to New Zealand Rail Corporation and Ports of Auckland Limited.
- (3) Any activity in Table I328.4.1 Activity table not otherwise listed 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).

I328.6. Standards

All activities listed as permitted in Table I328.4.1 Activity table must comply with the following standards.

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

I328.6.1. Parking

- (1) Parking within the precinct must not exceed 1950 spaces unless the 200 park and ride parking spaces have been disestablished.
- (2) Where parking for the 200 park and ride spaces has been disestablished, parking within the precinct must not exceed 2150 spaces.
- (3) Parking that does not comply with Standard I328.6.1(1) and/or I328.6.1(2) is a non-complying activity.

I328.6.2. Parking (non-accessory) within sub-precinct F

- (1) Parking (non-accessory) within Sub-precinct F must not exceed 400 spaces, and can only be undertaken prior to the completion of development within Sub-precinct F (excluding parking provided ancillary to a permitted or restricted discretionary activity).
- (2) Parking (non-accessory) that does not comply with Standard I328.6.2(1) is a non-complying activity.

I328.6.3. Garden centres

- (1) Garden centres, including an ancillary café must only occupy up to 20 per cent of the gross floor area, and/or up to 5 per cent of the outdoor area.
- (2) Garden centres that do not meet Standard I328.6.3(1) are a discretionary activity

I328.6.4. Offices

- (1) Offices must have a total cumulative gross floor area of between 5,000m² and 10,000m².
- (2) Offices that do not meet Standard I328.6.4(1) are a discretionary activity.

I328.6.5. Food and beverage

- (1) Food and beverage activities must not operate between 11.00pm and 7:00am.

I328.6.6. Park and ride parking

- (1) Park and ride parking must provide a maximum of 200 parking spaces.
- (2) Park and ride parking that does not meet Standard I328.6.6(1) is a discretionary activity.

I328.6.7. Retail premises

- (1) The gross floor area of any individual tenancy (including ancillary on-site warehousing and storage) must not exceed 500m².
- (2) A single large floor plate retail tenancy (including ancillary onsite warehouse and storage) must not exceed 2,000m².
- (3) The total cumulative gross floor area of retail premises in Standards I328.6.7(1) and I328.6.7(2) must not exceed 10,000m².

- (4) A minimum gross floor area of 5,000m² must be provided
- (5) Retail premises that do not comply with any of Standards I328.6.7(1) to (4) for retail premises are a discretionary activity.

I328.6.8. Taverns

- (1) Taverns must have a maximum gross floor area of 500m².

I328.6.9. Artificial lighting

- (1) Artificial lighting may be used on a site producing on luminance in excess of 150lux, measured at any point on the site containing the light source in a horizontal or vertical plain at ground level.
- (2) Lighting that does not comply with Standard I328.6.9(1) is a non-complying activity.

I328.6.10. Use of buildings

- (1) Use of buildings for any permitted activity in Table I328.4.1 where located 30m either side of the land designated for railway purposes must be subject to a restrictive non-complaints encumbrance in favour of New Zealand Railways Corporation and the Ports of Auckland, in accordance with Standard I328.6.10(2).
- (2) For the purposes of the Ōrākei Point precinct and Standard I328.6.10 (1) a "restrictive non-complaints encumbrance" is a restrictive encumbrance registered on the title to the property or a binding agreement of encumbrance, in favour of New Zealand Railways Corporation and Ports of Auckland Limited, by the landowner (and binding successors in title) not to complain as to the effects generated by the lawful operation of the North Island Main Trunk railway.
- (3) The requirement in Standard I328.6.10(2) does not require the encumbrance to forego any right to lodge submissions in resource consent applications or plan changes in relation to the operation of the railway line (although an individual restrictive non-complaints encumbrance may do so. Details of the existence of encumbrance documents may be obtained from New Zealand Railways Corporation, Ports of Auckland Limited, their solicitors, or in the case of registered encumbrance by searching the title to the property.)

I328.6.11. Building height

- (1) Buildings within an identified building platform must not exceed the maximum number of floors above the podium shown on I328.10.1 Ōrākei Point: Precinct plan 1, provided that the overall height of the building (including roofs and roof top projections) must not exceed the maximum height (above datum) in meters also specified for that building platform.
- (2) For the purposes of the control above, the 'maximum number of floors' must be measured in each case as being above a nominal podium level of RL12.5, with the podium level storey counting as the first floor.

- (3) Buildings within that area identified as 'podium level' on I328.10.1 Ōrākei Point: Precinct plan 1 must not exceed the height above datum shown on the Plan for that section of the podium, provided that this height limit must not apply to the following buildings and structures located on or over the podium level:
- (a) balconies over roads and plazas which meet the assessment criteria in I328.8.2(1)(a) to (c);
 - (b) seating, bus shelters, pedestrian shelter structures, balustrades, light poles, signs or public artwork on roads or plazas; or
 - (c) buildings and structures associated with temporary activities.
 - (d) The "RL" shown on I328.10.1 Ōrākei Point: Precinct plan 1 must be Auckland Datum 1946 (mean sea level).

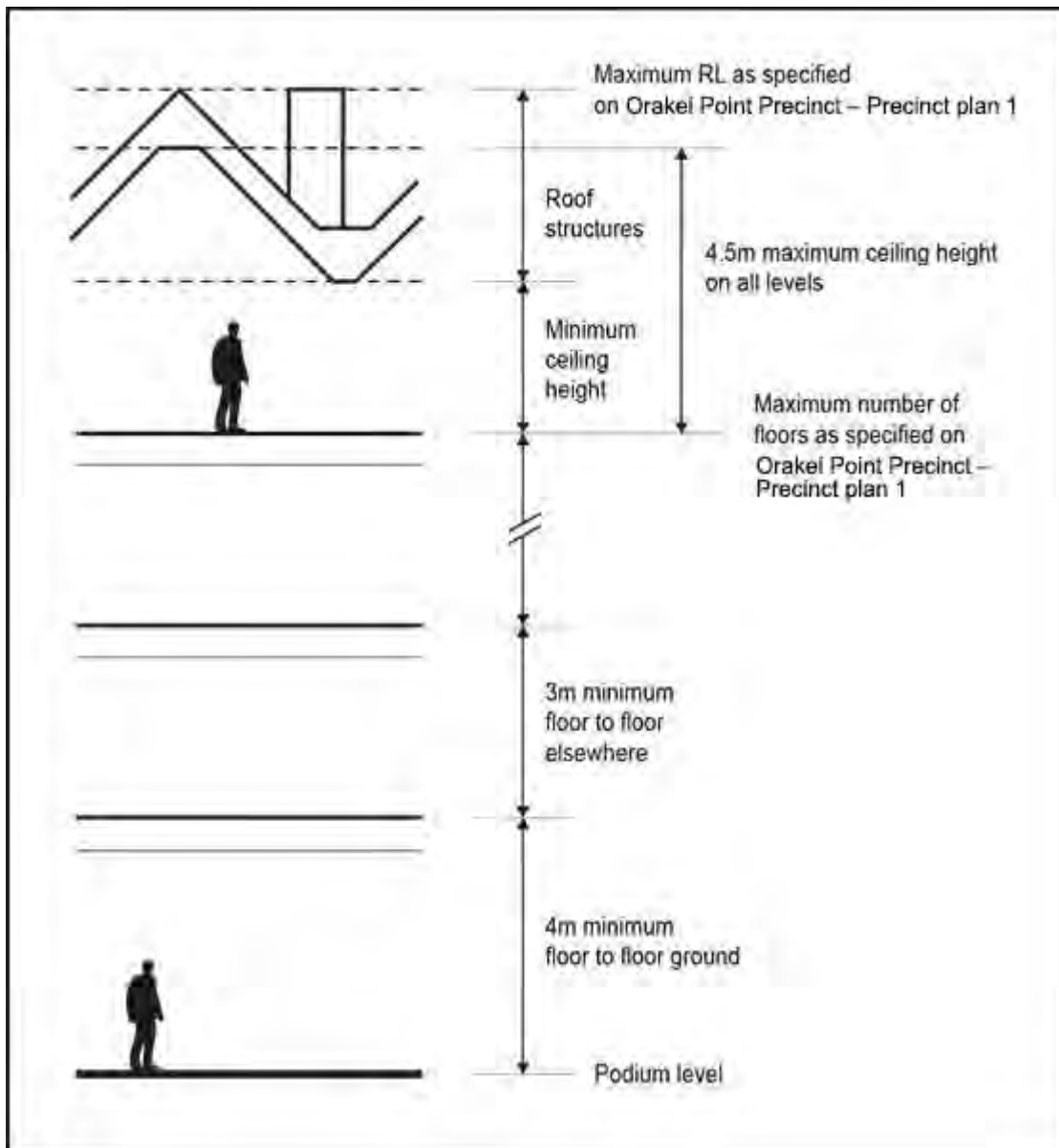
I328.6.12. Floor to floor height within buildings

- (1) The minimum floor to floor height within buildings must be 4m for the ground level of a building, provided that no minimum floor to floor height will apply to the ground or basement levels of buildings within Sub-precinct A, where those floors contain residential or parking.
- (2) The minimum floor to floor height for all other levels within a building must be 3m other than parking levels or to levels below the podium where no minimum floor height applies.
- (3) Standard I328.6.21(3) and (4) minimum floor to ceiling heights for residential units must be met.
- (4) The maximum floor to ceiling height limit on all levels within a building must be 4.5m, except that the maximum floor to ceiling height limit does not apply to:
 - (a) ground levels;
 - (b) other building levels used for entrance lobbies, circulation or foyers or as public entry and access to the covered railway station;
 - (c) parking levels;
 - (d) levels used for the rail station, lines and ancillary activities; or
 - (e) levels incorporating mezzanine floors.

I328.6.13. Roof-top control

- (1) Rooftop projections including lift towers, machinery rooms and plant which exceed the height of all parts of a parapet surrounding a roof on which the projections are located, must be enclosed in a structure or structures designed as an integral part of the roof of the building, refer to Figure I328.6.13.1 Ōrākei Point height controls .

Figure I328.6.13.1 Ōrākei Point height controls



Explanation:

Buildings are limited to the building platforms shown on the precinct plans to ensure development is consistent with I328.10.5 Ōrākei Point: Precinct plan 5. Building platforms are positioned to concentrate development on the inner and northern part of Ōrākei Point, thereby generally avoiding its Ōrākei Road and Ōrākei Basin edge and ensuring the greatest intensity of development closest to the railway station. Building platforms also provide for buildings to define and enclose public streets open spaces.

Appropriate building heights have been determined with reference to the landform of the wider visual and physical catchment. Maximum building heights have been determined for each of the building platforms, with reference to the landscape sensitivities of Ōrākei Point and I328.10.5 Ōrākei Point: Precinct plan 5. A range of building heights are specified to ensure variation in the roof profile of the overall

development and to have building heights at a scale appropriate to other buildings and adjoining roads and public open spaces. This is achieved by a combination of a maximum number of floors and a maximum RL, the later being set higher than the former to provide for and encourage pitched and varied roof forms rather than flat roofs.

Maximum heights of RL12.5, RL 16 and RL 14.5 are applied to the plaza podium levels, representing the top of the plaza and road level. The maximum height of RL16 is applied to one portion of the podium to allow the road to slope up from the general podium level of RL12.5 to meet Ōrākei Road at grade. A maximum height of RL5.5 is applied to the lower podium levels.

Minimum floor to floor heights have been applied to residential and commercial buildings to allow buildings to be adaptable to alternative uses and provide amenity for occupants.

Maximum floor to floor heights have been applied to ensure that buildings adhere to the scale allowed by the specified floor limits. Lobbies, foyers and public space within buildings have been excluded from the maximums to encourage such spaces to have generous volumes. The rail corridor has also been excluded from the maximum height limit in recognition of its functional need.

I328.6.14. Ōrākei Road recession plane and building landscaping

- (1) Buildings within the building platforms identified on I328.10.1 Ōrākei Point: Precinct plan 1 as being subject to the Ōrākei Road recession plane and building landscaping control must comply with the following:
 - (a) no part of the building must project through a plane starting at the level of Ōrākei Road, measured at the boundary of the site, and rising at 45° to its baseline parallel with the street boundary of the site;
 - (b) the face of the building to Ōrākei Road must be landscaped and must have sufficient soil depth and drainage to ensure proper plant growth;
 - (c) the building and landscaping must either be a terraced profile or have a modulated form so as to create a natural hill profile, to generally screen the bulk of buildings behind when viewed from Ōrākei Road level and must not be a literal regression of the 45° angle;
 - (d) no part of the building must exceed an overall height of RL 30 above Auckland Datum 1946 (mean sea level); and
 - (e) the upper most edge and sides of the sloping or terraced building face to Ōrākei Road must be fenced in a manner that satisfies the requirements of the Building Act 2004 and any subsequent amendments.

Explanation:

The Ōrākei Road Recession Plane and Building Landscaping control is applied to the buildings adjoining Ōrākei Road. The control ensures that the buildings maintain a

green face to Ōrākei Road and are set back from the road so as to maintain its open character.

I328.6.15. Site intensity

- (1) The maximum gross floor area within each sub-precinct must not exceed the area in Table I328.6.15.1.

Table I328.6.15.1 Maximum gross floor areas in sub-precincts

Sub-precinct	Maximum gross floor area
Sub-precinct A	16,000m ²
Sub-precinct B	18,000m ²
Sub-precinct C	9,000m ²
Sub-precinct D	13,000m ²
Sub-precinct E	9,000m ²
Sub-precinct F	15,000m ²
Total gross floor area	80,000m ²

- (2) The maximum gross floor area within each sub-precinct must be calculated as the combined total gross floor area of both existing and consented buildings within each of the identified building platforms, with:
- (a) 'consented buildings' meaning buildings for which resource consent has been granted, but not given effect to; and
 - (b) resource consents which have expired or lapsed, or which have been surrendered, not being used in the calculation of maximum gross floor area.
- (3) In addition to the matters excluded in the definition of gross floor area, the following must also be excluded from the calculation of gross floor area:
- (a) all outdoor balcony or deck space, whether enclosed or not;
 - (b) floor area used for parking, including associated access ramps, stairs, lifts and plant, where that floor area is:
 - (i) for Sub-precinct A, below RL 18 (measured above Auckland Datum 1946 (mean sea level));
 - (ii) for Sub-precincts B – F, below the podium levels shown on I328.10.1 Ōrākei Point: Precinct plan 1;
 - (iii) contained within the Ōrākei Road building(s) within the building platform shown on I328.10.1 Ōrākei Point - Precinct plan 1 as being subject to the Ōrākei Road Recession Plane and Building Landscaping Control; or
 - (iv) outdoor floor areas associated with garden centres.

Explanation:

The site intensity control limits the amount of gross floor area achievable within each of the sub-precinct areas. Maximum gross floor areas have been established to allow the development of appropriate densities of development (in terms of apartment numbers and commercial floor area) to create a vibrant transit oriented community which supports patronage of public transport, within the constraints imposed by the building platforms and height limits.

Maximum gross floor areas are identified on a sub-precinct basis. The development of individual building areas within each sub-precinct will need to be assessed at the time of resource consent application with reference to the quantum of gross floor area already taken up within the sub-precinct, by both existing and consented development.

Overall, the gross floor areas provided for within the precinct equates to a floor area ratio of approximately 1.8:1 of the entire area of the precinct.

I328.6.16. Verandah/Colonnade requirement

- (1) For buildings within building platforms identified as subject to a verandah/colonnade control on I328.10.2 Ōrākei Point - Precinct plan 2 a verandah/colonnade must be provided and must comply with all of the following:
 - (a) the verandah/colonnade must provide continuous pedestrian cover within the site along the entire building platform frontage identified as subject to a colonnade requirement;
 - (b) the verandah/colonnade must have a minimum height of 3.4m above the footpath immediately below;
 - (c) any colonnade must have a minimum unobstructed horizontal width of 2m;
and
 - (d) any verandah must comply with relevant bylaws relating to verandahs.

Explanation:

A verandah/colonnade is required along the western side of the loop road to provide for pedestrian cover between Ōrākei Road and the lee plaza and railway station entrance.

A verandah/colonnade is also required around the southern edge of the lee plaza to provide pedestrian cover to and around the plaza and to enhance the pedestrian amenity of the plaza.

I328.6.17. Pedestrian links

- (1) Pedestrian links connecting the road, plazas and open space land must be provided generally at the locations shown on I328.10.3 Ōrākei Point - Precinct plan 3 and must comply with all of the following:
 - (a) have a minimum width of 2m;

- (b) create a direct and logical pedestrian link through the site between public road, plaza and open space land;
- (c) be open to the sky or be covered with transparent glazing, except for a pedestrian link beneath the rail line; and
- (d) comply with relevant Crime Prevention Through Environmental Design principles.

Explanation:

Pedestrian links are required in the locations specified to provide for mid-block linkages between roads, plazas and public open space and to allow permeability through the site and development.

I328.6.18. Frontage height and activity control

- (1) Any building shown on I328.10.3 Ōrākei Point - Precinct plan 3 subject to a frontage height and activities control must comply with all of the following:
 - (a) the façade of the building must generally abut the building platform boundary identified as being subject to the frontage height control;
 - (b) the number of floors along that building platform boundary must be no less than the maximum number of floors specified on I328.10.1 Ōrākei Point - Precinct plan 1, except on the building platform subject to the Ōrākei Road Recession Plane and Building Landscaping Control where Standard I328.7.8(1)(b) does not apply; and
 - (c) 'frontage' shall be interpreted as meaning the external wall of a building which occupies the length of the road boundary and which rises from that boundary to a height no less than the minimum specified, but excludes vehicle entrances, loading bays, pedestrian entrances and lobbies, window and balcony recesses and similar architectural modulations.
- (2) Activities occupying the ground floor frontage of a building on a site identified on I328.10.3 Ōrākei Point - Precinct plan 3 must be limited to the following:
 - (a) entertainment facilities;
 - (b) garden centres;
 - (c) food and beverage;
 - (d) retail;
 - (e) taverns;
 - (f) community facilities; or
 - (g) offices.

- (3) Activities occupying the ground floor frontage of a building on a site identified on I328.10.3 Ōrākei Point - Precinct plan 3:
- (a) must occupy not less than 80 per cent of the length and not less than 10m of the depth of the ground floor road frontage of an identified site; and
 - (b) up to 20 per cent of the length of the frontage of identified sites may be occupied by building entrances, services entrances, vehicle access and service functions.

Explanation:

The frontage height and activities control is applied to certain building frontages to ensure that new buildings appropriately address and define roads and plazas through specified minimum number of floors appropriate to the scale and character of the streets and plaza they adjoin, while excluding certain building elements to provide for flexibility in design and avoiding potential visual monotony of regimented frontage forms.

On such identified frontages, ground floor activities are limited to entertainment, garden centres, restaurants, cafes and other eating places, retail and taverns to activate the road and plaza.

I328.6.19. Noise

- (1) Buildings within the Ōrākei Point precinct must be designed and constructed to ensure the internal noise limits in Table I328.6.19.1 Internal noise limits will not be exceeded.

Table I328.6.19.1 Internal noise limits

Receiving environment	L_{Aeq}, 1 hour
Residential – bedroom	35 dB
Residential – habitable rooms	40 dB
Commercial – offices	40 dB
Conference facilities and care centres	40 dB
Retail	45 dB

- (2) Sound insulation calculations must be based on external noise levels derived from 3D acoustic modelling software (Soundplan or Predictor) using:
- (a) a train sound power level of LWA127 dB as a point source travelling at 40 km/hr, and 4 trains per hour, and using the spectrum in Table I328.6.19.2 sound spectrum; and

Table I328.6.19.2 Sound spectrum

	Octave Band Centre Frequency (Hz)						
	63	125	250	500	1k	2k	4k
Sound Power Level (dB)	133	131	127	123	123	119	114

- (b) road traffic noise at the façade must be calculated with 3D modelling software and the current traffic flow rates on Ōrākei Road between 10.00 pm and 11.00 pm.
- (3) Sound from a moving point source (which propagates in the same manner as line source) can be modelled as such in 3D modelling software.
- (4) In addition to meeting Standard I328.6.19 (1) to (3) all bedrooms and other habitable spaces must be adequately ventilated or air conditioned, as determined by a suitably qualified mechanical engineer, to achieve reasonable internal temperatures during all but the extreme summer conditions and at a minimum meet the requirements of Clause G4 of the Building Regulations 1992.
- (5) Residential accommodation must not be located closer than 80m to any exposed rail line unless a report from a suitably qualified acoustic consultant demonstrates that the external criterion of LAeq,1hr 60 dB can be achieved within any primary outdoor living area using the source levels detailed in Standard I328.6.19 (2) (a).

I328.6.20. Noise emission

- (1) The noise level arising from any activity within the Ōrākei Point precinct must not exceed the following levels;
- (a) at the façade of any habitable space within the Ōrākei Point precinct the noise level in Table I328.6.20.1 Noise level at the façade of habitable spaces;

Table I328.6.20.1 Noise level at the façade of habitable spaces

Time	Noise level
7.00 am to 10.00 pm	LA10 60 dB
10.00 pm to 7.00 pm	LA10 55 dB L63 Hz 10 60 dB L125Hz 10 55 dB LAm _{ax} 75 dB

- (b) within the boundary of any residentially zoned property outside of the Ōrākei Point precinct, the noise level in Table I328.6.20.2 Noise level within the boundary of any residential zoned property outside of the Ōrākei Point precinct; and

Table I328.6.20.2 Noise level within the boundary of any residential zoned property outside of the Ōrākei Point precinct

Time	Noise level
7.00 am to 10.00	L _{A10} 50 dB
10.00 pm to 7.00	L _{A10} 40 dB L _{Amax} 75 dB

- (c) noise levels must be measured and assessed in accordance with the requirements of NZS6801:2008 Acoustics – Measurement of Environmental Sound and NZS6802:2008 Acoustics – Environmental Noise.

Explanation:

The purpose of this control is to provide a minimum level of internal acoustic amenity for occupants of buildings from the external noise sources generated by activities with the Ōrākei Point precinct (including the transport network) and to provide a maximum level of noise that activities other than residential activities can generate.

A general noise control is also applied to the Ōrākei Point precinct to avoid excessive noise occurring for a continuous period or duration so as to be damaging to public health or have an adverse effect on the amenity of the receiving environment.

I328.6.21. Standards for residential units

- (1) Residential units must comply with the minimum gross floor area in Table I328.6.21.1 Minimum gross floor area for residential units.

Table I328.6.21.1 Minimum gross floor area for residential units

Residential unit	Minimum gross floor area
One bedroom	45m ²
One bedroom plus study	55m ²
Two bedrooms	70m ²
Three bedrooms or more	90m ²

- (2) Minimum balcony sizes of at least 8m² must be provided in addition to the minimum gross floor area requirements in Table I328.6.21.1 Minimum gross floor area for residential units, and all balconies must be internalised (i.e. not projecting) for improved privacy, flexibility of use and protection from windy aspects.
- (3) The minimum floor to ceiling height for habitable rooms (including servicing) must be 2.4m except for multi-level or split-level apartments and mezzanine levels, in which case at least 50 per cent of the apartment

floor area must comply with the minimum 2.4m floor to ceiling height requirements.

- (4) Kitchens, bathrooms, hallways, toilets, lobbies, laundries and service areas must have a 2.3m minimum floor to ceiling height.
- (5) The minimum width of common area corridors is 1.5m.
- (6) The minimum width of a corridor/lobby space immediately adjacent to the lift is 2.7m, measured at 90° to the lift doors, for the full combined width of the lift doors.
- (7) Residential units must be designed to achieve the following minimum daylight standards:
 - (8) living rooms and living/dining areas must have a total clear glazed area of exterior wall no less than 20 per cent of the floor area of that space;
 - (9) bedrooms must have a total clear glazed area of exterior wall no less than 20 per cent of the floor area of that space; and
 - (10) entrance halls, kitchens, kitchen/dining rooms, bathrooms, toilets, and laundries may rely on borrowed or artificial light, other than where such building elements contain a window placed in an exterior wall parallel to a site boundary, other than the street boundary, then that window/wall must be set back from the boundary by a minimum of 1m.

Explanation:

Minimum unit standards are imposed within the Ōrākei Point precinct to ensure that each unit has an adequate level of amenity for the occupants. Such amenity includes the provision of minimum areas for apartments, floor to ceiling heights, widths of corridors and daylight standards. These standards are designed to ensure that apartments at Ōrākei Point are a desirable place to live.

1328.6.22. Mix of residential units

- (1) The combined number of one bedroom, one bedroom plus study and two bedroom units within the Ōrākei Point precinct must not exceed 80 per cent of the total number of residential units in the precinct.
- (2) No single building must comprise entirely one bedroom units and no more than:
 - (a) 10 per cent of units within the precinct can be one bedroom; and
 - (b) 15 per cent of units within the precinct can be one bedroom plus study.
- (3) The total number of residential units in the precinct must be calculated as the combined total of units in both existing and consented buildings where:
 - (a) 'consented buildings' means buildings for which resource consent has been granted, but not given effect to; and

- (b) resource consents which have expired or lapsed, or which have been surrendered must not be used in the calculation of residential units.

Explanation:

A mix of unit sizes is required to ensure that the housing stock within the Ōrākei Point precinct can provide for a variety of household types. The mix of unit sizes ensures that no one apartment size dominates and will provide for a wide demographic mix of occupants, including families, through setting minimums on the number of one bedroom apartments allowed. No provision is made for smaller studio units in the precinct under the gross floor area requirements for residential units.

I328.6.23. Private open space

- (1) All residential units must have an outdoor living area no less than 8m².
- (2) An outdoor living area must:
 - (a) have convenient access from a living room;
 - (b) may consist of either an exclusive area at ground level, a balcony (including a recessed or semi enclosed balcony or part of the balcony) or a roof top space exclusively available to that residential unit; and
 - (c) must comprise one continuous area rather than comprise the cumulative total of smaller areas.

Explanation:

Outdoor living areas are required to ensure that each unit has an adequate level of amenity for the occupants in the form of useable private open space.

I328.6.24. Visual privacy

- (1) Where the habitable room windows of a dwelling or a guestroom within visitor accommodation are less than 6m away, and have direct views of the habitable room windows of other residential units or a guestroom within a tourist facility within the same or adjacent sites, they must:
 - (a) be offset a minimum of 1m (horizontally or vertically) from the edge of one window to the edge of the other;
 - (b) have sill heights of 1.6m above floor level;
 - (c) have fixed obscure glazing in any part of the window below 1.6m above floor level; or
 - (d) be on the ground floor level and separated by a suitable screening device, including landscaping, of 1.6m minimum height.

Explanation:

This rule provides a balance between allowing the windows of upper storeys of new developments to have reasonable daylight and outlook while limiting intrusive overlooking of habitable rooms of units on adjoining sites.

I328.6.25. Residential outlook space

- (1) A residential outlook space must be provided:
 - (a) from each face of the building containing windows to principal living areas, (“principal living area” meaning the main communal living space within an accommodation unit for entertainment, recreation and relaxation), or bedrooms of any residential unit; and
 - (b) where windows to a principal living area or bedroom are provided from two or more faces of a building, outlook space must be provided to the face with the greatest window area of outlook.
- (2) The minimum dimensions for outlook space for principal living areas and for bedrooms is 6m, measured perpendicular to the exterior face of the building.
- (3) An outlook space may be over:
 - (a) the site on which the building is located;
 - (b) legal road;
 - (c) public open space;
 - (d) an area otherwise shown on I328.10.1 Ōrākei Point - Precinct plan 1 as being podium or open space and not a building platform above the podium levels;
 - (e) another site, where more than one building may share an outlook space, provided that:
 - (i) the outlook space must be secured in perpetuity for the benefit of the building by a legal instrument to be put in place prior to the commencement of construction; and
 - (ii) written approval of the owner of the adjoining site for the outlook space must be provided when the application for resource consent is lodged.
- (4) Balconies that have direct access from the principal living area or bedroom and are recessed within the exterior face of the building may be included in the calculation of outlook space to a maximum depth of 3m.

Explanation:

The purpose of this control is to safeguard outlook, daylight, sunlight and privacy for occupants of residential buildings. It is noted this is not a view protection control.

I328.6.26. Vibration

- (1) Occupied buildings within the Ōrākei Point precinct must be designed and constructed to ensure the levels of vibration in Table I328.6.26.1 Levels of vibration from trains will not be exceeded based on the procedures specified in the Norwegian Standard NS 8176E: 2nd edition September 2005 Vibration and Shock Measurement of Vibration in Buildings from Land Based Transport and Guidance to Evaluation of its Effects on Human Beings.

Table I328.6.26.1 Levels of vibration from trains

Receiving Environment	Maximum Weighted Velocity, V^w , ⁹⁵
Residential Accommodation	0.3 mm/s
Commercial/Retail Areas	0.6 mm/s

I328.6.27. Screening

- (1) Where any outdoor storage, refuse disposal area, service or parking area adjoins or directly faces land that is in an open space or residential zone, other than the outdoor area of a garden centre used for the display and sale of plants, pots, garden ornaments and outdoor furniture, a solid wall screen must be erected, to the following heights:
- (a) front boundary: 1.2m;
 - (b) side and rear boundaries: 1.8m; and
 - (c) the solid wall screen must be densely planted behind with vegetation and shrubs that will screen the areas during the year.

Explanation:

The purpose of this control is to ensure that unsightly outdoor storage, refuse disposal and parking areas are adequately screened to adjoining open space zoned land.

I328.6.28. Parking

- (1) The Auckland-wide rules in Chapter E27 Transport apply with the exception of the parking standards where the following rules apply:
- (a) where a site is located within the Ōrākei Point precinct the number of parking spaces must not exceed the maximum number of spaces in Table I328.6.28.1 Maximum permitted parking spaces;

Table I328.6.28.1 Maximum permitted parking spaces

Activity	Maximum permitted parking
Residential	One space per residential unit up to one bedroom (including one bedroom units plus study) Two spaces per residential unit two bedrooms or more
Offices	One space per 60m ² of gross floor area
Retail	One space per 40m ² of gross floor area
Garden Centre, including an ancillary café that incorporates up to 20 per cent of the gross floor area, and/or up to 5 per cent of the outdoor area	Garden Centre: one space per 40m ² of gross floor area plus one space per 100m ² of outdoor area Café: one space for every 4 café seats
All other activities	One space per 60m ² of gross floor area

- (2) The overall parking spaces within the Ōrākei Point precinct must be no more than 1750 spaces.
- (3) A minimum parking threshold of 75 per cent of the maximum parking requirement must apply.
- (4) The overall parking spaces in the precinct must be calculated as the combined total of spaces in both existing and consented buildings, with:
 - (a) 'consented buildings' meaning buildings for which resource consent has been granted, but not given effect to; and
 - (b) resource consents which have expired or lapsed, or which have been surrendered, not being used in the calculation of maximum gross floor area.
- (5) Parking may either be provided on the same site as the activity to which it relates, or on another site within the Ōrākei Point Precinct.
- (6) No minimum parking standards apply within the Ōrākei Point Precinct.
- (7) Podium level public on-street parking is not subject to the maximum permitted parking limitations or total overall parking in Standard I328.6.28(1)(a) or I328.6.28(2).
- (8) Park and ride parking up to a maximum of 200 spaces is not subject to the maximum permitted parking limitations or total overall parking in Standard I328.6.28(1)(a) or I328.6.28(2).
- (9) The loading standards in Chapter E27 Transport apply, except that loading requirements for individual buildings may be waived where a common

loading space or spaces are provided and are available and accessible to all buildings and activities within a particular sub- precinct.

- (10) No off-street loading is required for buildings and activities within Sub-precinct F.

Explanation:

The Ōrākei Point Precinct restricts the amount of parking which may be provided in recognition of the access limitations of Ōrākei Road and carrying capacity of the surrounding road network. There are no minimum parking requirements to allow the flexibility to provide as little parking as necessary to meet the requirements of a development. This recognises that the site is extremely well connected by public transport and acts as an incentive to developers to consider reducing parking in light of the other transport options that are available to Ōrākei Point.

I328.6.29. Staging and provision of public facilities, infrastructure, traffic and road improvements

- (1) Public facilities, infrastructure, traffic and road improvements must be established as a pre-requisite to development of each sub-precinct in accordance with Table I328.6.29.1 Staging of public facilities, infrastructure, traffic and road improvements as a pre-requisite to development of each sub-precinct and 'the link road', 'lee plaza' and 'waterfront plaza' must be as shown on I328.10.5 Ōrākei Point - Precinct plan 5.

Table I328.6.29.1 Staging of public facilities, infrastructure, traffic and road improvements as a pre-requisite to development of each sub-precinct

Column I	Column II	Column III	Column IV
Sub-precinct	Staging requirements	Public facilities and infrastructure	Traffic and road improvements
Sub-precinct A	No building or development must be undertaken within the sub- precinct until the public facilities and infrastructure set out in column III of this table have been established. No building or development within the sub-precinct must be occupied until the traffic and road improvements set out in this column IV have been completed.	Vesting in the council of an esplanade reserve with a minimum depth of 20m along the foreshore adjoining Sub-precinct A so that the reserve can provide continuous public access along its full length.	Closure of any alternative access onto Ōrākei Road (so that the only access onto Ōrākei Road is as shown on I328.10.5 Ōrākei Point: Precinct plan 5).
Sub-precinct B	No building or development above the podium level must be undertaken within the sub- precinct until the public facilities and infrastructure set out in column III of this table have been established.	a. Vesting of Ōrākei Road site frontage to the council for road widening, as shown on I328.10.5 Ōrākei Point - Precinct plan 5 and b. Vesting to the	a. Improvements to the alignment along Ōrākei Road, where feasible; and b. The provision of footpaths along the western side of Ōrākei Road, between 228 Ōrākei Road and the Shore Road roundabout); and

	<p>Note: this does not preclude the establishment of the parking levels and associated access below the podium level nor the establishment of the roads, plazas and another public places above the podium level prior to the public facilities and infrastructure set out in column III being established.</p> <p>No building or development within the sub-precinct must be occupied until the traffic and road improvements set out in column IV have been completed.</p>	<p>council of the Open Space zoned land at the northern end of the site at 246 Ōrākei Road (headland park); and</p> <p>c. Vesting in the council of an esplanade reserve with a minimum depth of 20m along the foreshore adjoining Sub-precinct A so that the reserve can provide continuous public access along its full length.</p>	<p>c. The provision of on or off road facilities for cyclists along Ōrākei Road; and</p> <p>d. The signalisation of the intersection of the southern access to the site with Ōrākei Road, generally in the position shown on the I328.10.5 Ōrākei Point - Precinct plan 5.</p>
Sub-precinct C	<p>No building or development must be undertaken within the sub-precinct until the public facilities and infrastructure set out in column III of this table have been established.</p> <p>No building or development within the sub-precinct must be occupied until the traffic and road improvements set out in column IV have been completed.</p>	<p>(a) to (c) above and:</p> <p>d. completion of that part of the podium level within sub-precinct B; and</p> <p>e. the establishment of lee plaza*; and</p> <p>f. completion of the railway entrance building*</p>	<p>(a) to (d) above and:</p> <p>e. Upgrading of the Kepa/Ōrākei/Ngapipi intersection from a roundabout to traffic signals, with a single right turn from Ngapipi Road to Ōrākei Road, but with two exit lanes on Kepa Road (to allow two right turn lanes from Ōrākei Road); and</p> <p>f. The provision of a second northbound lane on Ōrākei Road, from south of the southern site access, including vesting in the council the land identified as "Road Widening" on I328.10.1 Ōrākei Point - Precinct plan 1; and</p> <p>g. The signalisation of the intersection of the northern access to the site with Ōrākei Road, generally in the position shown on I328.20.5 Ōrākei Point - Precinct plan 5.</p>
Sub-precinct D	<p>No building or development must be undertaken within the sub-precinct until the public facilities and infrastructure set out in column III of this table have been established.</p>	<p>(a) to (f) above and:</p> <p>g. The establishment an vesting of the Link Road as a public road in strata</p>	<p>(a) to (g) above and:</p> <p>h. The provision of a flush median along Ōrākei Road, where feasible; and</p> <p>i. Further upgrading of the Ōrākei/Kepa/Ngapipi Road</p>

	No building or development within the precinct must be occupied until the traffic and road improvements set out in column IV have been completed.	within Sub-precincts B and C, including signalised intersections with Ōrākei Road	intersection, with two exit lanes to Ngapipi Road, plus widening of the approach from Kepa Road
Sub-precinct E	No building or development must be undertaken within the sub- precinct until the public facilities and infrastructure set out in column III of this table have been established. No building or development within the sub-precinct must be occupied until the traffic and road improvements set out in column IV have been completed.	(a) to (g) above and: h. Vesting to the council of the Open Space – Informal Recreation Zone land on the western edge of the sites at 228 Ōrākei Road and 236 Ōrākei Road to the railway land.	(a) to (i) above.
Sub-precinct F	No building or development must be undertaken within the sub- precinct until the public facilities and infrastructure set out in column III of this table have been established. No building or development within the sub-precinct must be occupied until the traffic and road improvements, and local purpose reserve vesting, set out in column IV have been completed.	(a) to (h) above and: i. Completion of that part of the podium level within Sub-precinct E; and j. Establishment of waterfront plaza*; and k. Public indoor and outdoor linkage between lee plaza and waterfront plaza*.	(a) to (i) above and: j. Vesting in the council, in fee simple as a local purpose reserve, the landscaped corridor shown in Ōrākei Point - Precinct plan 5 approximately 10m wide running parallel to and adjoining the northern side of Ōrākei Road between the two vehicle entrances shown on Ōrākei Point - Precinct plan 5, excluding the part of that corridor which also comprises part of the railway corridor.

- (2) The construction of lee and waterfront plazas, the linkages between the plazas and the railway station entrance building are required to satisfy assessment criteria as a restricted discretionary activity, including the requirements to legally establish safe public access to these public places and facilities.
- (3) Throughout the development of every sub-precinct, public pedestrian and service access to the Ōrākei Railway station and vehicle access from Ōrākei Road to the property at 236 Ōrākei Road (Lot 3 DP 112856) must be maintained.
- (4) The sequencing of development of each sub-precinct does not need to follow the order of sub-precinct numbering B- E, provided that the public facilities and infrastructure work in column III in Table I328.6.29.1 Staging of

public facilities, infrastructure, traffic and road improvements as a pre-requisite to development of each sub-precinct and the traffic and road improvements in column IV in Table I328.6.29.1 Staging of public facilities, infrastructure, traffic and road improvements as a pre-requisite to development of each sub-precinct, in respect of the earlier sub-precinct/s are established as a prerequisite to the development of the later sub-precinct.

- (5) An application for resource consent for development within any of the sub-precincts must provide details of how the public facilities and infrastructure set out in column III in Table I328.6.29.1 Staging of public facilities, infrastructure, traffic and road improvements as a pre-requisite to development of each sub-precinct have been provided.
- (6) Where any of the required public facilities and infrastructure set out in column III in Table I328.6.29.1 Staging of public facilities, infrastructure, traffic and road improvements as a pre-requisite to development of each sub-precinct have not been established at the time of resource consent for a development a resource consent for a restricted discretionary activity will be required for the new building, which must include:
 - (a) an explanation of the methods by which the public facilities and infrastructure will be established, prior to occupation of the building;
 - (b) a timetable for their establishment; and
 - (c) the methods may include conditions of resource consent or bonding to secure the public facilities and infrastructure and the resource consent will be assessed against the extent to which these methods and timetable are appropriate to ensure the public facilities and infrastructure will be established, prior to occupation of the building.
- (7) More than one sub-precinct may be constructed simultaneously provided the completion of relevant public facilities and infrastructure under this rule is bonded to the satisfaction of the Council by way of bank bond or bank guaranteed bond.

Explanation:

The provision of public facilities and infrastructure and traffic and road improvements is tied to the development of sub-precincts to ensure they are provided commensurate with the requirements of the development and to ensure the full public benefit outcomes of I328.10.5 Ōrākei Point - Precinct plan 5 are achieved.

The success of Ōrākei Point depends on the staged and coordinated provision of the covered rail, roads, plazas, linkages and infrastructure and roading upgrades.

I328.6.30. Network utility services

- (1) The Ōrākei Point precinct development controls do not apply to network utility services. The provisions of E26 Infrastructure apply.

Explanation:

The development controls of the Ōrākei Point precinct are intended to apply to building development only and not to the height, position and size of network utilities such as traffic signs, telephone booths, bus shelters and other infrastructure in roads and plazas.

I328.6.31. Ōrākei Point coastal yard

- (1) The Ōrākei Point coastal yard applies to land within a line 20m from mean high water springs as shown on I328.10.1 Ōrākei Point - Precinct plan 1 and use and development in the Ōrākei Point coastal yard must comply with the following:
 - (a) no building can be constructed within the Ōrākei Point coastal yard, other than paths and driveways and associated retaining, foundations, surfaces and structures that are in general accordance with I328.10.5 Ōrākei Point - Precinct plan 5 and approved as part of a resource consent;
 - (b) no person can, damage, alter, injure, destroy or partially destroy:
 - (i) any indigenous tree or vegetation; or
 - (ii) any exotic tree greater than 6m in height or 600mm in girth (measured at 500mm above ground level).
- (2) The Council may grant an application for restricted discretionary activity resource consent to remove or pollard vegetation or trees within the Ōrākei Point coastal yard if it is satisfied that the works are necessary to address dangerous, diseased or damaged vegetation and trees, compliance with and statutory or legal obligation or hardship, or any other cogent reason.
- (3) Consent will not be granted to the removal or pollarding of vegetation or trees within the Ōrākei Point coastal yard for the purpose of improving views unless the natural character of the coastal environment, the ecological and amenity values of the site and the health of the tree will not be adversely affected.
- (4) No other yard or building in relation to boundary control applies within the Ōrākei Point precinct.

Explanation:

The Ōrākei Point Coastal Yard is applied at the boundary of Open Space – Informal Recreation Zone land on the northern side of Ōrākei Point. The control is intended to ensure that buildings are appropriately set back from this coastal edge, thereby avoiding effects on its landscape and ecological values.

In other places within the Ōrākei Point precinct the position of buildings in relation to other buildings, roads and open space are controlled by the height and recession plane rules within the identified building platforms rather than yard controls. Buildings are generally encouraged to abut adjoining open space rather than be set back in

order that they appropriately address and define such open space to maximise opportunities for outlook and surveillance.

I328.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I328.8. Assessment – restricted discretionary activities

I328.8.1. Matters of discretion

The Council will reserve its discretion to all the following matters when assessing a restricted discretionary activity resource consent application in the Ōrākei Point Precinct in addition any other matters specified for restricted discretionary activities in the overlay, Auckland-wide, H13 Business – Mixed Use Zone and H22 Strategic Transport Corridor Zone.

(1) Buildings:

- (a) Building design and external appearance.
- (b) Public safety.
- (c) Creating a positive frontage.
- (d) Designing for landmark buildings (in particular Building H).
- (e) Activity relationship to public open spaces.
- (f) Centre vitality.
- (g) Design of parking, access and servicing.
- (h) Accommodation.
- (i) Site amenity.
- (j) Sustainability.
- (k) Ōrākei Road parking building.
- (l) Travel Demand Management Plan.
- (m) Construction management.
- (n) Traffic impact on roads and intersections.
- (o) Fencing.
- (p) Reverse sensitivity effects associated with the operation of the rail line and roads.

(2) Additions and alterations to existing buildings:

- (a) Building design and external appearance.

- (b) Public safety.
 - (c) Creating a positive frontage.
 - (d) Activity relationship to public open spaces.
 - (e) Centre vitality.
 - (f) Design of parking, access and servicing.
 - (g) Accommodation.
 - (h) Site amenity.
 - (i) Sustainability.
 - (j) Travel Demand Management Plan.
 - (k) Construction management.
 - (l) Traffic impact on roads and intersections.
 - (m) Fencing.
 - (n) Reverse sensitivity effects associated with the operation of the rail line and roads.
- (3) Community facilities between 500m² and 2,000m² gross floor area:
- (a) Building design and external appearance.
 - (b) Public safety.
 - (c) Creating a positive frontage.
 - (d) Activity relationship to public open spaces.
 - (e) Centre vitality.
 - (f) Design of parking, access and servicing.
 - (g) Accommodation.
 - (h) Site amenity.
 - (i) Sustainability.
 - (j) Travel Demand Management Plan.
 - (k) Construction management.
 - (l) Traffic impact on roads and intersections.
 - (m) Fencing.

- (n) Reverse sensitivity effects associated with the operation of the rail line and roads.
- (4) Use of buildings for any activity listed in this table as permitted where the site is located within 30m either side of the land designated for railway purposes and the site is not subject to a restrictive non-complaint encumbrance in favour of New Zealand Railways Corporation and Ports of Auckland Limited:
 - (a) Restrictive Non-complaint Encumbrance for the Ōrākei Point precinct.
 - (b) Reverse sensitivity effects associated with the operation of the rail line and roads.
 - (c) Fencing.
- (5) Buildings within the Special Tree Protection Area, in addition to the matters of discretion listed in I328.8.1(1):
 - (a) Existing tree protection.
 - (b) Tree Protection Plan.
 - (c) Site specific tree protection.
 - (d) Works within the Special Tree Protection Area.
- (6) Construction of public open space, public accessways, overpasses and plazas, and accessory buildings (excluding roads):
 - (a) Building design and external appearance.
 - (b) Public safety.
 - (c) Creating a positive frontage.
 - (d) Designing for landmark buildings (in particular Building H).
 - (e) Activity relationship to public open spaces.
 - (f) Centre vitality.
 - (g) Design of parking, access and servicing.
 - (h) Accommodation.
 - (i) Site amenity.
 - (j) Sustainability.
 - (k) Travel Demand Management Plan.
 - (l) Construction management.

- (m) Fencing.
- (n) Reverse sensitivity effects associated with the operation of the rail line and roads.
- (o) I328.10.3 Ōrākei Point - Precinct plan 3.
- (p) Public open spaces, public accessways and streets.
- (7) Parking (non-accessory) in Sub-precinct F:
 - (a) Design of parking, access and servicing.
 - (b) Large commercial parking.
 - (c) Ōrākei Road parking building.
 - (d) Site amenity.
 - (e) Sustainability.
 - (f) Travel Demand Management Plan.
 - (g) Construction management.
- (8) Parking between 1750 and 1950 spaces:
 - (a) Design of parking, access and servicing.
 - (b) Large commercial parking.
 - (c) Ōrākei Road parking building.
 - (d) Site amenity.
 - (e) Sustainability.
 - (f) Travel Demand Management Plan.
 - (g) Construction management.

I328.8.2. Assessment criteria

The council will consider the assessment criteria below for restricted discretionary activities, in addition to the relevant assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide H13 Business – Mixed Use Zone and H22 Strategic Corridor Zone.

- (1) Buildings - Building design and external appearance:
 - (a) New buildings should be generally consistent with I328.10.5 Ōrākei Point - Precinct plan 5 and their design and external appearance will be assessed as to whether:

- (i) buildings respond to the proportions, structural modules, and solid-void relationships of existing and proposed public spaces, streets and open spaces, and any existing or consented buildings or building forms otherwise shown on I328.10.5 Ōrākei Point - Precinct plan 5;
- (ii) the materials used on new development are responsive to materials used on neighbouring existing and proposed public spaces, streets and open spaces, and any existing or consented buildings or building forms otherwise shown on I328.10.5 Ōrākei Point: Precinct plan 5;
- (iii) the height of the proposed building is relative to its neighbours so as to ensure variation in roof height and roof form;
- (iv) the building design is of a high quality, showing variety and responsiveness to the local context in a way that contributes to the identity of Ōrākei Point at every scale, including the appearance from viewing points external to Ōrākei Point itself, including from public viewpoints on Tamaki Drive, Ngapiipi Road, Kepa Road, Lucerne Road and Shore Road;
- (v) the building facades are articulated to create shadows, and have a varied roofline and buildings use exterior materials with a coefficient of reflectivity of less than 55 per cent;
- (vi) sound building design precedents are introduced to provide visual cues to the building's overall scale and size and to avoid flat planes or blank facades devoid of modulation, relief or surface detail where visible from streets and public open space;
- (vii) the architectural design differentiates upper building levels from lower and ground levels;
- (viii) the overall form of buildings as seen from a distance is cognisant of the original landform and the existing silhouette of trees on the peninsula;
- (ix) the overall form of buildings complements the natural rise and fall of the land and existing trees on the peninsula;
- (x) buildings seen from a distance are varied and intricate in their rooflines and the patterns of light and shade resulting from balconies and other articulation of their facades;
- (xi) long flat roof profiles are avoided, while roof profiles which are varied are encouraged;
- (xii) roof profiles are 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, including the integration of plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design so that they are not visible from beyond Ōrākei Point;

- (xiii) durable, high quality, inert and easily maintained materials are used on the exterior of buildings;
 - (xiv) side or rear walls are used as an opportunity to introduce creative architectural solutions that provide interest in the façade including modulation, relief or surface detailing; and
 - (xv) balconies over roads project no more than 1.5m over the road, are no wider than 4m and are at least 7m above the surface of the road or footpath below.
- (b) Public safety: Applications will be assessed in respect of how they address public safety and whether:
- (i) consideration has been given to site amenity and safety considerations in the interim period prior to I328.10.5 Ōrākei Point - Precinct plan 5 being completed (including for example temporary site fencing and/or amenity planting);
 - (ii) safe public pedestrian and service access will be maintained to the Ōrākei rail station and methods provided to ensure that this access is maintained from public places at all times the rail service is operating (such methods may include the registration of legal instruments on the land title(s)); and
 - (iii) new development, including parking, is designed in accordance with principles of Crime Prevention Through Environmental Design principles.
- (c) Creating a positive frontage: Applications will be assessed in respect of the extent they create positive frontages and whether:
- (i) building frontages at street level and at the lee and waterfront plaza level contribute to pedestrian vitality, interest and public safety including through using a variety of architectural detail and maximising doors, window openings and balconies fronting streets and plazas;
 - (ii) ground floor spaces facing the street and plaza have windows and doors which look directly onto the street and plaza, with glazing comprising a major portion of the ground floor façade;
 - (iii) building entrances are visible and easily identifiable from the street and plaza and directly accessible from street and plaza level;
 - (iv) when fences and walls are erected between areas of public and private open space, the design of fences and walls is integrated with landscaping and in some cases a landscaped/land formed edge being more appropriate than solid fences or wall;
 - (v) passenger drop off points are located close to entrances;
 - (vi) building frontages alongside open space land contribute to vitality, interest and public safety including through using a variety of

architectural detail and maximising window openings and balconies fronting onto the public open spaces;

(vii) when the floor level of buildings fronting open space zoned land is above ground level to provide privacy to the occupants or to allow for the fall of the terrain, any foundation walls have a modulated form or are landscaped to avoid the appearance of stark retaining walls or undercroft openings;

(viii) buildings address and align to the street boundary of an identified building platform to a height appropriate to define and enclose the street and define the edge of public places, with minor modulation and variance of the frontage layout, such as recessed pedestrian entrances and windows being acceptable to avoid architectural monotony provided that the overall continuity of the frontage is not compromised;

(ix) buildings are designed so the back of a building avoids being oriented to streets, public plazas, or the foreshore open space zoned land and is orientated towards the backs of other buildings wherever practical;

(x) the rhythm and scale of architectural features, fenestration, finishes and colour harmonises with and complements the streetscape and public places, particularly where this would assist or strengthen the overall effect of the building frontage;

(xi) where large sites enable the development of an extensive street building frontage, the frontage is visually broken up through building separation and/or variation in building height, form and/or design to avoid monotonous building façades as viewed from streets and public open space and external viewing points;

(xii) primary entrances to buildings are located along the main street elevation;

(xiii) where possible, windows are designed to look directly onto the street and to adjoining public open spaces;

(xiv) building facades at middle levels provide richness, interest and depth, including architectural detail and balconies fronting streets, plazas and public open spaces and avoiding blank walls on frontages; and

(xv) large expanses of blank walls are avoided at upper levels on street, plaza and public open space frontage and servicing elements are avoided on these facades unless appropriately integrated into the façade design.

(d) Designing for landmark buildings (in particular Building H): The design of landmark buildings (particularly Building H) will be assessed as to whether:

- (i) the landmark building's overall form and the articulation of its façade announce its unique position on the street or plaza and/or its public function;
 - (ii) the landmark building articulation or façade treatment is used to express its unique position on the street or plaza, including reduced setbacks and feature elements such as awnings and parapets; and
 - (iii) the top of the landmark building is designed to distinguish it from adjacent buildings.
- (e) Activity relationship to public open spaces: Applications will be assessed in respect of their relationship to public open spaces and whether:
- (i) internal space at all levels within the building are designed to maximise outlook for occupants onto streets and public open spaces;
 - (ii) activities engage and activate streets, through site links and public open space at ground level;
 - (iii) parking areas that are located within buildings and are visible from streets or public open spaces are avoided;
 - (iv) building space with active uses is provided between parking areas within buildings and street and public open space frontages;
 - (v) ventilation, and fumes from parking structures or other uses avoid being exhausted into the adjacent pedestrian environment at podium level;
 - (vi) to avoid privatising adjoining publicly accessible open space the boundary between public, semi- public and private open space is clearly defined by either one or a combination of fencing or planting along the boundary of the private open space; and
 - (vii) fencing and planting is designed and located to be sufficiently transparent or of low enough height to ensure there are clear views of the open space in accordance with principles of Crime Prevention Through Environmental Design.
- (f) Centre vitality: Applications will be assessed for their contribution to centre vitality and whether:
- (i) buildings are designed to be highly adaptable to a variety of uses; for example, open structural frames and more than minimum floor-to-floor heights should be considered.
- (g) Design of parking, access and servicing: Applications for parking, access and servicing will be assessed as to whether:
- (i) parking, driveways and circulation are integrated into the overall site and building design;

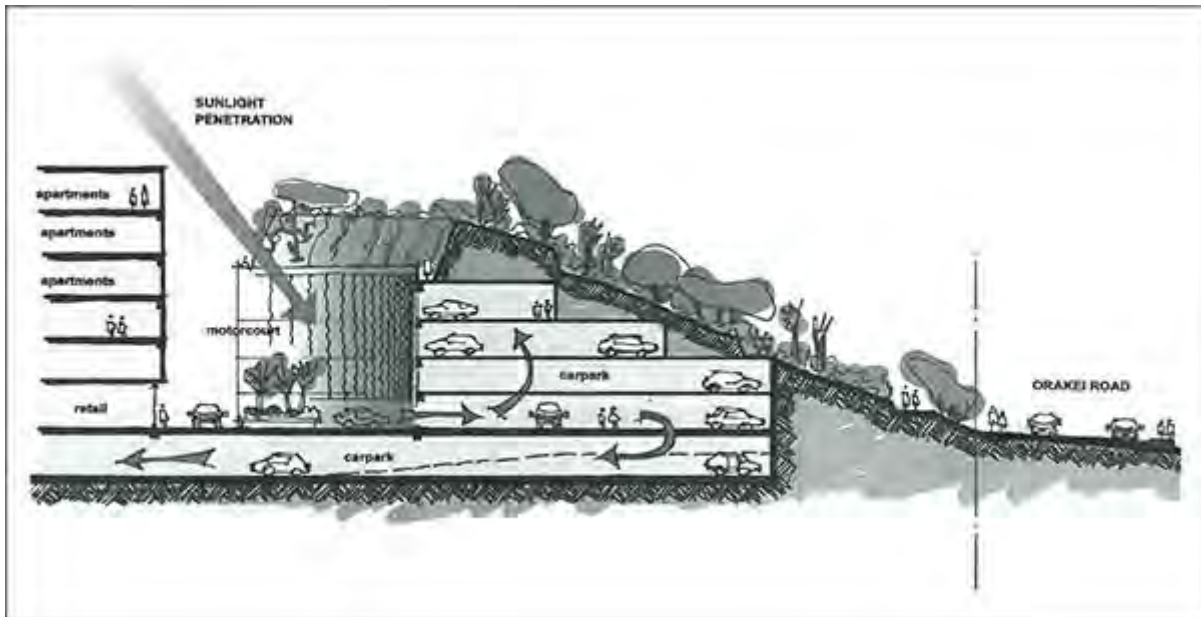
- (ii) parking areas are located underground or within buildings, other than on-street public parking;
- (iii) parking is designed to minimise conflict between non-residential, residential and pedestrian traffic;
- (iv) when they occur on the subject site, public places and public access linkages shown on I328.10.5 Ōrākei Point - Precinct plan 5 are provided for, and methods to ensure public access to and over such public places and public access linkages are maintained at all times, excluding any areas set aside for outdoor dining (such methods may include the registration of legal instruments on the land title(s));
- (v) the proposed finished levels across the subject site allow for public access linkages through and around the site and between adjacent sites, where these are envisaged by I328.10.5 Ōrākei Point - Precinct plan 5;
- (vi) methods to legally secure public access at all times to the public places and the linkages referred to in the above criteria are provided, including in the interim period before I328.10.5 Ōrākei Point - Precinct plan 5 is completed, and including prior to the vesting of public roads (such methods may include the registration of legal instruments on the land title(s));
- (vii) methods to secure access to other properties within the Ōrākei Point precinct are provided;
- (viii) buildings are designed to provide strong architectural cues to accessways and through-site links, with clear and legible entrances, to enhance the visible sense of pedestrian access to the area;
- (ix) access to the development is clearly defined and identifiable to both vehicles and pedestrians as they approach the site and emerging from public transport/rail station, with a particular focus on way-finding methods to increase the legibility of the rail station;
- (x) the design of vehicle ingress and egress to sites is primarily considered from the perspective of pedestrians and cyclists, particularly in terms of visibility and the use of paving materials;
- (xi) frontages are designed as far as possible to avoid multiple service and access interruptions to frontage continuity;
- (xii) where possible vehicle access points are located away from the main road frontage to minimise vehicle crossing and accessways;
- (xiii) where development within Sub-precinct A occurs prior to the establishment of the link road, a temporary vehicular access to development in Sub-precinct A provides appropriate design, turning restrictions and position of the access drive and footpath crossing (a condition may be imposed on the resource consent requiring the

- closure of this temporary access upon the completion of construction of an alternative access to sub-precinct A directly from the link road);
- (xiv) access points are designed to be compatible with the visual appearance of the building(s);
 - (xv) integration of access for vehicular uses (cars, truck and buses) is used to minimise the crossing of pedestrian paths;
 - (xvi) accessways are designed to safely accommodate emergency services and other large vehicles;
 - (xvii) where alternative vehicle access is available, the creation of new vehicle crossings across frontages within the frontage height and activity control is avoided where practical;
 - (xviii) buildings and parking areas are designed to provide for disabled access, including to extent to which they comply with NZS 4121:2001 Design for access and mobility: buildings and associated facilities;
 - (xix) parking areas that are located within buildings and are visible from streets or public open spaces are avoided;
 - (xx) building space with active uses is provided between parking areas within buildings and street and public open space frontages; and
 - (xxi) ventilation and fumes from parking structures or other uses avoid being exhausted into the adjacent pedestrian environment at podium level.
- (h) Accommodation: Applications for accommodation will be assessed as to whether:
- (i) accommodation has natural through ventilation, and where there are external windows on more than one wall by window openings facing different directions, with, ventilation provided solely by mechanical means is not being appropriate;
 - (ii) internal design of every accommodation unit within a development maximises outlook, as distinct from views;
 - (iii) a mixture of apartment types is provided within each building; and
 - (iv) plans submitted as part of a resource consent application include a scaled floor plan showing the living arrangement and configuration within each residential or accommodation unit, including scaled furniture.
- (i) Site amenity: Applications will be assessed for their contribution to site amenity and whether:

- (i) screening and/or landscaping is provided for all parking, loading and servicing areas within buildings that are visible from streets or public open spaces;
 - (ii) site services such as mechanical, electrical and communications equipment are concealed from streets or public open spaces;
 - (iii) service areas are located in areas where they do not detract from the developments visual appeal; and
 - (iv) rubbish storage and recycling facilities are located away from habitable spaces and screened from public places.
- (j) Sustainability: Applications will be assessed for their sustainability and whether:
- (i) buildings are designed to be sustainable through the use of durable low maintenance materials, inert exterior cladding, maximising solar access and natural ventilation and the incorporation of mechanical and electrical systems that achieve energy efficiency;
 - (ii) living spaces within buildings are oriented toward the north to allow for provision of good natural light;
 - (iii) on-site landscaping generally consists of indigenous vegetation;
 - (iv) measures will be adopted to remove endemic lizards from works footprint prior to works commencing and relocate lizards (ideally to open space on the southern side of Ōrākei Road);
 - (v) on-site stormwater conservation measures will be incorporated where appropriate including rainwater harvesting devices, green roofs, site landscaping, rain gardens and wetland treatment systems and stormwater planter boxes (subject to soil contamination considerations);
 - (vi) separate infrastructure reports will be submitted with resource consent applications assessing infrastructure effects from proposed developments;
 - (vii) adequate storage space is provided for rubbish and recyclable material, in a location which is clearly visible within the site and easily accessible to occupants and collection vehicles;
 - (viii) building and demolition will be undertaken in a way that maximises the use of waste materials for reuse and recycling;
 - (ix) buildings will be insulated beyond the minimum standard to keep buildings warm in winter, cooler in summer, and reduce long term maintenance costs;
 - (x) buildings will be constructed using materials that have a high thermal mass such as bricks, concrete and stone to increase energy efficiency;

- (xi) buildings utilise external shades and overhangs, and internal blinds, louvres and curtains to maximise solar access in winter and minimise it in summer;
 - (xii) the lighting controls will enable occupants to minimise energy use;
 - (xiii) active solar technologies are incorporated into new development; and
 - (xiv) if solar water heaters are used, they are incorporated into the design of buildings with consideration of their visual impact.
- (k) Ōrākei Road parking building: The Ōrākei Road parking building will be assessed as to whether:
- (i) the sloping face of the Ōrākei Road parking building is landscaped in a manner that provides a terraced profile or has a modulated form so as to create a natural hill profile characteristic of volcanic forms within Auckland, with particular reference to the tuff ring form of Ōrākei Basin;
 - (ii) the face and roof of the building is landscaped and has sufficient soil depth and drainage to ensure proper plant growth;
 - (iii) a fence or appropriate barrier is to be erected at the top and sides of the slope for safety;
 - (iv) planting uses either low grasses and flaxes or trees, and generally consists of indigenous vegetation;
 - (v) the parking building and adjoining building are sufficiently separated by both an access lane and light well so as to achieve daylight access into a motor court;
 - (vi) a detailed landscape plan showing compliance with the above criteria and providing details on drainage, soil depth and watering and a maintenance plan is provided; and
 - (vii) prior to the 'green hill' covering the Ōrākei Point parking area being designed and constructed, an appropriately qualified landscape architect provides confirmation that planting on the slope can sustain a vegetative cover, including moderate sized trees, over the long term.

Figure I328.8.1.1 Diagram showing an example the Ōrākei Road parking building form and landscape contour



- (l) Travel Demand Management Plan: Any Travel Demand Management Plan should use tools and targets to encourage people to travel by alternative modes of transport other than by private car, including public transport, walking and cycling and ride sharing, and will be assessed on whether it includes:
- (i) information on existing vehicle, public transport, cycle and pedestrian infrastructure;
 - (ii) details on the initial implementation and continued development of the Travel Demand Management Plan;
 - (iii) methods to achieve and monitor the objectives of the Travel Demand Management Plan;
 - (iv) a description of the facilities to encourage alternative means of transport such as staff showers and bicycle racks; and
 - (v) the ratios for bicycle parking for private development set out in the ARTA Guidance Note for Cycle Parking Facilities 2007 as a guide for the provision of cycle parking.
- (m) Construction management: Applications will be assessed as to whether appropriate measures will be implemented during construction to avoid, remedy or mitigate any adverse effects associated with construction activities (which may be addressed through a construction management plan) including the effects on:
- (i) the coastal marine area through stormwater and sediment control measures;

- (ii) the safety and flow of pedestrian and vehicular traffic through appropriate location and management of construction site access locations, provision for off-loading of materials and receipt of waste materials and off-street parking for workers;
 - (iii) amenity and safety through appropriate construction site fencing or screening and location of workers facilities;
 - (iv) the road network through measures to avoid and/or clean up debris including wheel washing facilities and procedures to clean up debris; and
 - (v) access to the railway station, other sites and public areas.
- (n) Traffic impact on roads and intersections: Applications will be assessed for their traffic impact on roads and intersections and:
- (i) the extent of the actual or potential traffic effects of the development on the safety and flow of the road network, having particular regard to the impact of the traffic generated by the development on Ōrākei Road and its intersections; except
 - (ii) where the traffic and road improvements have been met, no assessment of the actual or potential traffic effects of the development is required.
- (o) Fencing: Fencing will be assessed as to whether:
- (i) any fencing abutting public open space is highly transparent with recessive powder coated finish;
 - (ii) the fencing incorporates landscape initiatives to improve the visual appearance at the interface to open space, as well as to deter tagging; and
 - (iii) the fencing will deter access to the railway portal.
- (p) Reverse sensitivity effects associated with the operation of the rail line and roads: Applications will be assessed for their reverse sensitivity effects associated with the operation of the rail line and roads and where buildings are to be occupied by residential units, visitor accommodation or other sensitive activities, whether:
- (i) where they located in accordance with Ōrākei Point - Precinct plan 5 they are appropriately designed to avoid or mitigate reverse sensitivity effects of noise, vibration and fumes associated with the current and future operation of the railway line, and noise effects from traffic;
 - (ii) where they are not located in accordance with Ōrākei Point - Precinct plan 5 they are appropriately located and designed to avoid or mitigate reverse sensitivity effects of noise, vibration and fumes associated with the current and future operation of the railway line, and noise effects from traffic;

- (iii) they are designed with particular regard to the location of bedrooms and other habitable rooms, the type and thickness of glass, and the presence or otherwise of opening windows or doors to the exterior; and
 - (iv) they include a design methodology for avoiding or mitigating adverse effects from noise, vibration and fumes associated with the current and future operation of the rail line with any resource consent application.
- (2) Additions and alterations to existing buildings: Applications for additions and alterations to existing buildings will be assessed on the extent to which they meet:
- (a) the assessment criteria for building design and external appearance in I328.8.2(1)(a)(i) to (xv);
 - (b) the assessment criteria for public safety in I328.8.2(1)(b)(i) to (iii);
 - (c) the assessment criteria for creating a positive frontage in I328.8.2(1)(c)(i) to (xv);
 - (d) the assessment criteria for an activity's relationship to public open spaces in I328.8.2(1)(e)(i) to (vii);
 - (e) the assessment criteria for centre vitality in I328.8.2(1)(f)(i);
 - (f) the assessment criteria for design of parking, access and servicing in I328.8.2(1)(g)(i) to (xxi);
 - (g) the assessment criteria for accommodation in I328.8.2(1)(h)(i) to (iv);
 - (h) the assessment criteria for site amenity in I328.8.2(1)(i)(i) to (iv);
 - (i) the assessment criteria for sustainability in I328.8.2(1)(j)(i) to (xiv);
 - (j) the assessment criteria for Travel Demand Management plan in I328.8.2(1)(l)(i) to (v);
 - (k) the assessment criteria for construction management in I328.8.2(1)(m)(i) to (v);
 - (l) the assessment criteria for traffic impact on roads and intersections in I328.8.2(1)(n)(i)(ii);
 - (m) the assessment criteria for fencing in I328.8.2(1)(o)(i) to (iii); and
 - (n) the assessment criteria for reverse sensitivity effects associated with the operation of the rail line and roads in I328.8.2(1)(p) (i) to (iv).

- (3) Community facilities between 500m² and 2,000m² gross floor area:
Applications for community facilities between 500m² and 2,000m² gross floor area will be assessed on the extent to which they meet:
- (a) the assessment criteria for building design and external appearance in I328.8.2(1)(a)(i) to (xv);
 - (b) the assessment criteria for public safety in I328.8.2(1)(b)(i) to (iii);
 - (c) the assessment criteria for creating a positive frontage in in I328.8.2(1)(c)(i) to (xv);
 - (d) the assessment criteria for an activity's relationship to public open spaces in I328.8.2(1)(e)(i) to (vii);
 - (e) the assessment criteria for centre vitality in I328.8.2(1)(f)(i);
 - (f) the assessment criteria for design of parking, access and servicing in I328.8.2(1)(g)(i) to (xix);
 - (g) the assessment criteria for accommodation in I328.8.2(1)(h)(i) to (iv);
 - (h) the assessment criteria for site amenity in I328.8.2(1)(i)(i) to (iv);
 - (i) the assessment criteria fo sustainability in I328.8.2(1)(j)(i) to(xiv);
 - (j) the assessment criteria for Travel Demand Management Plan in I328.8.2(1)(l)(i) to (v);
 - (k) the assessment criteria for construction management in I328.8.2(1)(m)(i) to (v);
 - (l) the assessment criteria for traffic impact on roads and intersections in I328.8.2(1)(n)(i);
 - (m) the assessment criteria for fencing in I328.8.2(1)(o)(i) to (iii); and
 - (n) the assessment criteria for reverse sensitivity effects associated with the operation of the rail line and roads in I328.8.2(1)(p)(i) to (iv).
- (4) Use of buildings for any permitted activity in Table I328.4.1 where the site is located within 30m either side of the land designated for railway purposes and the site is not subject to a restrictive non-complaint encumbrance in favour of New Zealand Railways Corporation and Ports of Auckland Limited: Any permitted activity in Table I328.4.1 within a building inside an area bounded by lines 30m either side of the land designated for railway purposes within the site on which the building is located that is not subject to a restrictive non-complaint encumbrance in favour of New Zealand Railways Corporation and Ports of Auckland Limited will be assessed on the extent to which:

- (a) the activity is sensitive to any adverse effects from the surrounding environment, including the effects of noise, vibration and fumes associated with the current and future operation of the railway line, and noise effects from traffic;
 - (b) the building occupied by the activity is located and designed to avoid or mitigate reverse sensitivity effects and any adverse effects of noise, vibration and fumes associated with the current and future operation of the railway line, and noise effects from traffic;
 - (c) the assessment criteria for reverse sensitivity effects associated with the operation of the rail line and roads in I328.8.2(1)(p)(i) to (iv) are met; and
 - (d) the assessment criteria for fencing in I328.8.2(1)(o)(i) to (iii) are met.
- (5) Buildings and works within the Special Tree Protection Area: Buildings and works within the Special Tree Protection Area, which applies to the trees existing as at 18 January 2010 located within the Special Tree Protection Area identified on Ōrākei Point - Precinct plan 3 and extends to the outer drip-line of the existing trees, will be assessed on whether:
- (a) existing trees or parts of trees within the Special Tree Protection Area will be retained except where:
 - (i) the tree or a part of the tree is structurally unsound;
 - (ii) removal of the tree or part of the tree would be beneficial to the health and growth of existing, more appropriate trees on the site, taking into account the size, appearance, health and conditions of those existing trees; or
 - (iii) the removal of the tree or part of the tree is necessary to provide for the access drive contained within Sub-precinct A or other public road shown on I328.10.5 Ōrākei Point - Precinct plan 5;
 - (b) works for building and vehicle access within the Special Tree Protection Area are necessary to give effect to, and generally accord with, I328.10.5 Ōrākei Point - Precinct plan 5;
 - (c) works for building and vehicle access within the Special Tree Protection Area are subject to an assessment and Tree Protection Plan prepared by a suitably qualified arborist; and
 - (d) the vehicle access within Sub-precinct A is designed to provide vehicle access from Ōrākei Road to the upper levels within Sub-precinct A, as shown in I328.10.5 Ōrākei Point - Precinct plan 5, while minimising adverse impacts on any tree.
 - (e) A Tree Protection Plan to assist in the design stages to avoid or minimise adverse effects on the trees in the Special Tree Protection Area must be

prepared by a suitably qualified arborist for approval by Council and will be assessed on whether it includes:

- (i) a pruning schedule including all pruning maintenance;
 - (ii) details on the proposed irrigation system including timing and monitoring;
 - (iii) details on the arboricultural monitoring including timing, frequency and memos; and
 - (iv) specific controls for works under tree crowns and in close proximity.
- (f) For site specific tree protection a supervising works arborist must monitor and supervise the site and ensure the conditions of consent are complied with and provide to Council written confirmation on:
- (i) whether the irrigation system has been commissioned and correct monitoring is in place;
 - (ii) the timing of the pre-commencement meeting and implementation of protection fencing;
 - (iii) all approved pruning, supervision of pruning and the completion of the pruning;
 - (iv) the preliminary excavations and proposed inspection adjacent to retained trees to ascertain appropriate protection methods are utilised and roots are pruned correctly;
 - (v) monthly updates of weekly inspections; and
 - (vi) a final report being provided that documents compliance and any issues of non-compliance along with any remedial works required.
- (g) Works within the Special Tree Protection Area shall be assessed on whether:
- (i) hazard fencing to be placed around the edges of trees is as specified by the supervising arborist;
 - (ii) preliminary excavations and exploratory inspections will be undertaken adjacent to the trees to determine root activity and ensure roots are pruned correctly;
 - (iii) confirmation is provided that an arborist will supervise the works within root zones of trees;
 - (iv) confirmation is provided that if roots are uncovered during works, the roots will be covered with Geotextile fabric and the ground and surface roots will be kept moist;
 - (v) confirmation is provided that all roots exposed during excavations that require removal will be cleanly cut back to the excavation surface

using a handsaw or secateurs in accordance with modern arboricultural practices;

- (vi) confirmation is provided that when concrete is to be poured in excavations that all exposed roots will be covered with polythene to prevent any contaminants contacting the exposed roots;
 - (vii) confirmation is provided that no machinery will be stored or operated within the root zone of any protected tree unless it is supported on an existing concrete or asphalt surface;
 - (viii) confirmation is provided that no materials, spoil, fill, soil or equipment will be stored or temporarily placed within the root zone of any protected tree unless it is approved by the works arborist and is on an existing hard surface;
 - (ix) confirmation is provided that people or machinery will not use the area of the root zone of any protected tree on the site for temporary or permanent access unless specifically mentioned in the consent application and conditions of consent;
 - (x) confirmation is provided that tree protection work will be completed prior to the main construction starting to ensure the tree protection methods are in place before multiple contractors are on site;
 - (xi) confirmation is provided that all site access will be formed away from the street trees and all services including drainage will be located outside the root zone of the protected trees unless specifically mentioned in the arboricultural report; and
 - (xii) confirmation is provided that pruning will be carried out in accordance with ANSI A300 Pruning Standards and be approved by the supervising arborist.
- (6) Construction of public open space, public accessways, overpasses, plazas and accessory buildings (excluding roads): The construction of public open space, public accessways, overpasses, plazas and accessory buildings (excluding roads) will be assessed on the extent to which they meet:
- (a) the assessment criteria for building design and external appearance in I328.8.2(1)(a)(i) to (xv);
 - (b) the assessment criteria for public safety in I328.8.2(1)(b)(i) to (iii);
 - (c) the assessment criteria for creating a positive frontage in in I328.8.2(1)(c)(i) to (xv);
 - (d) the assessment criteria for an activity's relationship to public open spaces in I328.8.2(1)(e)(i)
 - (e) to (vii);
 - (f) the assessment criteria for centre vitality in I328.8.2(1)(f)(i);

- (g) the assessment criteria for design of parking, access and servicing in I328.8.2(1)(g)(i) to (xxi);
- (h) the assessment criteria for accommodation in I328.8.2(1)(h)(i) to (iv);
- (i) the assessment criteria for site amenity in I328.8.2(1)(i)(i) to (iv);
- (j) the assessment criteria for sustainability in I328.8.2(1)(j)(i) to (xiv);
- (k) the assessment criteria for Travel Demand Management Plan in I328.8.2(1)(l)(i) to (v);
- (l) the assessment criteria for construction management in I328.8.2(1)(m)(i) to (v);
- (m) the assessment criteria for traffic impact on roads and intersections in I328.8.2(1)(n)(i);
- (n) the assessment criteria for fencing in I328.8.2(1)(o)(i) to (iii); and
- (o) the assessment criteria for reverse sensitivity effects associated with the operation of the rail line and roads in I328.8.2(1)(p) (i) to (iv).
- (p) The construction of public open space, public accessways, overpasses, plazas and accessory buildings (excluding roads) will be assessed on the extent to which the location and design is generally consistent with I328.10.5 Ōrākei Point - Precinct plan 5 and whether:
 - (i) public access linkages, bus stops, at-grade parking, drop-off points, pedestrian spaces, footpaths, roads; linkages to coastal boardwalks and other connections shown on I328.10.5 Ōrākei Point - Precinct plan 5 are provided for;
 - (ii) the proposed finished levels across the land area allow for public access linkages through and around the site, where these are envisaged by I328.10.5 Ōrākei Point - Precinct plan 5;
 - (iii) the methods to legally secure such linkages, including in the interim period before Ōrākei Point: Precinct plan 5 is fully given effect are provided;
 - (iv) the methods to secure access to other properties within the precinct are provided;
 - (v) consideration is given to site amenity and safety considerations in the interim period before I328.10.5 Ōrākei Point - Precinct plan 5 is fully given effect to; and
 - (vi) safe public pedestrian and service access will be maintained to the Ōrākei rail station and the methods provided to secure such access.
- (q) Public open spaces, accessways, streets, parks and plazas will be assessed on the extent to which;

- (i) they are designed to comply with safety guidelines; including the guidelines on informal surveillance, clear visibility of building entrances and public spaces, lighting, clear definition of space, and entrapment spots;
- (ii) buildings and parking areas are designed to provide for disabled access, including the extent to which they comply with NZS 4121:2001 Design for access and mobility: buildings and associated facilities;
- (iii) they are open and accessible to the public from a public place at all times, except where required to be closed for operational, safety or security reasons;
- (iv) methods to legally secure public access at all times to the public places and the linkages are provided, including in the interim period before Ōrākei Point: Precinct plan 5 is given effect to and including prior to the vesting of public roads (such methods may include the registration of legal instruments on the land title(s));
- (v) they are designed to attract people and have high quality and appropriate landscaping;
- (vi) public open spaces are integrated across the peninsula as a whole and with the design of buildings;
- (vii) public open spaces have a sense of order and proportion and regard to the human scale;
- (viii) public open spaces are orientated and designed to provide pedestrians with adequate access to sunlight, in particular, public spaces should be designed to maximise sunlight access between 10am and 2pm on the shortest day;
- (ix) public open space within or under a building provides adequate access to daylight and/or sunlight for public amenity;
- (x) for plant health for plants within or under buildings there is appropriate soil depth, drainage, watering and plant species;
- (xi) shade and shelter is provided for pedestrians, in conjunction with colonnades or verandas on adjoining buildings;
- (xii) attractive seating and landscaping is provided in appropriate locations and the landscaping comprises trees and shrubs which do not visually obscure the seating from public viewing;
- (xiii) robust, durable surfaces and materials are used;
- (xiv) soft and hard landscaping follows a consistent palette of materials and colours throughout Ōrākei Point, that give a distinctive sense of place, with reference to the cultural, geological and ecological values of the peninsula and its surrounds;

- (xv) provision is made for large specimen trees in tree pits within the plaza area;
 - (xvi) adequate provision is made for access and use of the public space by the disabled, including visually impaired;
 - (xvii) vegetation species used promote habitats and bird feeding;
 - (xviii) they are designed to encourage public use and provide surveillance at night and whether a lighting strategy is submitted for construction of public open space, accessways and plazas;
 - (xix) provision is made for activities to locate within the amenity areas or spill out into them from adjacent private space; and
 - (xx) buildings adjoining public open space are designed, and provide for, activities which attract people, especially at night (for example upper level residential accommodation with windows or balconies overlooking the public open space and adjoining cafes, restaurants or small shops.)
- (7) Parking (non-accessory) in Sub-precinct F: Parking (non-accessory) in Sub-precinct F will be assessed against the following:
- (a) The extent to which it meets the assessment criteria for design of parking, access and servicing in I328.8.2(1)(g)(i) to (xxi).
 - (b) Parking (non- accessory) in Sub-precinct F will be assessed on whether;
 - (i) the parking, in addition to 1750 parking spaces will have adverse impacts on the safety and flow of traffic on the road network;
 - (ii) the parking, in addition to 1750 parking spaces will provide for the traffic and parking demands of the development in the event that the required public transport improvements have not occurred, with the threshold for sufficient provision of public transport improvements being determined with regard to thresholds of; a train headway of at least 10 minutes in each direction during weekday commuter peak travel periods (i.e. train services to Ōrākei Station must be at least at 10 minute intervals) and bus connections to Ōrākei Station at least at 30 minute intervals;
 - (iii) in the use and staging of the parking, the parking in addition to the 1750 limit will only be provided after disestablishment of the 200 park and ride spaces within the precinct, and is only used ancillary to other activities within the precinct;
 - (iv) the parking will only be provided as a temporary use of unallocated spaces within a parking building and prior to the completion of development within sub- precinct F; and

- (v) the hours of operation of the parking take into account the operating hours and pricing incentives for associated traffic movements to avoid peak traffic flows.
- (c) The Ōrākei Road parking building will be assessed as to the extent it meets the following:
 - (i) the assessment criteria for the Ōrākei Road parking building in I328.8.2(1)(k);
 - (ii) the assessment criteria for site amenity in I328.8.2(1)(i)(i) to (iv);
 - (iii) the assessment criteria for sustainability in I328.8.2(1)(j)(i) to(xiv);
 - (iv) the assessment criteria for Travel Demand Management Plan in I328.8.2(1)(l)(i) to (iv);
 - (v) the assessment criteria for construction management in I328.8.2(1)(m)(i) to (v);
- (8) Parking for between 1750 and 1950 spaces: Applications for parking for between 1750 and 1950 spaces will be assessed as to the extent they meet the following:
 - (a) the assessment criteria for design of parking, access and servicing in I328.8.2(1)(g)(i) to (xxi);
 - (b) the assessment criteria for public safety in I328.8.2(1)(b)(i) to (iii);
 - (c) the assessment criteria for the Ōrākei Road parking building in I328.8.2(1)(k);
 - (d) the assessment criteria for site amenity in I328.8.2(1)(i)(i) to (iv);
 - (e) the assessment criteria for sustainability in I328.8.2(1)(j)(i) to(xiv);
 - (f) the assessment criteria for Travel Demand Management Plan in I328.8.2(1)(l)(i) to (iv); and
 - (g) the assessment criteria for construction management in I328.8.2(1)(m)(i) to (v).

I328.9. Special information requirements

- (1) An application for a new building must be accompanied by:
 - (a) Drawings showing the location and design of the proposed building relative to existing and proposed public spaces, streets and open spaces, and any approved buildings.
 - (b) Where changes are intended, the relationship of site contours to existing and proposed streets, any adjacent coastal environment or public open space.

- (c) The location and layout of open space areas (within the control of the landowner or leaseholder).
 - (d) The location of public and private linkages to, through and around the site.
 - (e) The location of vehicle access, parking areas and loading areas.
 - (f) Cross-sections showing the relationship of the building to adjoining public open space and streets.
 - (g) Building elevations and profiles viewed from locations within and outside of Ōrākei Point showing the building relative to its neighbours, including any approved buildings and allowable building envelopes on as yet undeveloped sites.
 - (h) Demonstration of the individual building's compliance with the cumulative activity, building gross floor area, parking, traffic generation threshold and mix of residential units controls, including the totals of both existing and consented development within the precinct.
 - (i) An urban design and universal access statement.
 - (j) A description of legal instruments that will be entered into to secure and maintain appropriate public access across the site in accordance with the requirements of Ōrākei Point: Precinct plan 5.
- (2) An application for construction and/or relocation of new buildings and new accessory buildings, including external additions to existing buildings, and accessory buildings within the special tree protection area must be accompanied by an arboricultural assessment, and a tree protection plan.
- (3) The arboricultural assessment must identify the potentially affected trees and all proposed building works within the Special Tree Protection Area. This assessment must be based on best practice methods and must be within the guidelines as set out in "Trees and Development: A Technical Guide to Preservation of Trees During Land Development". (Champaign IL: International Society of Arboricultural. Matheny, N., & Clark J.R, (1998)). The assessment must include the following:
- (a) an assessment of any modifications proposed to the tree crown and/or branches on the health of the tree;
 - (b) the extent of injury to tree roots and potential effects on the health of the tree;
 - (c) the effects of any earthworks on the tree;
 - (d) the effects of changes to hydrology, soil science, and ground levels on the tree;
 - (e) the effects of buildings on daylight to the tree canopy;

- (f) measures to avoid clearing native trees and shrubs that are known habitats during the breeding season for indigenous forest birds (October to February inclusive); and
- (g) specifications to minimise impacts and protect trees, both during the construction process and ongoing.

1328.10. Precinct plans

1328.10.1 Ōrākei Point Precinct - Precinct plan 1



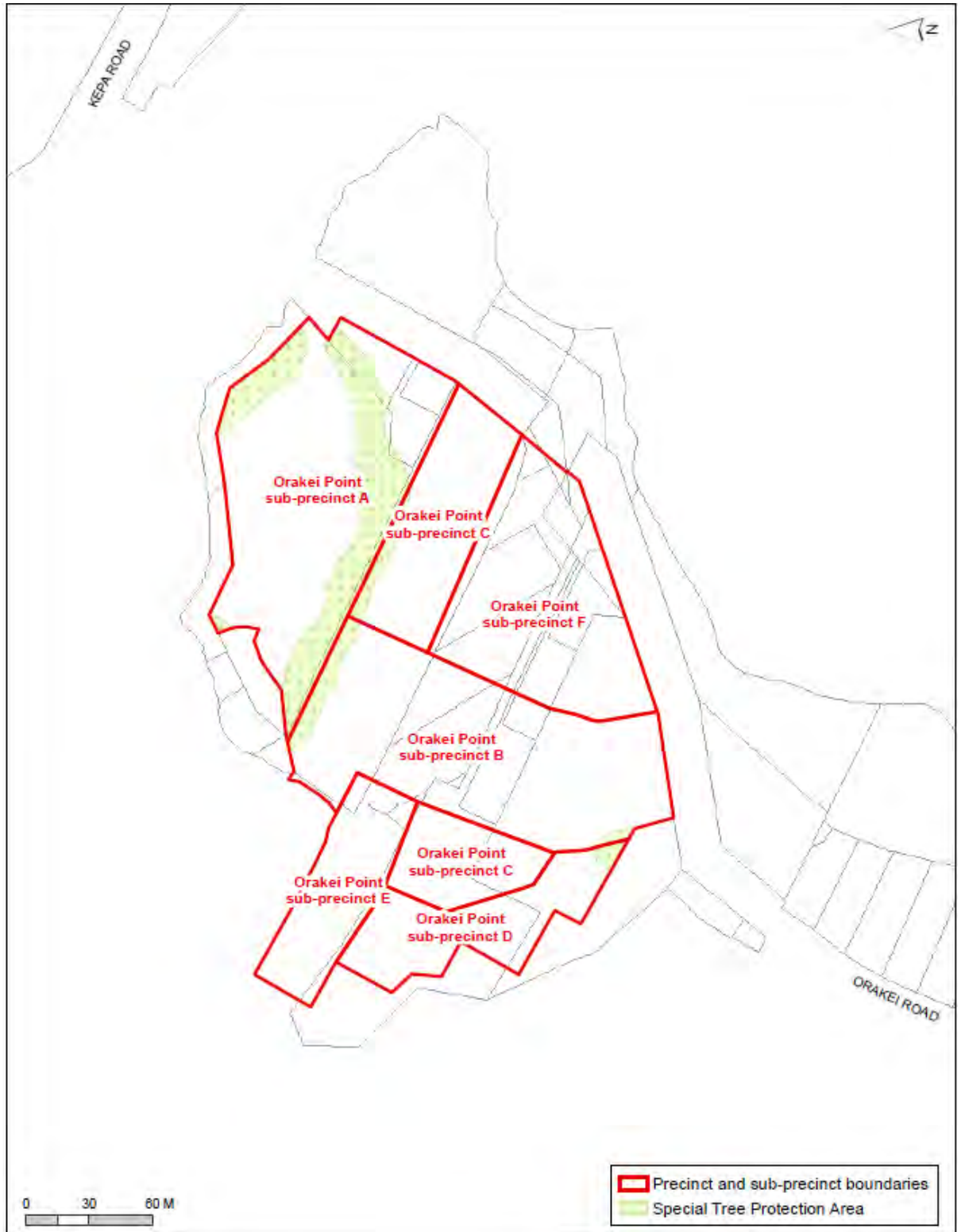
1328.10.2 Ōrākei Point Precinct - Precinct plan 2



I328.10.3 Ōrākei Point Precinct - Precinct plan 3



1328.10.4 Ōrākei Point Precinct - Precinct plan 4



1328.10.5 Ōrākei Point Precinct - Precinct plan 5



I329. Saint Heliers Precinct

I329.1. Precinct Description

The Saint Heliers Precinct covers the existing Saint Heliers commercial centre, including a small area at the south-western corner of St Heliers Bay Road and Polygon Road.

Saint Heliers is strongly defined by its relationship to the bay and beachfront of Saint Heliers Bay, the Hauraki Gulf, Rangitoto Island and Tāmaki Drive. The urban structure of Saint Heliers is based on the intersection of Tamaki Drive and St Heliers Bay Road, which forms the key axis of the centre and provides connections with the Village’s hinterland and the waterfront. This has led to a structure of primary and secondary commercial frontages and the differentiation of character within Saint Heliers Village.

The grid street network and its amphitheatre setting, adjacent to a large open space and foreshore, defines the seaside village character of the local centre. The retail precinct has a suburban character and is a compact, mixed use, pedestrian-orientated centre. There is a wide variety of commercial, retail, restaurant/café premises as well as community facilities including the St Heliers Community Library and the War Memorial Hall. There is a generally integrated relationship between the village centre and the adjacent residential neighbourhood.

The village has a significant number of buildings from the 1920s and 1930s together with a very small number from 1860 to 1920, and a mix of more recent buildings. Its sense of place is derived from a combination of its beachfront setting, the pattern of subdivision and roads, the diverse range of building types and styles, predominantly one and two storeys in height, and how buildings relate to their street frontages and the wider Saint Heliers Bay waterfront.

The purpose of the precinct is to maintain and enhance the key characteristics of Saint Heliers Village and to protect and enhance its important amenity values. The development provisions applying within the precinct encourage sympathetic development of high quality, reinforcing the village’s unique qualities but not so as to “freeze” the built environment. Change, whether by adaptive re-use of existing buildings, or through new development, is to be managed to protect the distinctive “sense of place” of the village. Innovative and congruent development intended to add to the qualities of Saint Heliers Village is encouraged.

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

I329.2. Objective

- (1) Maintaining and enhancing the established character, beachside setting and amenity of Saint Heliers.
- (2) Enabling new development of high quality which reinforces the village’s established character, beach side setting and amenity.

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

I329.3. Policies

- (1) Manage building form so that adjacent streets retain the appearance of a predominant one to two storey streetscape.
- (2) Avoid new vehicle crossings, car parking and loading spaces on key streets within the precinct in order to retain and encourage the continuity of retail frontages.
- (3) Encourage new development that is compatible with the established built character of Saint Heliers, and contributes to its amenity and special qualities without requiring that development to mimic existing buildings, their lifestyle and materials.

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

I329.4. Activity table

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

I329.5. Activity table

Table I329.4.1 Activity table specifies the activity status of land use and development activities in the Saint Heliers Precinct pursuant to section 9(3) of the Resource Management Act 1991

Table I329.4.1 Activity table

Activity	Activity status
Refer to H11.4.1 Activity table in H11 Business – Local Centre Zone	
Buildings that do not comply with Standard I329.7.1	RD
Access and car parking that does not comply with Standard I329.7.2	RD

I329.6. Notification

- (1) Any application for resource consent for an activity listed in Table I329.4.1 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).

I329.7. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, except that Standard H11.6.1 Building height in H11 Business – Local Centre Zone is replaced by Standard I329.7.1 below.

I329.7.1. Frontage alignment, setback and maximum height

Purpose: To manage the frontage alignment, frontage height and building height of development to maintain a low-scale built form of generally one to two storeys at the street frontage.

- (1) Buildings must not exceed 8.5m in height within 2.5m of the site frontage as shown in Figure I329.7.1 Frontage set back control below, except where:
 - (a) the construction of a balcony or parapet penetrates the frontage setback control by no more than 1.5m; or
 - (b) the construction of a roof penetrates the frontage setback control, provided it is no more than 9.5m high.
- (2) Where buildings or parts of buildings are not within 2.5m of the street boundary, they must not exceed 12.5m in height. Figure I329.7.2 Frontage set back control – balcony exception and Figure I329.7.3 Frontage setback control – roof exception below provide an explanation of the exceptions to this standard.
- (3) Buildings must be built to the street frontage, except where providing vehicle access in accordance with the Standard I329.7.2 Access and car parking below.

Figure I329.7.1 Frontage set back control

[CIV-2016-404-002338: Ancona Properties Limited]

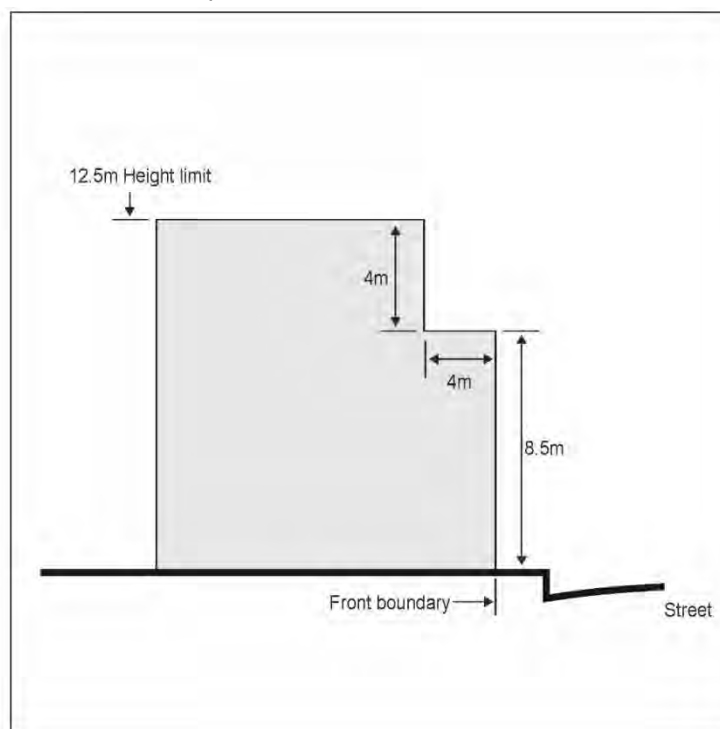


Figure I329.7.2 Frontage setback control – balcony exception

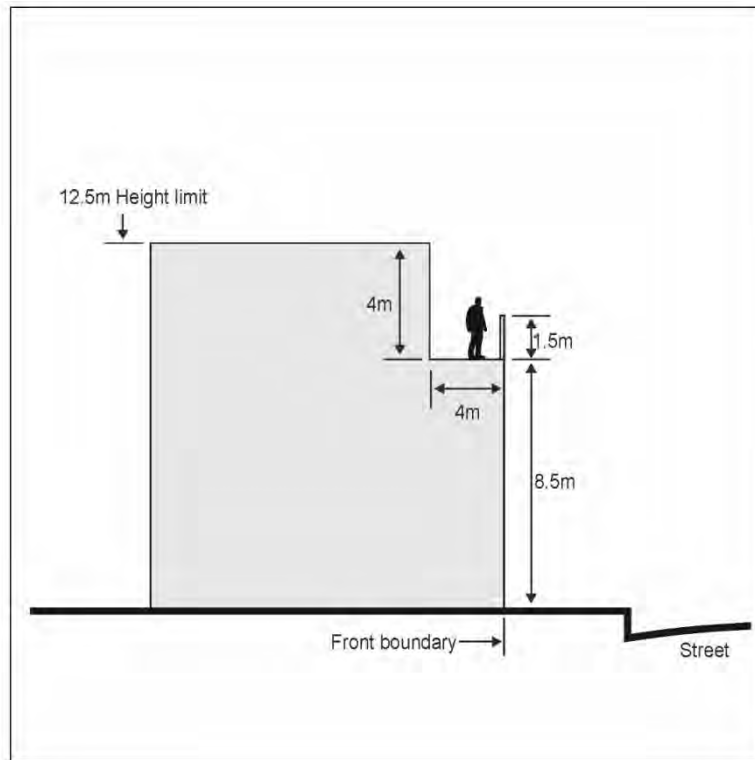
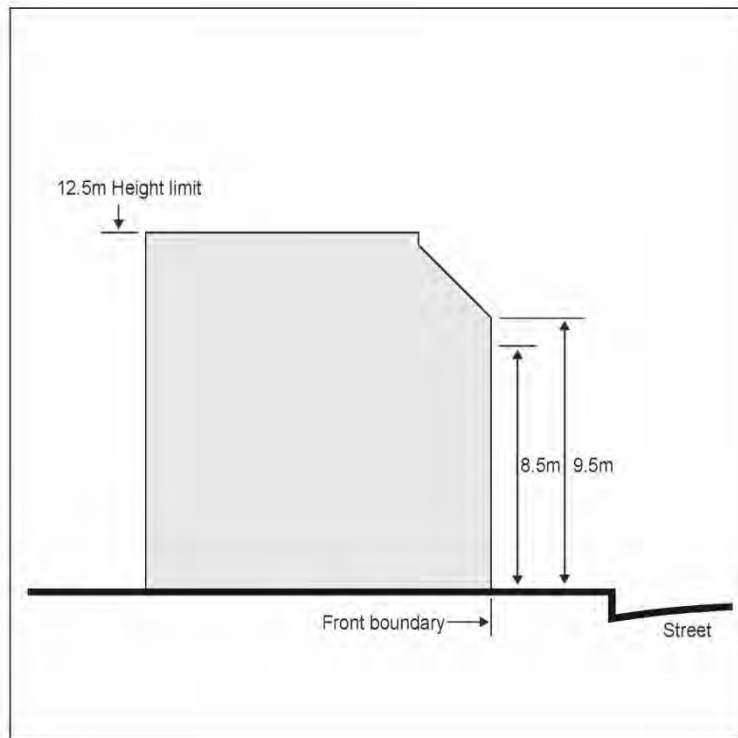


Figure I329.7.3 Frontage setback control – roof exception



I329.7.2. Access and car parking

Purpose: To manage the location of vehicle crossings, car parking and loading spaces in order to retain and encourage a continuity of retail frontages.

- (1) New vehicle crossings must not be located on sites that front:
 - (a) Tamaki Drive, St Heliers Bay Road and the north side of Polygon Road between Maheke Street and St Heliers Bay Road; or
 - (b) Maheke Street, Turua Street and the north side of Polygon Road between St Heliers Bay Road and Lombard Street where vehicle access for car parking and loading is available by other means, such as rear service lanes, right-of-ways or from side roads.
- (2) Car parking and loading spaces, including car parking buildings, must not front Tamaki Drive, St Heliers Bay Road, Turua Street, Polygon Road, or Maheke Street.

I329.8. Assessment – controlled activities

There are no controlled activities within this precinct.

I329.9. Assessment – restricted discretionary activities

I329.9.1. 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) Additional matters of discretion relating to activity H11.4.1(A49) Additions and alterations to existing buildings in the Business – Local Centre Zone:
 - (a) the effects of design, colour and materials with existing and surrounding buildings.
- (2) Additional matters of discretion relating to H11.4.1(A44) New buildings in the Business – Local Centre Zone:
 - (a) the effects of design, location and colour on the surrounding buildings;
 - (b) the effects of access and parking;
 - (c) traffic impact effects;
 - (d) stormwater effects; and
 - (e) the effects on residential amenity.
- (3) For frontage alignment, setback and maximum height:
 - (a) the effects of the buildings frontage alignment, setback and maximum height on the amenity values of the surrounding area.
- (4) For access and car parking:
 - (a) the effects on traffic movement and parking on the streets listed in Standard I329.7.2.

I329.9.2. 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) Additional assessment criteria relating to activity H11.4.1(A49) Additions and alterations to existing buildings in the Business – Local Centre Zone:
 - (a) whether the additions and alterations maintain the integrity of existing buildings on the site. In particular, consideration is to be given to the overall building footprint, form, mass, scale, proportions, its relationship to the street and its overall contribution to the character of Saint Heliers;
 - (b) whether the detailed design features are compatible with key architectural features of the existing building;
 - (c) whether the materials and colours are compatible with the existing building; and
 - (d) whether the design of verandahs are compatible with the architectural form of existing or surrounding buildings.
- (2) Additional assessment criteria relating to H11.4.1(A44) New buildings in the Business – Local Centre Zone:
 - (a) whether new buildings contribute to the character of Saint Heliers and respond to the features of the surrounding context including topography, streetscape character and the existing or original street subdivision pattern;
 - (b) whether the visual interest at street level is maintained in order to enhance the pedestrian amenity of the street environment;
 - (c) whether buildings are designed to front streets, concentrating main entrances and windows on frontages facing the street;
 - (d) whether the roof design maintains or contributes to the varied roofscape of the centre as viewed from the surrounding residential area;
 - (e) whether the rooftop projections including towers, chimneys, lift towers, machinery rooms, air conditioning equipment, ventilation ducts and equipment, or water towers are integrated in an architecturally attractive manner as part of the overall design of the building;
 - (f) whether in the case of Polygon Road and Turua Street, buildings address the topographical difference at the south-eastern end where these streets intersect. Buildings may sit higher at the Polygon Road level and follow a reducing height towards the north;
 - (g) whether on-site car parking and vehicle circulation areas visually dominate views of the site from the surrounding public realm;

- (h) for development across two or more sites, including amalgamated sites:
 - (i) whether clarity of the grid-like structure is maintained and enhanced;
 - (ii) whether the number, variety, scale and quality of public spaces, such as streets, lanes, alleys, squares and/or parks, are maintained or enhanced;
and
 - (iii) whether pedestrian permeability and comfort are maintained or enhanced.

(3) For frontage alignment, setback and maximum height:

- (a) whether the additions and alterations or new buildings are visually and physically differentiated from those parts of the building below the frontage height;
- (b) whether the additions and alterations or new buildings are of a visually 'light' appearance which may involve a change of building materials and colour; and
- (c) a recess in the street frontage of a building may be appropriate where this creates a well-proportioned outdoor seating or dining area.

(4) For car parking and access

- (a) the extent to which car parking for the area and access to any site are compromised.

I329.10. Special information requirements

There are no special information requirements in this precinct.

I329.11. Precinct plans

There is no precinct plan for this precinct.

I330. Saint Lukes Precinct

I330.1. Precinct description

The objectives and policies of the Business – Town Centre Zone apply in the following precinct unless otherwise specified.

Saint Lukes Shopping Centre is one of Auckland's premier retail destinations and performs the role of anchor for the wider Saint Lukes Town Centre. It is strategically located in the western part of the Auckland isthmus and is well connected to the surrounding road network. Several bus routes serve the integrated shopping town centre and the Morningside railway station is within walking distance.

The three precinct plans provide for the future expansion and development of the Saint Lukes Shopping Centre. The principal focus of the precinct plans is to allow flexibility for the configuration of the Shopping Centre's expansion and to enable a range of permitted activities, while including a set of provisions to manage potential external effects.

Enabling the development of a mixed use environment is a key element of the development of a high density town centre at Saint Lukes. The Saint Lukes Shopping Centre itself may not contain all the elements that comprise the town centre but it will form its commercial heart. The precinct plan provisions enable and encourage the establishment of a wide range of uses including retail, entertainment, education, civic, commercial and residential activities.

The precinct plans facilitate an extension to Exeter Road, as a private road linking Exeter Road and Aroha Avenue that will provide safe, pleasant and convenient pedestrian access to the Shopping Centre from the residential areas to the east as well as promoting a pedestrian oriented focus for the expanded centre. Rules and assessment criteria are included to ensure a high level of pedestrian amenity and lower priority for motor vehicles along this road.

Intensity controls reflect the floor area of activity considered appropriate and sustainable, particularly in terms of potential traffic generation effects. In addition to the precinct plans providing for lateral expansion, the height controls provide for flexibility in the configuration of floor area, including higher buildings on two prime corners of the Saint Lukes Precinct, and a mixture of uses.

I330.2. Objectives

- (1) The future expansion, development and intensification of the Saint Lukes Shopping Centre is enabled.
- (2) Integrate the future outward expansion and development of the Saint Lukes Shopping Centre with nearby and adjoining residential and commercial areas.

I330.3. Policies

- (1) Enable and encourage the establishment of a wide range of uses including retail, entertainment, education, civic, commercial and residential activities.
- (2) Require development to manage potential effects on the surrounding residential and commercial areas, in particular effects on amenity and public safety.

- (3) Enable a private road extension linking Exeter Road and Aroha Avenue, that provides a safe, pleasant and convenient pedestrian access to the Saint Lukes Shopping Centres from the residential areas to the east as well as promoting a pedestrian-oriented focus for the expanded Shopping Centre.

I330.4. Activity table

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

Table I330.4.1 specifies the activity status of land use, development and subdivision activities in the Saint Lukes Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

Refer to Precinct plan 1 - activity areas for the location of area A and area B:

- area A dominant activities include retail, entertainment, restaurants, cafes and other eating places; and
- area B dominant activities include retail, offices and community facilities.

Table I330.4.1 Activity table

Activity		Area A	Area B
Use			
(A1)	Public transport facility	P	NC
(A2)	Parking accessory to permitted or approved activities	P	P
(A3)	Entertainment facilities	P	D
(A4)	Taverns	P	NC
(A5)	Warehousing and storage	P	NC
(A6)	Light manufacturing and servicing	D	D
Development			
(A7)	Construction of, or any addition to building(s) which: (a) are not within 30m of a boundary of the Saint Lukes Precinct; (b) increase the gross floor area on the Saint Lukes Precinct by less than 500m ²	P	P
(A8)	Any activity providing parking for more than 100 vehicles	C	C
(A9)	Construction and use of the proposed private link road from Exeter Road to Aroha Avenue	C	C
(A10)	New buildings or additions fronting Exeter Road Extension or Aroha Avenue	RD	RD
(A11)	New buildings or additions not provided for as a permitted activity	RD	RD

Subdivision			
(A12)	Subdivision	RD	RD
General			
(A13)	Activities that do not comply with Standard I330.6.1 Site intensity	D	D

I330.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I330.4.1 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(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I330.4.1 Activity table and which is not listed in I330.5(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).

I330.6. Standards

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

All activities listed as permitted, controlled and restricted discretionary in Table I330.4.1 must comply with the following standards.

I330.6.1. Site intensity

- (1) Overall gross floor area limitation:
 - (a) the maximum gross floor area on the Saint Lukes Precinct is 92,500m².
- (2) Specific gross floor area limitations:
 - (a) the maximum gross floor area for a combination of retail, entertainment facilities, taverns and cafes, restaurants and other eating places is 77,500m²; and
 - (b) the maximum gross floor area for offices is 15,000m².
- (3) Floor area incentive for dwellings fronting Aroha Avenue:
 - (a) Notwithstanding I330.6.1(1) above, the overall gross floor area limitation must be increased by 7.9m² gross floor area for every 1m² of gross floor area of residential development fronting Aroha Avenue, subject to a maximum increase of 7000m² gross floor area; and

- (b) Notwithstanding I330.6.1(2)(a) above, the maximum gross floor area must be increased by 5.7m² gross floor area for every 1m² of gross floor area of residential development fronting Aroha Avenue, subject to a maximum increase of 5000m² gross floor area.

I330.6.2. Building height

- (1) The maximum height of any new building must be in accordance with the following table provided that individual building elements above a height of 20m in height area 2 must not have a combined floor area in excess of 1500m². Refer to Precinct plan 2 - Building height areas for Datum locations.

Table I330.6.2.1 Building height

Height area	Height above datum	Datum	Datum RL
1	32.5m	Morningside	36.35
2	32.5m	Morningside	36.35
3	32.5m	Aroha	41.01
4	20m	Aroha	41.01
5	16m	Aroha	41.01
6	16m	Aroha	41.01

- (2) Notwithstanding I330.6.2(1) above, a building in height area 6 must not exceed 10m if that building is wholly occupied by non-residential activity.
- (3) Notwithstanding I330.6.2(1) above, for the purposes of assessing compliance with the maximum height rule in the Saint Lukes Precinct, no account shall be taken of any radio, television or communications aerials, ancillary plant or machinery room structures, which may collectively occupy up to 10 per cent of the roof area of any building, provided such structures do not exceed the maximum height limit by more than 6m.

I330.6.3. Exeter Road extension

- (1) The Exeter Road extension must be a pedestrian and vehicle link between Exeter Road and Aroha Avenue, located generally as shown on Precinct plan 1 - Activity areas.
- (2) With the exception of emergency service vehicles, heavy motor vehicles are not permitted to enter/exit Exeter Road extension at the Aroha Avenue end.
- (3) Continuous pedestrian shelter must be provided along each side of the street except for that area occupied by vehicle access. The shelter must have a minimum height of 3m and a maximum of 4.5m above the footpath immediately below. The shelter must be located no closer than 600mm from the kerb line of the road and, where practicable, must have a minimum width of 2.5m.

- (4) Buildings must directly adjoin the street frontage for not less than 50 per cent of their length with no part of the building facade located further than 5m from the street frontage at ground level. Where the building facade is set back at ground level, the area between the building and the street frontage must be not less than 7.5m in length and be occupied by activities or amenities such as outdoor seating, display, landscaping or pedestrian amenities.
- (5) A minimum of 70 per cent of the street facade of buildings at ground level must comprise glazing and pedestrian entries.
- (6) Glazing and balconies must comprise no less than 30 per cent of the street facade of the upper levels of any building.
- (7) The minimum height of building facades at the street frontage must be 8m.
- (8) The maximum gross floor area of individual tenancies within buildings fronting the street must be 2500m².
- (9) Parking must not be located in front of a building at the level of the Exeter Road extension between the building and the road but parking may be located on the street. Parking at or above street level within a building must be located more than 10m from the edge of the footpath nearest the building.

I330.6.4. Location of site access

- (1) Vehicle access to the Saint Lukes Precinct and primary pedestrian access to buildings must be located generally in accordance with Precinct plan 1 - Activity areas. Access into individual tenancies and driveways to parking spaces and service areas accessory to the activities within buildings with frontage to Aroha Avenue may be provided in addition to the entries shown on Precinct plan 1 - activity areas.

I330.6.5. Parking, loading and access

- (1) For the first 45,473m² of gross floor area a minimum of 2018 parking spaces are to be provided and maintained to the Council's satisfaction.
- (2) For gross floor area in excess of 45,473m², parking spaces are to be provided on the Saint Lukes Precinct in accordance with the following rates as a minimum:
 - (a) for retail activities: one space for every 22m² of gross floor area;
 - (b) for cinemas: one space for every 11 seats;
 - (c) for dwellings: one space per dwelling in addition to the Table I330.6.5.1 below; and
 - (d) for other activities: the rates set out in E27.6.2.4 Parking rates - area 2.

Table I330.6.5.1 Parking rates

Unit size	Parking
Two bedrooms or more and/or 75m ² gross floor area (includes 1 bedroom with gross floor area of 75m ² or more)	Maximum 2 car parks per dwelling
Visitor spaces	1 space for every 5 dwellings (to the nearest whole number)
Loading spaces	1 space for 10 dwellings or more

- (3) All parking areas must be interconnected within the Saint Lukes Precinct.
- (4) Loading spaces must be provided in accordance with the requirements of E27.6.2 Number of parking and loading spaces
- (5) provided that surplus loading spaces existing prior to development of additional floor space can be used to satisfy this requirement.
- (6) Parking and loading areas must be dimensioned and formed in accordance with the requirements of E27.6.3 Design of parking and loading spaces.
- (7) Sufficient space must be provided on the Saint Lukes Precinct so that no reverse manoeuvring on or off public roads is necessary by vehicles using parking or loading spaces.

I330.6.6. Required pedestrian plaza

- (1) A pedestrian plaza having a minimum area of 300m² must be provided on the Saint Lukes Precinct, or on an adjacent property readily accessed from the Saint Lukes Precinct. The plaza will be required no later than the completion of a cumulative additional 19,250m² gross floor area as a condition of consent. The plaza may be roofed, may be separate or integrated with any buildings, and must:
 - (a) have a minimum horizontal dimension of 16m;
 - (b) be readily accessible from adjoining street(s) during the regular trading hours of Saint Lukes centre;
 - (c) provide shelter from the prevailing south-west winds;
 - (d) receive sunlight between the hours of 11am-2pm throughout the year;
 - (e) be designed for personal safety; and
 - (f) provide accessible and comfortable seating which is not reserved for patrons of restaurants, cafes or other eating places.
- (2) For clarity, an area within a building at the corner of Morningside Drive and Exeter Road that meets the assessment criteria in I330.8.2(2) below may satisfy this requirement.

I330.6.7. Required road works

- (1) Unless determined by the council to be unnecessary, the following physical alterations to the road network will be required as conditions of consent:
- (a) when a cumulative additional 11,000m² gross floor area of activities other than offices plus up to 1500m² gross floor area of offices is constructed on the Saint Lukes Precinct:
 - (i) the installation of new traffic signals, including pedestrian crossings, at the intersection of Morningside Drive and Exeter Road;
 - (ii) the provision of an additional left turn lane from Morningside Drive into Saint Lukes Road generally as shown on Saint Lukes: Precinct plan 3 - Proposed access layout.
 - (b) When a cumulative additional 19,250m² gross floor area of activities other than offices plus up to 5,000m² gross floor area of offices is constructed on the Saint Lukes Precinct:
 - (i) the construction of the Exeter Road extension.
 - (c) when Exeter Road has been constructed:
 - (i) the implementation of traffic calming measures on Aroha Avenue. In relation to Aroha Avenue, the implementation of traffic calming must be undertaken in consultation with key stakeholders. Such measures must be designed to have regard to the following traffic principles:
 - reducing vehicle speeds to maintain residential amenity and public safety on Aroha Avenue;
 - minimising the likelihood that Aroha Avenue will become a 'rat run' route via the Exeter Road extension for traffic unrelated to Westfield Saint Lukes or local residents, while ensuring that Aroha Avenue and Bournemouth Avenue have a part to play in providing connectivity between Sandringham Road and Morningside Drive;
 - ensuring the measures are not so severe as to become a nuisance and/or a problem for existing road users and local residents;
 - ensuring the measures are not so severe as to discourage its use by Westfield Saint Lukes traffic;
 - not encouraging undesirable driver behaviour;
 - avoiding measures that will create safety issues for pedestrians and cyclists; and
 - ensuring traffic calming measures appear as an integral part of the design and appearance of the road reserve.

Note 1

Avoiding the potential for the Exeter Road extension to be used as a 'rat run' will primarily be achieved with the design of the Exeter Road extension to address the matters in I330.7.1(2).

The provision of an additional left turn lane from Morningside Drive into St Lukes Road will entail the relocation of part of the footpath onto the Saint Lukes Precinct and the construction of associated retaining walls. That part of the Saint Lukes Precinct occupied by the footpath, but not the associated retaining walls, must be vested with the council at no cost to the council.

The residents of Aroha Avenue must be consulted by the council on both the design and implementation of the traffic calming measures on Aroha Avenue.

I330.6.8. Additional off-site road works

- (1) In addition to the road works identified as being required in Standard I330.6.7 above, some or all of the following works, or financial contributions to partially fund such works, may be required as conditions of consent to deal with effects on the road network generated by development on the Saint Lukes Precinct.
- (2) Adjustments to the road layout and permitted turning movements at the car park access points on Morningside Drive. These works must not be required before the completion of a cumulative additional 5000m² gross floor area.
- (3) The reconfiguration of Saint Lukes Road at its intersection with Wagener Place, and the existing traffic islands, to provide:
 - (a) improved pedestrian access between development on the south side of Saint Lukes Road and the Saint Lukes Precinct;
 - (b) an additional west bound lane on Saint Lukes Road;
 - (c) an extended right turn lane into Fowlds Avenue;
 - (d) an extended right turn lane into Morningside Drive; and
 - (e) cycle lanes.
- (4) These works must not be required before the completion of a cumulative additional 16,500m² gross floor area of activities other than offices plus up to 2500m² gross floor area of offices.
- (5) Improvements to the intersection of Saint Lukes Road and New North Road to provide:
 - (a) an extension to the westbound approach lanes; and/or
 - (b) a double right turn from Saint Lukes Road, eastbound approach, into New North Road.

- (6) These works must not be required before the completion of a cumulative additional 19,250m² gross floor area of activities other than offices plus up to 5000m² gross floor area of offices.
- (7) Conditions of consent requiring the implementation of works at any of the locations listed in Standards I330.6.6 and I330.6.7 above may be imposed on individual applications for resource consent when the need for such works is demonstrated. Conditions of consent may also be imposed requiring monitoring of the traffic conditions, including consideration of the adjacent frequent public transport network at any of the listed locations and reporting of the monitoring results to the council. Remedial works may be required if the council determines this is necessary.
- (8) The amount of any contribution to the cost of any required works, either by works or by financial contribution, will be that proportion of the actual cost of road works required as a result of the particular application. The proportion that is payable on any application will be determined taking into account the amount of traffic generated by the development 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 improvement works. 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.

I330.6.9. Other required works

- (1) If any of the existing cherry trees currently growing within the berm on either side of Exeter Road are removed to facilitate development work on the Saint Lukes Precinct, an equivalent number of cherry trees of a planting grade of 160l or larger must be planted elsewhere on the Saint Lukes Precinct, such as within a plaza area or as street trees along Exeter Road extension:
 - (a) the plaque currently located within the berm on the eastern side of the southern leg of Exeter Road commemorating the planting of the existing trees must be relocated near to the replacement trees in a location to be agreed with the council.
- (2) The following additional works must be implemented no later than the completion of a cumulative additional 40,000m² gross floor area:
 - (a) the construction of buildings adjoining the southwest corner of the site (corner Saint Lukes Road and Morningside Drive adjacent to Height Area 2 on Precinct plan 2) and the northwest corner of the site (corner Morningside Drive and Exeter Road adjacent to Height Area 3 on Precinct plan 2);
 - (b) improved pedestrian accessibility between the Mount Albert library and the Saint Lukes Shopping Centre by improving the configuration of the pedestrian crossing to the mall, clearing vegetation and improving directional signage within the mall and on the library site, and by providing

a covered walkway between the library and the subject Saint Lukes Precinct.

I330.6.10. Financial contributions/development contributions

- (1) A private development agreement detailing the proportional contribution towards the cost of off-site works and other financial contributions/development contributions will apply to development contemplated by this precinct. The private development agreement must specify the amount of the financial contributions/development contributions to be expended on any upgrades of roads, services or open spaces in the local area in the vicinity of the Saint Lukes Precinct (including any upgrades of Aroha Avenue in addition to the required traffic calming measures) to be carried out by the Council.

I330.7. Assessment – controlled activities

I330.7.1. Matters of control

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

- (1) activities providing parking for more than 100 vehicles:
 - (a) the suitability of parking management strategy which:
 - (i) mitigates against the effects of spill over of parking onto neighbouring streets; and
 - (ii) provides for efficient use of on-site parking.
 - (b) the extent to which a site traffic management strategy provides for:
 - (i) vehicular access to and from the Saint Lukes Precinct in a manner which ensures adequate sight distances and prevents off-site congestion;
 - (ii) safe and efficient servicing of tenants operating within the Saint Lukes Precinct;
 - (iii) circulation of traffic within the Saint Lukes Precinct;
 - (iv) pedestrian safety including the separation of pedestrian and vehicle access and circulation and, where appropriate, the provision of circulation spaces specifically designed for shared use;
 - (v) security measures to ensure that any nuisance resulting from the inappropriate use of parking areas on the Saint Lukes Precinct is controlled; and
 - (vi) bicycle parking in a convenient location.
 - (c) the sufficiency of a travel demand management plan which details measures that will be undertaken to encourage the use of public transport and other modes of transport as alternatives to the use of private vehicles,

and which is to be implemented at the time the resource consent is exercised and continued thereafter.

(d) the design of vehicle access so that it:

- (i) provides for a high level of pedestrian amenity;
- (ii) provides and enhances pedestrian and vehicular safety minimises pedestrian crossing distances;
- (iii) provides adequate signage;
- (iv) maintains the intended pedestrian focused environments on the south west corner of the site (corner of Saint Lukes Road and Morningside Drive) and the Exeter Road extension; and
- (v) provides for or enhances access for a range of users, e.g. cars, motorcycles and bicycles.

(e) the design of the layout of parking areas to provide for personal safety.

(f) ensuring that any required works in Standards I330.6.6 and I330.6.7 above are undertaken in conjunction with the development in order to mitigate effects generated by that development.

(2) construction of the proposed Exeter Road extension linking Exeter Road with Aroha Avenue:

- (a) the Exeter Road extension is designed as a pedestrian oriented, at-grade street, encouraging slow movement of vehicles and providing a high level of pedestrian priority and amenity;
- (b) a high-quality, high amenity, pedestrian environment is achieved on both sides of the street by the use of such design elements as wide footpaths, underground services, and the coordinated use of high quality materials, street furniture, signage and lighting;
- (c) traffic calming measures to encourage the slow movement of vehicular traffic and enhance pedestrian safety are implemented, including narrower than usual traffic lanes, tight tracking curves, textured road surfaces or other accepted traffic engineering mechanisms;
- (d) traffic engineering measures are implemented to discourage vehicles from using the Exeter Road extension as a shortcut between Exeter Road and Aroha Avenue;
- (e) measures to discourage heavy motor vehicles from using Exeter Road extension are implemented, including signage, and road geometry and informing the tenants of the centre in writing of this requirement;
- (f) a management plan for the operation of Exeter Road extension addresses maximising the use of that road to distribute traffic around the Saint Lukes

Precinct while allowing for occasional use for special events and taking account of potential adverse effects on residents of Aroha Avenue; and

- (g) The required works in Standard I330.6.7 above are undertaken in conjunction with the development in order to mitigate effects generated by that development.

I330.7.2. Assessment criteria

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

- (1) activities providing parking for more than 100 vehicles:
- (a) Policy I330.3(2)
- (2) construction of the proposed Exeter Road extension linking Exeter Road with Aroha Avenue:
- (b) Policy I330.3(3)

I330.8. Assessment – restricted discretionary activities

I330.8.1. 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 Auckland-wide or underlying zone provisions.:

- (1) new buildings and additions and alterations to existing buildings;
- (a) general criteria:
 - (i) building design and location;
 - (ii) stormwater;
 - (iii) water conservation and re-use; and
 - (iv) timing of required works.
 - (b) additional criteria for buildings on the Exeter Road/Morningside Drive and Saint Lukes Road/Morningside Drive corners:
 - (i) building mass;
 - (ii) additional criteria for buildings fronting Exeter Road extension:
 - building design;
 - additional criteria for pedestrian access to buildings:
 - visibility and accessibility;
 - movement;
 - amenity;

- safety;
 - legibility;
 - passive surveillance; and
 - streetscape.
- (2) vehicle or pedestrian access not meeting the locational requirements of Standards I330.6.4 and I330.6.5 of this precinct:
- (a) vehicle access; and
 - (b) pedestrian access.
- (3) parking not meeting the requirements of Standard I330.6.5 of this precinct:
- (a) parking and loading spaces;
 - (b) kerbs; and
 - (c) building line designations.
- (4) loading areas not meeting the requirements of Standard I330.6.5 of this precinct:
- (a) parking and loading spaces;
 - (b) kerbs; and
 - (c) building line designations;
- (5) subdivision:
- (a) permitted activities or activities granted consent;
 - (b) consistency with Saint Lukes precinct;
 - (c) dominant activity on-site; and
 - (d) works, infrastructure and contributions.

I330.8.2. 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) new buildings and additions and alterations to existing buildings - general criteria for building design:
 - (a) applications will be assessed in terms of, the extent to which:
 - (i) the design of those parts of any building visible from, and within 30m of, a road or residential or open space zone, is of high quality and, where appropriate, responds to and enhances the positive characteristics of the local streetscape;

- (ii) the scale, proportion and rhythm of architectural features and the fenestration, materials, finishes and colours (as appropriate) of proposed buildings addressing street frontages acknowledge the characteristics of the streetscape and provide street frontages with architectural design richness, interest and depth;
 - (iii) flat planes or blank facades devoid of modulation, relief or surface detail can be avoided;
 - (iv) any otherwise unavoidable blank walls are enlivened by display cases, artwork, articulation, modulation and cladding choice to provide architectural relief;
 - (v) long building frontages are visually broken up by variations in height, form and other design means such as variations in facade design and roofline, recesses, awnings, upper level balconies and other projections, materials and colours;
 - (vi) servicing elements are concealed where possible and not placed on facades unless integrated into the facade design;
 - (vii) exterior lighting is integrated with architectural and landscape design to minimise glare and light overspill onto adjacent properties and streets;
 - (viii) exterior signage and signage zones are integrated with the design of buildings;
 - (ix) any rooftop mechanical plant or other equipment is screened or integrated in the building design;
 - (x) buildings are designed to contribute to the prevention of crime through their design and configuration;
 - (xi) the location and design of buildings avoid or mitigate significant adverse shadowing effects, if any, on adjacent residential properties on Aroha Avenue and Cornwallis Street;
 - (xii) appropriate provision is made for the treatment and disposal of stormwater runoff from buildings and ancillary parking areas, including flood protection, in accordance with relevant standards;
 - (xiii) water conservation and water re-use has been considered where appropriate, having regard to costs and to the environmental benefits of groundwater recharge; and
 - (xiv) any required works in Standards I330.6.6, I330.6.7, I330.6.8 and I330.6.9 of this precinct are undertaken in conjunction with the development in order to mitigate effects generated by that development;
- (2) additional criteria for buildings on the Exeter Road/Morningside Drive and Saint Lukes Road/Morningside Drive corners:

(a) applications will be assessed in terms of the extent to which:

- (i) building mass at the corner of Morningside Drive and Exeter Road is fragmented to provide a generous pedestrian entry and level of amenity, and to visually, spatially and physically integrate the interior of the building with the street; and
- (ii) building mass at the corner of Saint Lukes Road and Morningside Drive architecturally reinforces, 'punctuates' and emphasises this prominent corner location by increased height, building mass, and/or the deployment of traditional urban design techniques such as providing a major pedestrian entrance or architecturally distinctive and vertically proportioned forms;

(b) additional criteria for buildings fronting Exeter Road extension:

- (i) applications will be assessed in terms of the extent to which building facades fronting the road contribute at street level to pedestrian vitality, interest and public safety, relative to a variety of architectural detail, and maximising visibility and access between buildings and adjacent pedestrian areas;

(c) additional criteria for pedestrian access to buildings:

- (i) applications will be assessed in terms of the extent to which:
 - entrances are clearly visible and easily accessible from the street and incorporate pedestrian shelter and amenity;
 - ease of movement, amenity, safety and legibility for pedestrians are provided or enhanced;
 - opportunities for passive surveillance are provided for or enhanced;
 - movement for a range of users, e.g. pedestrians, cyclists, people with disabilities, mobility scooters, is provided for or enhanced;
 - where pedestrian entries into the centre cannot be lined by active uses, for example where through a car park or corridor, a good quality of design and lighting is achieved, and vehicular and pedestrian traffic are separated to the extent practicable in order to minimise conflict; and
 - where pedestrian entrances are near public transport stops, they allow easy, direct and safe access into the centre and are lined by active uses;

(3) vehicle or pedestrian access not meeting the locational requirements of Standards I330.6.4 and I330.6.5 above:

(a) applications will be assessed in terms of the extent to which:

(i) vehicle access

- the extent to which the matters listed I330.7.1(1)(d) above are addressed and the extent to which vehicle access:
 - provides an effective connection to the Saint Lukes Precinct;
 - provides adequate sight distances;
 - prevents congestion caused by the ingress and egress entry and exit of vehicles.
- pedestrian access:
 - recognises pedestrian desire lines;
 - enhances overall site circulation, access and legibility;
 - provides easy connections to an extended pedestrian network linking adjacent sites and facilities e.g. Warren Freer Park and the Megacentre.

(4) parking and loading areas not meeting the requirements of Standard I330.6.5 above:

(a) applications will be assessed in terms of the extent to which:

(i) parking and loading areas:

- are properly graded, drained and sealed to prevent dust nuisance or concentrated runoff of water from the Saint Lukes Precinct;
- are located remote from residential zone boundaries. Where this is impracticable adequate screening should be provided in the form of fencing or landscaping, in order to reduce to an acceptable level any adverse aural or visual impacts on residentially zoned properties;
- have internal circulation designed to the satisfaction of the Council so that the particular requirements of individual proposals for safe and efficient vehicle circulation on site are attended to, and so that adverse effects on the roading network are prevented.

(ii) reduction in parking spaces: The following criteria apply only to parking areas (not loading areas) and only as they relate to the off-site effects of the activity:

- whether the amount of parking proposed is sufficient for the proposal having regard to:
 - the nature of the operation including the interaction between activities on the Saint Lukes precinct • the

availability and accessibility of public transport serving the Saint Lukes Precinct;

- the measures and commitments outlined in a travel plan for the Saint Lukes Precinct which will reduce the need for vehicle use to a level where parking demands can be satisfactorily addressed through efficient use of the proposed parking;
- the extent to which activity on the Saint Lukes Precinct have complementary parking demands.
- the effects of parking overspill from the reduction in parking on adjacent activities and on the transport network;
- the extent to which there is public parking on-street or off-street in the immediate vicinity with capacity and availability at the times required to serve the proposal;
- the extent to which the parking requirements of the proposal will be met by entering into a shared parking arrangement with another site in the immediate vicinity that has available parking spaces which are not required at the same times as the proposed activity;
- the extent to which it is physically practicable to provide the required parking on the site including in terms of the existing location of buildings and the availability of access to the road.

(iii) departure from loading spaces requirements:

- the effects of the proposed loading arrangements on the safe and efficient operation of the adjacent transport network;
- the specific business practice, operation or type of customer associated with the proposed activities;
- the extent to which an accessible and adequate on-street loading space is available nearby or can be created while having regard to other demands for kerbside use of the road.
- the extent to which the reduction in loading spaces will contribute to the efficient use of land and the growth and intensification provided for in the Saint Lukes Precinct.

(iv) favourable consideration may be given to the provision of stack parking subject to the following criteria:

- stacked parking occurs when access to a parking space is achieved through another parking space;
- stacked parking will generally only be allowed in special circumstances in order to alleviate adverse effects, where no feasible alternative exists;

- stacked parking may be allowed for one of the two required parking spaces for any residential development where each residential unit has two parking spaces physically associated with it;
- stacked parking may be a satisfactory means of providing staff parking where:
 - the staff parking area is clearly defined, marked and separated from other required parking on the Saint Lukes Precinct.

(v) kerbs:

- where a parking or manoeuvring area is adjacent to a road, a kerb or similar barrier, not less than 150mm high and at least 600mm from the road boundary, must be provided on those parts of the frontage not used for vehicular access.

(vi) building line designations:

- no required parking or loading spaces, manoeuvring area, or part thereof must be located between any building line designation and the road alignment shown on the planning maps.

(b) where it is desired to provide parking in excess of the Unitary Plan requirements, it may be feasible to operate stacked parking which must be specifically designed to the council's satisfaction. The satisfactory operation of the required parking area should not be compromised.

(5) subdivision:

(a) applications will be assessed in terms of the extent to which:

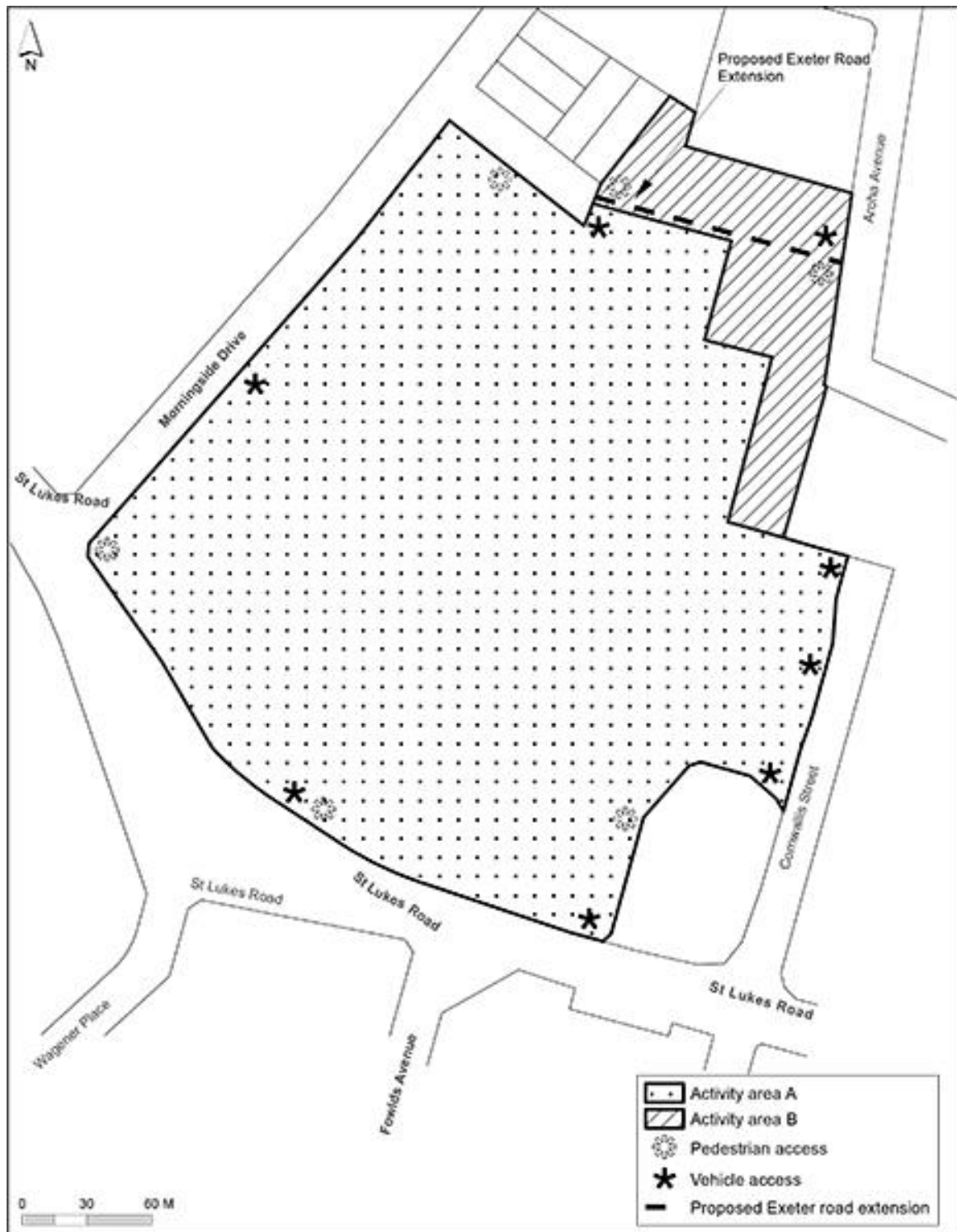
- (i) the proposed use of any new site or sites created is in accordance with the precinct's permitted activities or with an application for resource consent which has been granted or applied for concurrently;
- (ii) the subdivision is consistent with the precinct and will not adversely affect the operation and management of the dominant activity;
- (iii) the subdivision provides for the required works, infrastructure, and contributions in money as set out in Standard I330.6.10.

I330.9. Special information requirements

There are no special information requirements in this precinct.

I330.10. Precinct plans

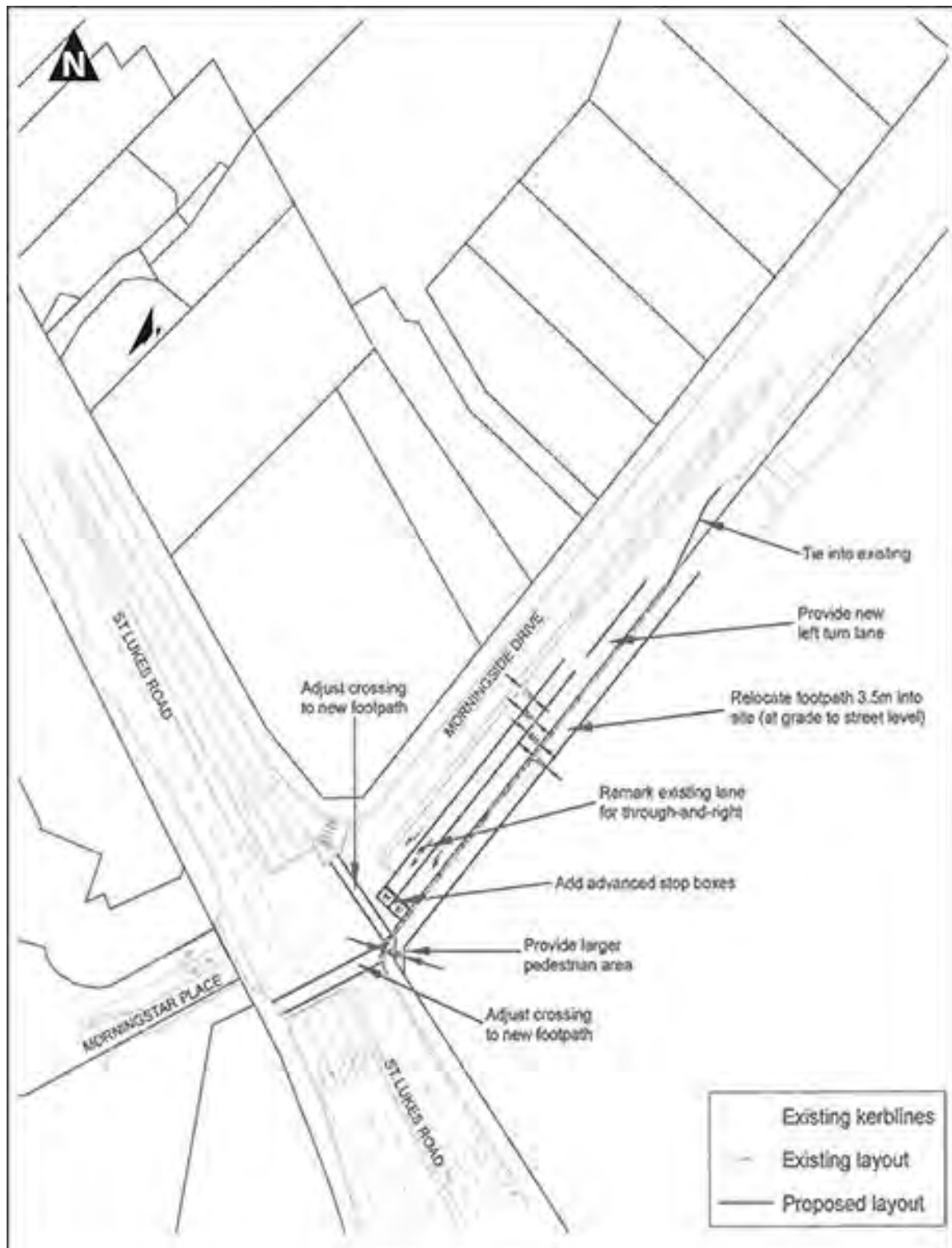
I330.10.1 Saint Lukes: Precinct plan 1 - Activity areas



1330.10.2 Saint Lukes: Precinct plan 2 - Building height areas



I330.10.3 Saint Lukes: Precinct plan 3 - Proposed access layout



I331. St John's Theological College Precinct

I331.1. Precinct Description

The precinct contains the existing St John's Theological College which is a residential college for the Anglican Church in New Zealand and Polynesia. The site was established as a residential college in 1846 by Bishop Selwyn and apart from during the two World Wars, has been in continuous use since then.

The purpose of the precinct is to provide for the ongoing operation and future expansion of the St John's Theological College in accordance with the St John's Theological College Trusts Act 1972 which applies to the site. The Act provides for the site to be used for the education of candidates for ordination, and for the education of students in the principles of the Christian religion, according to the doctrine and discipline of the Church of England. The site comprises teaching rooms, residential accommodation, a library building, an office, a chapel and graveyard as well as parking areas.

The precinct will provide for these ongoing activities to expand and also enable the development and operation of a range of activities to cater for the diverse requirements of the student population, employees and visitors. Community use of the facilities is also enabled.

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

I331.2. Objectives

- (1) Tertiary education facilities meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees staff, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects.
- (3) New buildings and structures enhance the amenity values of the street, and open spaces and the neighbourhood, thereby reinforcing sense of place.

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

I331.3. Policies

- (1) Enable a range of activities on tertiary education facility sites, including tertiary education, research, health, recreation, student accommodation and appropriate accessory activities.
- (2) Require new buildings and significant additions and alterations to be designed in a manner that:
 - (a) makes efficient use of the site;
 - (b) contributes to the amenity of the surrounding area where development is located adjacent to a street or public open space;

- (c) enhances the existing and planned future form of the surrounding area; and
- (d) enhances the sense of place formed by the view from St John's Road.
- (3) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones, open space zones or the road.
- (4) Enable accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities and while avoiding, remedying or mitigating adverse effects on the transport network.
- (5) Require new buildings to be designed in a manner that respects any adjacent existing heritage places on the site and provides a high standard of amenity.

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

I331.4. Activity table

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

Table I331.4.1 Activity table specifies the activity status of land use and development activities in the St John's Theological College Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I331.4.1 Activity table

Activity		Activity status
Use		
Residential		
(A1)	Student Accommodation	P
Commerce		
(A2)	Commercial services	P
(A3)	Licensed premises accessory to Tertiary education facilities	P
(A4)	Entertainment facilities accessory to Tertiary education facilities	P
(A5)	Conference facilities	D
Community		
(A6)	Care centres	P
(A7)	Community facilities	P
(A8)	Community use of education and tertiary education facilities	P
(A9)	Tertiary education facilities	P
(A10)	Informal recreation	P

(A11)	Organised sport and recreation	P
(A12)	Public amenities	P
(A13)	Displays and exhibitions	P
(A14)	Cemeteries	P
(A15)	Artworks	P
(A16)	Information facilities	P
Development		
(A17)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A18)	Buildings greater than 500m ² gross floor area	RD
(A19)	Buildings, external alterations, additions and demolition within the site and where the works is visible within 10m of a road or open space zone (excluding private roads)	RD
(A20)	Parking buildings	RD

I331.5. Notification

- (1) Any application for resource consent for an activity listed in Table I331.4.1 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).

I331.6. Standards

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

All activities listed as permitted and restricted discretionary in Table I331.4.1 Activity table must comply with the following standards.

I331.6.1. Building height

- (1) Buildings must not exceed the heights specified in the table below:

Building location	Maximum Building height (m)
Up to 20m from a site in the residential zones, open space zone or a road.	12m
Greater than 20m from a boundary with a site in the residential zones, open space zone or a road.	16m

I331.6.2. Yards

(1) Buildings must be located no closer than the yard dimension specified in the table below:

Yard	Dimension
Front, side and rear yards adjoining a site in the residential zones, open space zone or a road.	3m

I331.6.3. Height in relation to boundary

(1) The height in relation to boundary standard that applies in the adjoining residential zone applies to the adjoining St John's Theological Precinct boundary.

I331.6.4. Screening

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

I331.6.5. Student accommodation

(1) Student accommodation must comply with the Residential - Terrace Housing and Apartment Buildings Zone Outlook Space Standard H6.6.13.

I331.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I331.8. Assessment – restricted discretionary activities

I331.8.1. Matters of discretion

The Council will reserve its discretion to all the following matters when assessing a restricted discretionary resource consent application:

- (1) Parking buildings and structures, buildings greater than 500m² gross floor area:
 - (a) building design, location and external appearance;
 - (b) ventilation;
 - (c) landscaping; and
 - (d) safety.

- (2) Buildings, external alterations, additions and demolition within the site and where the works is visible within 10m of a road or Open Space Zone (excluding private roads)
 - (a) building design location and external appearance.
- (3) Infringement of building height, height in relation to boundary:
 - (a) any special or unusual characteristic of the site which is relevant to the standard;
 - (b) where more than one standard will be infringed, the effects of all infringements are considered together;
 - (c) effects of additional building scale on neighbouring sites, streets and open spaces (sunlight access, dominance, visual amenity); and
 - (d) consistency with the planned future form and character of the zone and surrounding area.
- (4) Infringement of yards and screening standard:
 - (a) any special or unusual characteristic of the site which is relevant to the standard;
 - (b) where more than one standard will be infringed, the effects of all infringements are considered together; and
 - (c) effects on the amenity values of neighbouring roads and open spaces.

I331.8.2. Assessment criteria

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

- (1) Parking buildings, buildings greater than 500m² gross floor area.
 - (a) the extent to which the scale, bulk, location and design of tertiary education buildings or structures maintains the personal safety of tertiary education facility users;
 - (b) the extent to which the design of buildings contributes to the local streetscape and neighbourhood by enhancing the planned future form and character of the surrounding area;
 - (c) whether buildings and open spaces that front the street maintain or enhance pedestrian safety;
 - (d) the extent to which having regard to the functional and operational needs of the activity and the locality, buildings are designed to:

- (i) avoid blank walls on all levels, long unrelieved frontages and excessive bulk and scale where practicable;
 - (ii) visually break up the building mass into distinct elements to reflect a human scale;
 - (iii) incorporate varied roof profiles as part of the overall building form; and
 - (iv) integrate servicing elements on the façade and roof (roof plant, exhaust and intake units and roof equipment) as part of the overall design of the building.
- (e) Where provided, signage is to be designed as part of an overall comprehensive package for the site.
- (2) The scale, bulk and location of new buildings, external alterations, additions and demolition within the site and where the work is visible from and located within 10m of a road or open space (excluding private roads).
- (a) the extent to which proposals introduce creative architectural solutions that provide interest in the façade through modulation, relief or surface detailing especially for walls without windows and access points; and
 - (b) the extent to which proposals make use of entrances, windows and balconies overlooking streets and open spaces.
- (3) Building design, location and external appearance.
- (a) The scale, bulk, location and design of tertiary education buildings or structures.
 - (i) the extent to which adverse overshadowing, noise or privacy effects on adjoining residential zoned sites is minimised by landscaping, screening, and/or separation distances;
 - (ii) the extent to which a proposal protects historic heritage values associated with any scheduled historic heritage item;
 - (iii) whether the personal safety of tertiary education facility users is maintained;
 - (iv) the extent to which proposals have landscaping or fencing so the tertiary education facility building is compatible with its surroundings and provides privacy for adjoining and facing residential properties.
 - (b) The extent to which the design of buildings contributes to the local streetscape and sense of place by responding to the planned future form and quality of the surrounding area and significant natural landforms and landscape features.
 - (c) The extent to which buildings and open spaces that front the streets enhance the amenity values of the surrounding area and pedestrian safety.

- (d) The extent to which buildings are designed to:
 - (i) have regard to the functional requirements of the activity and the locality;
 - (ii) avoid blank walls on all levels, long unrelieved frontages and excessive bulk and scale;
 - (iii) maximise the use of entrances, windows and balconies overlooking streets and open spaces;
 - (iv) incorporate a variety of roof profiles as part of the overall building form; and
 - (v) integrate servicing elements on the façade and roof (roof plant, exhaust and intake units and roof equipment) as an part of the overall design of the building.
- (e) The extent to which signage is designed to be part of an overall comprehensive development package for the site.

(4) Infringement of building height, height in relation to boundary:

- (a) The extent to which buildings that exceed the building height and height in relation to boundary standard demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:
 - (i) streets and open spaces;
 - (ii) adjoining sites, particularly those with residential and open space uses; and
 - (iii) the proposed building.

(5) Infringement of yards and screening standards:

- (a) The extent to which the proposal at ground and first floor levels achieves a recognisable level of street activation, building continuity along the frontage, visual quality, pedestrian amenity and safety.
- (b) The extent to which the proposal is in keeping with the scale and intensity of development anticipated on adjoining open space and residentially zoned sites.

I331.9. Special information requirements

There are no special information requirements in this precinct.

I331.10. Precinct plans

There are no Precinct plans in this precinct.

I332. Tāmaki Precinct

I332.1. Precinct Description

The Tāmaki Precinct applies to land located at 231 and 261 Morrin Road, Glen Innes (being Lots 1 and 2 DP 328428). The site is over 12 hectares in area. It has been owned by the University of Auckland since 1945 and was developed as its Tāmaki Innovation Campus. The precinct is occupied by the University of Auckland, Landcare Research and the Ministry for Primary Industries. The University will be exiting the site in the short to medium term. The purpose of the precinct is to enable the land to be used for other uses than those provided for in the Business - Mixed Use Zone along with on-going use for a range of teaching, research and associated activities. In addition to development of the site for future uses, possible changes to the existing buildings are provided for which allows flexibility for on-going tertiary education activities until such time as the precinct is comprehensively redeveloped.

The precinct fronts Merton Road, Morrin Road and the land designated for the future extension of Te Horeta Road (as proposed by Auckland Transport in the Auckland Manukau Eastern Transport Initiative). It has Morrin Reserve on part of its southern boundary and Colin Maiden Park is located on the other side of its Morrin Road frontage. The land is located adjacent to the Glen Innes Town Centre, has excellent access to a range of transport modes (rail station, the various access improvements proposed in the Auckland Manukau Eastern Transport Initiative, cycling and bus routes), is in close proximity to amenities and community facilities, and is surrounded by a range of commercial, light industrial and recreation uses but does not adjoin any residentially zoned land. The strategic location and other characteristics of this land and existing buildings provide an opportunity for the establishment of a wide range of commercial, health, education, residential, and limited retail uses. The site also presents an opportunity for substantial new buildings, including more intensive uses having regard to its large size and locational attributes. The site characteristics support a maximum height limit of 24m although the impact of the two Volcanic Viewshaft overlays (W12 and W13) will restrict development in the southern part of the precinct.

To ensure integrated development of this large land area in a comprehensive manner, the applicant is required to produce design guidelines and an overall plan for all the land included in the precinct as part of the first land use or subdivision resource consent on the site to demonstrate how the land would be developed. The first and subsequent land use and subdivision consent applications are required to be consistent with the design guidelines and overall plan approved as part of the first land use or subdivision resource consent on the site, or any approved variation.

New buildings, including additions to existing buildings and accessory buildings will be assessed against specified urban design matters in a comprehensive manner, in addition to assessment criteria set out in H13 Business – Mixed Use Zone policies H13.3 (3), (4) and (5) to achieve quality urban design outcomes and ensure that the land is used efficiently.

Site-specific controls are set out below with regards to height, the front yard and landscaping along Morrin Road and Merton Road, height in relation to boundary for

buildings near public open space boundaries, and a vehicle access restriction applying to Merton Road.

To ensure appropriate site development and support the amenity outcomes sought by the 6m yard to Merton Road and Morrin Road, motor vehicles sales, drive-through restaurants with entry/exits onto Merton Road or Morrin Road, as well as service stations fronting onto Merton Road or Morrin Road are listed as non-complying activities.

A requirement for the preparation of a comprehensive stormwater management plan prior to any development and/or subdivision of the site will ensure that appropriate measures are put in place to manage water quality and quantity.

Car parking maximums apply in the precinct and these will ensure an efficient use of the land and encourage patronage of public transportation, given the close proximity of the site to the Glen Innes bus and rail station facilities. A car parking limit, including a maximum number of 1530 office spaces which are required to be marked out at all times, is intended to mitigate congestion effects on the wider road network.

The zoning of land within this precinct is Business – Mixed Use Zone.

I332.2. Objectives

- (1) Tertiary education facilities and industrial laboratories are enabled to meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities and industrial laboratories integrate positively with the wider community and environment and mitigate potential adverse effects.
- (3) Tertiary education facilities, industrial laboratories and business activities benefit from co-location in this precinct.
- (4) New buildings and structures respond to and positively contribute to the amenity values of streets, public open spaces and surrounding context, thereby reinforcing sense of place.
- (5) A range of activities is enabled as appropriate to the precinct's location adjacent to a town centre and surrounding commercial, recreation and transportation uses in an area with extensive amenities and community facilities.
- (6) New buildings and structures will be able to attain a greater scale given the site's large size and absence of sensitive adjoining land uses, while maintaining regionally significant views to Maungarei/Mount Wellington.
- (7) The new development and activities:
 - (a) are comprehensively planned;
 - (b) support the rapid and frequent service network;
 - (c) avoid effects on the safety and efficiency of the road network;
 - (d) avoid adverse effects on the function and amenity of Morrin Reserve;

- (8) Future subdivision and development can accommodate the management of stormwater generated by new development in the precinct applying a water sensitive design.
- (9) Parking provision is restricted to reduce traffic congestion and provide opportunities to improve amenity.

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

I332.3. Policies

- (1) Enable a range of activities and building development in the Tāmaki Precinct, including tertiary education, research, health, recreation, student accommodation and appropriate ancillary development and activities which are consistent with the precinct's location adjacent to the Glen Innes Town Centre and close proximity to public transport modes, recreation facilities, community facilities and other amenities.
- (2) Provide for activities which contribute to and benefit from co-location with a tertiary education facility, including research, innovation, learning, and related work experience.
- (3) Provide for detailed site-specific planning, development and implementation for a range of activities including those ancillary to tertiary education facilities with the requirement for the preparation of design guidelines and an overall plan at the time of the first land use or subdivision consent application for the precinct.
- (4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from public places.
- (5) Provide for accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities, and while avoiding, remedying or mitigating adverse effects on the transport network.
- (6) Provide for a 24m building height to recognise and provide for the opportunity for buildings of greater scale resulting from the strategic location and characteristics of the land and absence of sensitive adjoining land uses.
- (7) Promote the comprehensive development and redevelopment of the precinct.
- (8) Manage stormwater runoff comprehensively and require water sensitive stormwater management solutions to be integrated into the site design and development and to be implemented.
- (9) Enable direct access to public transport, pedestrian and cycle networks and Glen Innes Town Centre.

(10) Restrict vehicular access to Merton Road.

(11) Manage parking by placing a control on the amount of parking that can be provided on the precinct.

(12) Manage shading effects on Morrin Reserve.

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

I332.4. Activity table [rp/dp]

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

Table I332.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Tamaki Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I332.4.1 Activity table

Activity		Activity status
Use		
(A1)	Activities not provided for	NC
Accommodation		
(A2)	Student accommodation	P
Commerce		
(A3)	Drive-through restaurant with entry/exit on to Merton Road or Morrin Road	NC
(A4)	Motor vehicle sales	NC
(A5)	Offices	P
(A6)	Service stations fronting Merton Road or Morrin Road	NC
Community		
(A7)	Community use of education and tertiary education facilities	P
(A8)	Hospitals with up to 50 beds	P
Development		
(A9)	External alterations and additions that are less than 10 per cent of the existing GFA of the building	P
(A10)	New buildings, or external alterations and additions that are more than 10 per cent of the existing GFA of the building	RD

(A11)	Parking in excess of numbers specified in I332.6.3	RD
(A12)	Development that is inconsistent with the overall plan for the precinct	RD
(A13)	Changes to the overall plan for the precinct	RD
(A14)	Development inconsistent with the approved Stormwater Management Plan for the precinct	RD
(A15)	Maintenance of stormwater management devices consistent with the approved Stormwater Management Plan for the precinct	P
(A16)	Flood mitigation works consistent with the approved Stormwater Management Plan for the precinct	P
Subdivision		
(A17)	Subdivision inconsistent with the approved design guidelines and overall plan for the precinct	RD
(A18)	Subdivision inconsistent with the approved Stormwater Management Plan for the precinct	RD

I332.5. Notification

- (1) Any application for resource consent for an activity listed in Table I332.4.1 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).

I332.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, except for Standard H13.6.1 Maximum height of buildings.

All activities listed as permitted or restricted discretionary in Table I332.4.1 must comply with the following permitted activity standards.

I332.6.1. Maximum Building Height

- (1) Buildings must not exceed 24m in height

I332.6.2. Yards and landscaping

- (1) A 6m front yard is required adjoining the road boundary of Merton and Morrin Roads. No less than 60 per cent of the front yard must be landscaped and maintained to the satisfaction of the Council at all times and in such a manner as to create and preserve a good standard of amenity.

- (2) Café decks and patios are eligible to count as landscaping.
- (3) Individual site entries, car manoeuvring areas or carpark areas must not exceed 8 metres in width within the front yard required in (1) above.

I332.6.3. Parking

In addition to the parking standards set out in Standard E27.6.2 Number of parking and loading spaces, the following parking standards apply.

- (1) Parking may either be provided on the same site as the activity to which it relates, or on another site within the precinct.
- (2) Permitted parking on the land within the precinct:
 - (i) is restricted to a maximum of 3,780 spaces overall and, of that quantum, a maximum of 1,530 parking spaces for office activity, unless parking spaces for office activity are 1000 or less in which case a maximum of 4,250 spaces overall; and
 - (ii) all parking spaces for office activity must be clearly marked as such.
- (3) In the event that parking required by Table E27.6.2.3 Parking rates - area 1 exceeds the parking maximum in I332.6.3(2) above, then the parking maximum in I332.6.3(2) applies.

I332.6.4. Vehicle access

- (1) There must be no vehicle ingress or egress to the land in the Tāmaki Precinct from Merton Road.

I332.7. Assessment – controlled activities

I332.7.1. Matters of control

There are no controlled activities in this precinct.

I332.7.2. Assessment criteria

There are no controlled activities in this precinct.

I332.8. Assessment – restricted discretionary activities

I332.8.1. 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) Stormwater Management Plan, amendments to a Stormwater Management Plan, a replacement Stormwater Management Plan or variations to the approved Stormwater Management Plan.
 - (a) The extent to which the design, location and capacity of infrastructure servicing is likely to meet the needs for such services in an appropriate manner.

- (b) Whether adequate provision has been made to ensure integration of development with neighbouring areas.
 - (c) Whether adequate provision has been made for staging of development.
 - (d) Whether adequate provision has been made for integrated stormwater management.
 - (e) Whether adequate provision has been made to ensure appropriate water quality outcomes.
 - (f) The extent to which provisions has been made to manage potential impact on overland flow paths including:
 - (i) obstruction of flows;
 - (ii) any change to location and capacity;
 - (iii) any change to overland flow on other properties.
 - (g) Whether adequate provision has been made to manage effects on existing infrastructure.
 - (h) The extent to which provision has been made to manage potential changes in flood depth and frequency upstream and downstream of the site and potential flooding of habitable floors.
 - (i) Whether adequate provision has been made for the treatment of stormwater and ensuring appropriate standards of stormwater quality before discharge from the site.
 - (j) Whether adequate provision has been made for on-going access and maintenance requirements.
 - (k) Whether appropriate methods of providing for long term maintenance and protection such as easements are identified.
- (2) Parking in excess of numbers specified in I332.6.3.
- (a) Whether adequate provision has been made to ensure accessibility to public transport and active mode networks.
 - (b) The extent to which provision has been made to manage the effects of traffic generated by activities in the precinct.
 - (c) The extent to which provision has been made to manage the effects of traffic generated by development in the precinct on capacity and safety of the road network.
- (3) New buildings, or external alterations and additions that are more than 10 per cent of the existing GFA of the building.

- (a) Whether the relationship of buildings to the street edges is appropriately managed.
 - (b) The extent to which provisions has been made to manage the effects arising from the height of development.
 - (c) The extent to which provision has been made to manage the sustainability of the design (reuse of existing buildings, passive solar design).
 - (d) The extent to which provision has been made to manage the quality and adaptability of buildings.
 - (e) Whether the orientation of buildings to roads and public places (existing and future) is appropriately managed.
 - (f) Whether the effects of fences and walls, along frontages and adjoining public places including reserves are appropriately managed.
 - (g) The extent to which provisions has been made to ensure provision of active frontages and continuity of frontages.
 - (h) Whether clear and legible entrances to buildings (including for vehicles) are provided to enhance the sense of pedestrian access and to minimise conflict.
 - (i) The methods used to integrate car parking underground or within buildings so it is not highly visible from the street, and to minimise any new areas of at-grade parking areas other than kerbside.
- (4) The overall plan for the use and development of all land within the Tāmaki Precinct.
- (a) The appropriateness of the design of the site layout having regard to the policies for the development of the precinct.
 - (b) The adequacy of the proposed arrangements for travel demand management having regard to the policies for the development of the precinct.
 - (c) The adequacy of the provision made for open space and the suitability of the proposed locations having regard to the policies for the development of the precinct.
 - (d) The adequacy of the provision made for infrastructure servicing to meet the needs for the planned development outcomes for the precinct.
 - (e) The arrangements made for the integration of development and use having regard to the policies for the development of the precinct.
 - (f) The proposed methods and arrangements for staging of development, infrastructure and services to ensure that the policies for the development

of the precinct are applied to the extent practicable throughout the progress of the development of the precinct.

I332.8.2. 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) Stormwater Management Plan including amendments to a Stormwater Management Plan, a replacement Stormwater Management Plan or variations to the approved Stormwater Management Plan.
 - (a) The location and capacity of infrastructure servicing including the extent to which the proposed infrastructure is adequate to service all the land in the Tāmaki Precinct, including the proposed development having regard to Council standards.
 - (b) Whether the design of stormwater management devices has regard to Council standards for management of quality, volume and discharge and achieves appropriate water quality outcomes.
 - (c) Whether appropriate maintenance plans for the stormwater management devices are provided and whether access for maintenance is adequately provided.
 - (d) Consistency with any relevant network discharge consent or publicly available and current Council stormwater management plans and/or analysis.
 - (e) The extent to which the stormwater management plan has achieved integrated and effective stormwater management across all the land in the Tāmaki Precinct.
 - (f) Whether there is clear identification of those elements that are to be vested in Council and that they meet the Council requirements for vested infrastructure.
 - (g) The extent to which adverse effects of stormwater diversions and discharges are prevented or mitigated, including cumulative effects, to the extent possible having regard to:
 - (i) the nature, volume and peak flow of the stormwater discharge;
 - (ii) avoiding the creation or increase of flood risk to other properties;
 - (iii) options to manage stormwater on-site or the use of communal stormwater management measures.
 - (h) The extent to which floodplains and development are managed and whether overland flow paths have been identified and protected.

- (2) Parking in excess of numbers specified in I332.6.3.
- (a) Whether the provision of facilities on site is sufficient to accommodate the expected numbers of pedestrians, cyclists, moped, motorbike and public transport users.
 - (b) The extent to which the proposal achieves greater accessibility to existing or new pedestrian and cycle and public transport networks.
 - (c) The adequacy of provision for integration with, and avoidance of adverse effects on the safety and efficiency of the transport network of the surrounding area, including any necessary upgrades to the surrounding road network.
 - (d) The adequacy of any measures to mitigate adverse effects on the capacity of the adjacent roading network caused by expected traffic generation of a proposal.
 - (e) Whether the effects on existing and probable future traffic volumes on adjacent roads can be appropriately managed.
 - (f) Whether the proposal demonstrates the ability of the adjacent existing or planned roading network systems to handle increased traffic and the feasibility of improving the roading network systems to handle increased traffic.
- (3) The policies set out in H3.3 (4), (5) and (6) are to be applied for new buildings, or external alterations and additions that are more than 10 per cent of the existing GFA of the building.
- (4) The overall plan to manage the use and development of all land in the Tāmaki Precinct, and any proposed change to the plan are to be assessed in terms of the extent to which the layout of all the land in Tāmaki Precinct will achieve an urban structure that addresses the following matters:
- (a) A network of roads, intersections and connections providing for safe and efficient vehicle, pedestrian and cycle circulation through the site.
 - (b) Provision for convenient and direct pedestrian and cycle access to the Glen Innes town centre and public transport services.
 - (c) The layout of blocks and building platforms having regard to the circulation network and any open space.
 - (d) The relationship of the urban structure to surrounding development including Morrin Reserve, Colin Maiden Park and the Auckland Manukau Eastern Transport Initiative project.
 - (e) The number and location of vehicle access points, the form of roads, streets and intersections, and the extent to which proposed new access

points, roads, streets and intersections integrate with existing transportation infrastructure.

- (5) The provisions made for the management of travel demand including:
 - (a) the measures provided as part of the development to manage traffic demand, alternative transport options, including a travel management plan, and connections to public transport and key connections to and within the wider area;
 - (b) any travel management plan methods for the purposes of encouraging increased use of public transport and active modes (such as walking and cycling) as a means of travel to the site designed to discourage low occupancy private vehicle use for most users of the offices, and to meet or exceed the desired travel mode splits, would need to be finalised as a condition of consent.
- (6) The adequacy and appropriateness of the provision for open space and any connections to a public place the public open space network (parks, reserves and streets).
- (7) The availability of infrastructure and/or the ability to install and/or upgrade infrastructure to service the proposed development for stormwater, wastewater and water supply.
- (8) The extent to which the proposed development and use on the land in the Tāmaki Precinct, including any provision for the transport network or open space, integrates into a coherent form and function with any intended or consented use or development of the balance of the site.
- (9) Whether the timing of infrastructure coincides and is coordinated with the expected staging of development to facilitate integrated transport and land use planning.

Note: The staging of development of the land within the Tāmaki Precinct should be linked with the timing of infrastructure upgrades and where development is proposed ahead of upgrades the developer will be required to make development contributions or pay infrastructure growth charges to contribute towards the cost of any necessary infrastructure upgrades in the local area, resulting from the associated growth impacts resulting from development of the land.

I332.9. Special information requirements

- (1) An application for the first:
 - (a) subdivision consent (excluding any boundary adjustment or subdivision to provide for the existing Landcare parking shortfall; and the subdivision from the parent site (Lot 1 DP 328428) of a new title sufficient to contain the existing University of Auckland Data Centre building and the necessary curtilage, car parking and site access); or,

- (b) land use consent application (excluding additions to buildings that are less than 10 per cent of the existing GFA of the building);

must be accompanied by:

- (a) a comprehensive Stormwater Management Plan including stormwater quality and quantity management devices to service the development for all the land in the precinct which is in accordance with the additional matters of discretion and assessment criteria set out above;
- (b) an overall plan to manage the use and development for all the land in the Tāmaki Precinct that address the matters in paragraphs (i) to (xiii) below:
 - (i) site layout and circulation;
 - (ii) the number and location of vehicle access points;
 - (iii) building platforms;
 - (iv) proposed new roads and intersections;
 - (v) internal pedestrian and cycle network and connections to existing and future public pedestrian and cycle networks;
 - (vi) provision for the safe movement of pedestrians and cyclists across Merton Road to connect to the Glen Innes to Tāmaki Drive Shared Path;
 - (vii) maximum block size;
 - (viii) the relationship with the Auckland Manukau Eastern Transport Initiative project;
 - (ix) the form and location of roads and streets;
 - (x) the location of any open space;
 - (xi) travel demand management;
 - (xii) infrastructure servicing; and
 - (xiii) staging of development and infrastructure provision.

I332.10. Precinct plans

There are no precinct plans for this precinct.

I333. Three Kings

[ENV-2016-AKL-000224: South Epsom Planning Group Inc and Three Kings United Inc] – Addition sought

[CIV-2016-404-002302: South Epsom Planning Group Incorporated]

I333.1. Precinct description

The Three Kings Precinct provides for the development of a vibrant, sustainable urban village on the former quarries and the adjacent land at Three Kings.

The zoning of the land within the precinct is Residential - Terrace Housing and Apartment Buildings Zone, Business - Town Centre Zone, Open Space - Informal Recreation Zone and Open Space - Sport and Active Recreation Zone. Refer to the planning maps for the location and extent of the precinct.

The purpose of the precinct is to enable the integrated redevelopment of key sites within the Three Kings area in a way that will ensure high quality outcomes that support a compact city.

It will promote legacy developments that support the viability of this emerging centre and integrate the town centre, residential, open space and community facilities.

The proposed urban village is the result of an extensive master planning process. This precinct has been prepared in order to ensure that development proceeds in accordance with the planning parameters established through the master planning process.

The overall development will offer residents a unique lifestyle choice; residential living on the doorstep of an existing town centre, connected to high quality recreational facilities on a major public transport route. The expected outcomes of the precinct are set out below:

- (1) High amenity residential areas that will provide 1,200 to 1,500 additional homes to Auckland. There will be a number of housing typologies, including apartments, cascading apartments, and terrace housing. Cascading apartments are built above and cascade over the rock faces. Parking is subsumed within the building alongside the rock face with apartments sleeving the exterior of the car parking.
- (2) An open space network comprised of two high-quality/high-use sports fields and a broader network of walkways and cycleways. This network will provide for both active and passive recreation and also achieve important connections between the residential development and the town centre and the broader community.
- (3) Sightlines to Te Tātua o Riu-ki-uta (Big King). In addition the nature of development will offer distant views of Maungawhau (Mt Eden) and all of Maungakiekie (One Tree Hill) from two vantage points.
- (4) On-site management of all stormwater through the use of a series of green stormwater infrastructure such as (but not limited to) rain gardens, tree pits, swales, wetlands and soakage.
- (5) Reinforcement of public transport by providing direct connections from the new residential development to the major transport corridor of Mt Eden Road.

- (6) Assist in achieving higher functionality of the emerging Three Kings town centre by integrating the residential development with the centre.
- (7) A high quality of urban design to ensure that the overall development provides an attractive and functional environment.

Three Kings: Precinct plan 1 illustrates the broad development patterns within the Precinct. In particular, the residential, open space and business areas are shown along with the transport network (comprised of the primary road network, the primary and secondary access points, bus connections and the walkways and cycleways).

I333.2. Objectives

- (1) Higher density residential development is enabled, which integrates with the town centre, surrounding open spaces and community facilities and which supports the vitality of the adjoining town centre.
- (2) The precinct is redeveloped in a way that respects the volcanic landscape of Te Tātua o Riu-ki-uta, the cultural heritage of the area and the history of the quarry lands.
- (3) Infrastructure and site works that are necessary to support development within the precinct that are effective, robust, sustainable in the long term and meet sound environmental practice are enabled.
- (4) New buildings are designed to apply good urban design principles and address the unique characteristics of the site, reflecting design qualities outlined in the residential design guide.

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

I333.3. Policies

Comprehensive development

- (1) Provide for a density of development which results in an efficient use of land and which makes a significant contribution to growth within the region.
- (2) Ensure development is integrated and provides the required open spaces and infrastructure.
- (3) Require that the finished contours of the land support intensive residential redevelopment and achieves integration between the redeveloped precinct area and surrounding land uses.
- (4) Enable apartments and other higher density residential activities along the Mt Eden Road frontage and in the southern portion of the precinct so as to provide easy access to public transport and the activities located within the town centre.

- (5) Enable a range of housing types in order to create a variety of built form and diversity at the scales of the site, street and block, including terrace housing and apartments (including cascading apartments).
- (6) Require that the built form of development interacts positively with and improves the quality and safety of streets, public areas and open spaces.
- (7) Provide for quality open spaces which:
 - (a) include provision for active and passive recreation (including sports fields);
 - (b) create quality linkages and connections between the town centre, Te Tātua o Riu-ki-uta and the surrounding area;
 - (c) are designed to reinforce ecological values and linkages; and
 - (d) are designed and located to create a coherent network.
- (8) Require that Grahame Breed Drive is developed in a manner that will enable integration between the redeveloped precinct area and the town centre.
- (9) Provide for the works and activities necessary to facilitate the network of walkways, cycleways and connections and to ensure a high level of safety amenity and public enjoyment in the open space areas.
- (10) Enable high levels of walkability and pedestrian amenity with reduced reliance on private vehicles and greater use of alternative modes of transport such as walking, cycling and public transport.
- (11) Ensure that the layout and design of roads and connections are legible and permeable and include the following:
 - (a) a western route through to Mt Eden Road;
 - (b) a north south route that connects to the town centre; and
 - (c) a high quality street environment that promotes walking and cycling via direct, safe and well-designed pedestrian and cycle provisions.
- (12) Provide for an increase in permitted building height and number of storeys along Grahame Breed Drive where it has been demonstrated that the increased building form will be beneficial in terms of supporting and creating an attractive transition to the town centre.
- (13) Provide for a plaza which is integrated with the town centre and which provides outlook over the sports fields, sightlines to Te Tātua o Riu-ki-uta, and active uses at street level.
- (14) Provide for a high-quality shared space on the section of Grahame Breed Drive extension between the plaza and town centre, designed as a slow speed environment with equal priority given to vehicle and pedestrian movement.

- (15) Ensure that new buildings are suitably designed and respond to the site and result in positive urban design outcomes.

Culture and landscape

- (16) Protect locally significant views through the location of roads, open space and restricting built development from identified sightlines.
- (17) Recognise the landmark of Te Tātua o Riu-ki-uta and opportunities for its restoration are central to the design of redevelopment.
- (18) Protect Te Tātua o Riu-ki-uta through the creation of an open space buffer and appropriate native planting.
- (19) Require that the design and form of the redevelopment integrates reference to and celebrates the following:
- (a) the cultural heritage of the area;
 - (b) the history of the quarry site;
 - (c) the character of the wider area; and
 - (d) the original volcanic form of the land.
- (20) Promote Te Aranga Māori Design Principles in the urban renewal of the area.

Infrastructure [rp/dp]

- (21) Provide for stormwater quality treatment through the introduction of a treatment train system using source control (in the form of inert roofing and building materials), swales and rain gardens prior to controlled access to the aquifer.
- (22) Ensure that the stormwater management systems are well maintained with appropriate legal mechanisms obligating owners of private devices (including body corporates) to maintain them and providing access for maintenance by Council in the event this does not occur (easements in gross). The stormwater management system must include the use of sediment treatment systems (including rain gardens and tree pits) to protect soakage.
- (23) Consider methods to manage water quality, including controls on roofing materials.
- (24) Require that any contaminated land and/or other hazards are made safe and suitable for urban renewal in accordance with the precinct.
- (25) Provide for rehabilitation and filling of the former quarry areas and ensuring that appropriate compaction standards for residential and open space areas are met.

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

I333.4. Activity table

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

Tables I333.4.1 & I333.4.2 Activity tables specify the activity status of land use, development and subdivision activities in the Three Kings Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I333.4.1 Activity table

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings	C
Commerce		
(A2)	Retail (including food and beverage) with a gross floor area under 250m ² gross floor area per tenancy	RD
(A3)	Retail, restaurants, cafes and other eating places with a gross floor area under 250m ² per tenancy within the area identified as Plaza (with residential above and below) shown on Three Kings: Precinct plan 1	P
Development		
(A4)	Alterations and additions to dwellings built after 30th September 2013	C
(A5)	Construction and/or relocation of residential units or any new building (including accessory buildings), including cascading apartments	C
(A6)	Minor cosmetic alterations to a building that does not change its external design and appearance	P
(A7)	Dwellings within the area identified as 'Plaza with active uses at Grahame Breed Drive level with residential above and below' on Three Kings: Precinct Plan 1	D
(A8)	Earthworks (to any level) greater than 2,500m ² .	RD
(A9)	Earthworks associated with the creation of Public Open Space	RD
(A10)	Earthworks associated with the creation of roading and other infrastructure	RD
(A11)	Rehabilitation of land within the precinct	RD
(A12)	Educational and cultural facilities	RD
(A13)	Any roading related or in-ground infrastructure works or works on land that is consistent with Three Kings: Precinct plan 1	RD
(A14)	Any infrastructure works or works not provided for as a permitted activity	RD
(A15)	Any activity, development or subdivision not otherwise provided for in the Terrace Housing and Apartment Buildings Zone or in this precinct	D

Subdivision		
(A16)	Subdivision in accordance with Three Kings: Precinct plan 1	RD
(A17)	Subdivision not in accordance with Three Kings: Precinct plan 1	D
(A18)	Subdivision for the purpose of: <ul style="list-style-type: none"> • Creating lots for infrastructure, including roading • Subdivision of zone boundaries 	RD

Table I333.4.2 Public Open Space zones

Activity		Activity status
Use		
Community		
(A19)	Education and Cultural Facilities	RD
Development		
(A20)	Rehabilitation of land within the precinct	RD
(A21)	Any infrastructure works or works on land	RD
Subdivision		
(A22)	Subdivision for the purpose of: <ul style="list-style-type: none"> • Creating lots for infrastructure, including roading • Subdivision of different zones 	RD

Note 1

For the purposes of this precinct 'rehabilitation' means the process to prepare the land for future alternate land uses and includes:

- necessary operations, works and extraction to modify rock faces and to re-contour land to ensure it is suitable for future open space uses as shown on the Three Kings Precinct plan 1;
- the extraction, processing and removal of rock, earth or other material as part of the process of finalising ground levels and rock faces and contours;
- fill operations including earthworks, compaction and storage of material;
- necessary temporary and permanent drainage, stormwater and roading services to enable rehabilitation;
- protection of future soakage areas from sedimentation during earthworks; and
- establishment of such roading and services suitable for future open space uses.

Note 2

For the purposes of this precinct 'cascading apartments' are built above and cascade over the rock faces. Parking is subsumed within the building alongside the rock face with

apartments sleeving the exterior of the car parking. The form of the cascading apartments means that habitable floor space is constructed below Mt Eden Road down to the Riu. But for the purposes of the height control, the maximum height measure is calculated from Mt Eden Road level and not from the finished level of the quarry floor.

I333.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I333.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Activity Tables I333.4.1 and I333.4.2 and which is not listed in I333.5.(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).

I333.6. Standards

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

All activities listed as permitted or controlled in Tables I333.4.1 & I333.4.2 must comply with the following standards.

I333.6.1. General standards

- (1) Development must comply with Three Kings: Precinct plan 1.
- (2) The construction and/or relocation of dwellings into the precinct must not exceed 1500 dwellings within the precinct.
- (3) The construction and/or relocation of dwellings in the 'Area subject to additional density control' shown on the Three Kings: Precinct plan 1 must not exceed 400 dwellings.
- (4) The total gross floor area for education and cultural facilities must not exceed 1000m² within the precinct and must be located in either of the locations identified on the Three Kings: Precinct plan 1 as 'Whare Manaaki'.
- (5) The total gross floor for retail must not exceed 1000m² within the precinct (excluding the area identified as Plaza with residential above and below on Three Kings: Precinct plan 1).

I333.6.2. Height

[ENV-2016-AKL-000224: South Epsom Planning Group Inc and Three Kings United Inc]

- (1) The maximum building height is as shown on 'Three Kings Precinct plan 2 - Building Height'. It is stated as a maximum height above the identified Reduced Level (RL).

- (2) For the purpose of this control, ground level shall be deemed to be the RL level shown on 'Three Kings Precinct plan 2 - Building Height'.
- (3) For the purpose of determining ground level in the Height Sensitive Area referred to in Standard D14.6 (Volcanic Viewshafts and Height Sensitive Areas,) ground level is the RL level shown on 'Three Kings Precinct plan 2 - Building Height' or where no such RL is shown it is the height above the existing ground level.
- (4) The minimum finished ground level for residential development sites on land zoned Residential – Terrace Housing and Apartment Buildings Zone (excluding roads) in the 'area subject to additional density control' shown on the Three Kings: Precinct plan 1 shall be RL 64.

I333.6.3. Height in relation to boundary

- (1) Where the external boundary of the precinct abuts land zoned residential or open space the Height in Relation to Boundary Rule applying in those zones shall apply to land within the precinct that abuts that part of the external boundary but otherwise does not apply to the internal boundaries within the precinct, including boundaries zoned Residential - Terrace Housing and Apartment Buildings, Open Space – Informal Recreation Zone, Open Space - Sport and Active Recreation Zone or Business - Town Centre zones.

I333.6.4. Maximum impervious area, maximum building coverage, minimum landscaped area and stormwater permeable area

- (1) The impervious area must not exceed 70 per cent of the net site area.
- (2) The building coverage must not exceed 70 per cent of the net site area for buildings up to three storeys and must not exceed 65 per cent of the net site area for buildings of four stories or more.
- (3) The landscaped area of the site must not be less than 30 per cent of the net site area.
- (4) Increased maximum impervious area and reduced minimum required landscaping area may be achieved through open space areas in alternative parts of the precinct provided they are to an equivalent area as set out above.
- (5) Standards (1) to (4) above apply once a stormwater management plan has been approved which demonstrates that development up to the maximum permitted building coverage and impervious areas allowed by these standards can meet the requirements for the management of stormwater in this precinct.
- (6) Development standards (1) to (4) above do not apply to the cascading apartments.
- (7) The minimum stormwater permeable area is 50 per cent of all land forming part of the precinct.

I333.6.5. Yards

- (1) A front yard depth of no less than 2 metres is required (excluding basement space below the RL of the adjacent street level).
- (2) In addition to the above, a yard depth of no less than 3 metres is required along the external boundaries of the precinct where it abuts or faces residential or open space zoned land. Provided that balconies 3 metres or more above ground level, may protrude into the yard for distances no greater than 1 metre. For the avoidance of doubt, this 3m yard does not apply to internal boundaries within the precinct including street frontages and land adjoining open space zoned land.

I333.6.6. Outlook space and outdoor living space

- (1) Residential - Terrace Housing and Apartment Buildings Zone Standard H6.6.13 Outlook Space and H6.6.15 Outdoor Living Space shall apply except:
 - (a) that any development which has a balcony with an area of 8m² and a minimum width of 2 metres which has convenient access from the living room shall be deemed to meet the requirements of Residential - Terrace Housing and Apartment Buildings Zone Standard H6.6.15 (1); and
 - (b) The minimum exclusive area for dwellings and housing developments for the elderly and disabled shall be 18m².

I333.6.7. Volcanic Viewshafts: Height Sensitive Areas

- (1) For the purposes of determining whether the Height Sensitive Area height limits are exceeded under Standard D14.6, ground level on the western terrace shall be deemed to be RL 78 and RL 82 as shown on 'Three Kings: Precinct plan 2 - Building height' or where no RL is shown it is the height above existing ground level. Height for the purpose of Standard D14.6 must be measured from the identified RL using the rolling height method.

I333.6.8. Te Tātua o Riu-ki-uta sightlines

- (1) Buildings must not protrude into the sightlines shown on 'Three Kings: Precinct plan 3 - Te Tātua o Riu-ki-uta Sightlines'.

I333.6.9. Roading-related and in-ground infrastructure

- (1) Roading adjacent to the town centre and plaza must provide frontage to the Business - Town Centre Zone and Plaza (with residential above and below) shown on the 'Three Kings: Precinct plan 1'.
- (2) The area shown on 'Three Kings: Precinct plan 1' as 'Shared space' must be formed to create a high amenity shared space area providing slow speed vehicle access, cycleways and pedestrian movements through the plaza and to the residential areas to the north.

I333.6.10. Minimum apartment size

- (1) Dwellings must have a minimum net internal floor area as follows, except as provided for in Standard (21) below:
 - (a) 40m² for studio dwellings;
 - (b) 45m² for one or more bedroom dwellings.
- (2) Dwellings that have a minimum net internal floor area of 30m² must not exceed more than five per cent of the total number of dwellings within the precinct.

I333.6.11. Parking Standards

- (1) Parking within the precinct must be provided in accordance with the following requirements:
 - (a) not more than one parking space per studio or one bedroom dwelling unit shall be provided;
 - (b) not more than two parking spaces per dwelling unit containing two or more bedrooms shall be provided;
 - (c) parking for visitors shall be provided at a rate of not less than 0.2 parking spaces per dwelling;
 - (d) at least one cycle parking space shall be provided for each dwelling unit that does not have a dedicated garage; and
 - (e) visitor cycle parking shall be provided at a rate of one for every 20 dwellings within a single building.

I333.6.12. Subdivision and infrastructure consent standards

- (1) A resource consent application for subdivision or application for infrastructure consent must:
 - (a) Comprise land forming:
 - (i) the entire precinct; or
 - (ii) a minimum area of 2 hectares.
 - (b) Seek consent or illustrate how the subdivision will ensure integrated development of the following:
 - (i) the roading network;
 - (ii) infrastructure; and
 - (iii) earthworks.

I333.7. Assessment – controlled activities

I333.7.1. Matters of control

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

- (1) Alterations and additions to dwellings built after 30 September 2013; construction and/or relocation of residential units; and, any new building (including accessory buildings):
 - (a) design and appearance:
 - (i) the effects of the design, appearance and impact of all buildings and structures including elements of height, architectural treatment of building facade and overall scale on the amenity values of the natural and physical landscape;
 - (b) building interface with public spaces:
 - (i) the effects of the interface of buildings with open space, roads and other elements of the public realm;
 - (c) potential contamination of stormwater from roofing materials:
 - (i) the effects of potential contamination of stormwater and ground water arising from discharges from roofing materials;
 - (d) views of the rock face:
 - (i) the visual effects of major buildings on retention of views of the rock face which acknowledge the quarrying origins of the site;
 - (e) landscaping and building design:
 - (i) the effect of landscaping and design of the development related to its impact on the site and on abutting or facing residential or open space land;
 - (f) daylight and sunlight access:
 - (i) the effects of shadowing and loss of access to daylight and sunlight;
 - (g) observance of Te Tātua o Riu-ki-uta sightlines:
 - (i) the effects of proposed buildings on the retention or otherwise of the views identified on 'Three Kings Precinct plan 3 - Te Tātua o Riu-ki-uta Sightlines' across public roads and open space, between buildings and above buildings in the Riu;
 - (h) active use at street level of plaza:

- (i) the effects of any building located on the 'active use at street level' area shown on the Three Kings Precinct plan 1, on the intended quality publicly accessible plaza integrated to the town centre;
- (i) outlook to Te Tātua o Riu-ki-uta from northern face of plaza:
 - (i) The effects of the design of the northern face of the plaza building on the provision of outlook to Te Tātua o Riu-ki-uta;
- (j) reverse sensitivity for dwellings facing sports fields:
 - (i) the reverse sensitivity of effects of dwellings facing sports fields including regard to any internal noise attenuation provided;
- (k) urban design matters:
 - (i) the effects of the urban design of the development on the visual and amenity values of the people who live, work or play in the Three Kings Precinct or those who visit it.
- (2) Cascading apartments:
 - (a) residential frontages:
 - (i) the effect of residential frontages (such as balconies, terraces or other habitable spaces) on the amenity of public spaces, including the potential for mitigating such effects by ground level setback from the street frontage to accommodate front yards and outdoor living spaces;
 - (b) solar amenity:
 - (i) the effectiveness of the design of dwellings to optimise daylight access to internal spaces having regard to the orientation of the site;
 - (ii) the effects of the extent of sunlight access to the dwellings on the amenity of residents having regard to the orientation of the site;
 - (c) natural ventilation:
 - (i) the effects of building design on the provision of natural ventilation to dwellings;
 - (d) overshadowing impacts:
 - (i) the effects of overshadowing on the amenity values of those who inhabit or use affected buildings or open spaces;
 - (e) traffic and car parking:
 - (i) the potential visual and other adverse effects arising from large areas of on-site car parking exposed to views from the street and from public spaces;
 - (ii) the effects of location of car parking on diffusing traffic flow through the high and low streets and through the existing street network;

(iii) the effects of providing car parking in locations which are not the most easily and directly accessed by residents;

(f) heights and setbacks:

(i) the provision of setbacks to avoid adverse effects on the users of both the high (Mt Eden Road and Grahame Breed Drive) and low streets (streets in the Riu);

(ii) the visual effects of the bulk of the cascading apartments and the management of those effects through the use of setbacks and variation in setbacks;

(g) building coverage:

(i) The effects of building coverage beyond 65 per cent and 70 per cent having regard to:

- the benefit to overall resident amenity if encapsulated car parking is sleeved between the lower level apartments and the cliff face;
- the objectives of the zone relating to enabling higher density residential development;
- the overall open space within the precinct; and
- the extent of landscaping adjacent to the specific development;

(h) building frontage:

(i) the effects of the design and location of residential activities and spaces within residential frontages that adjoin public spaces including public roads, on the vitality and amenity of those using the public spaces; and

(ii) the effects of excessively long building frontages along the Grahame Breed Drive and Mt Eden Road frontages and the visual effects that arise as well as the effects on obscuring the views towards the maunga;

(i) housing mix:

(i) the effects of the mixture of housing types within the development having regard to the benefits of providing for a diverse range of residents and family types that could occupy the proposed development.

(j) safety and visual privacy:

(i) the effects of the design of ground level apartments in the development having regard to the extent of passive surveillance and the need for visual privacy for the residents of these apartments;

(k) CPTED principles:

- (i) the effects of building design and layout on the safety of residents and visitors to the precinct having regard to CPTED principles;
- (l) urban design and landscaping:
 - (i) the effects on amenity values of residents and visitors to the precinct arising from the development of the precinct having regard to the opportunities to mitigate any such effects and/or enhance amenity values through the application of good urban and landscape design.

I333.7.2. Assessment criteria

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

- (1) New Buildings except Cascading Apartments:
 - (a) design and appearance – refer to Policy I333.3 (15);
 - (b) building Interface with public spaces - refer to Policy I333.3 (6);
 - (c) potential contamination of stormwater from roofing materials - refer to Policy I333.3 (21);
 - (d) views of the rock face - refer to Policy I333.3 (19);
 - (e) landscaping and building design - refer to Policy I333.3 (15);
 - (f) daylight and sunlight access - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy H6.3(4);
 - (g) observance of Te Tātua o Riu-ki-uta Sightlines - refer to Policies I333.3 (16), (17) &(19);
 - (h) active use at street level of plaza - refer to Policy I333.3 (13);
 - (i) outlook to Te Tātua o Riu-ki-uta from northern face of plaza - refer to Policy I333.3 (13);
 - (j) reverse sensitivity for dwellings facing sportsfields - refer to Policy I333.3 (6); and
 - (k) urban design matters - refer to Policy I333.3 (15).
- (2) Cascading Apartments:
 - (a) Residential Frontages - refer to Policy I333.3 (6);
 - (b) Solar Amenity - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy H6.3(5);

- (c) Natural Ventilation - refer to Policy I333.3 (15);
- (d) Overshadowing Impacts - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy H6.3(5);
- (e) Traffic & Car parking - refer to Policies I333.3 (6) & (15);
- (f) Heights and Setbacks - refer to Policies I333.3 (4), (6) ,(12) & (15);
- (g) Building Coverage - refer to Policies I333.3 (4) & (12);
- (h) Building Frontage - refer to Policy I333.3 (6);
- (i) Housing Mix - refer to Policy I333.3 (5);
- (j) Safety and Visual Privacy - refer to Policy I333.3 (6) and Residential - Terrace Housing and Apartment Buildings Zone Policy H6.3(5);
- (k) CPTED Principles - refer to Policy I333.3 (6); and
- (l) Urban Design and Landscaping - refer to Policy I333.3 (15).

I333.8. Assessment – restricted discretionary activities

I333.8.1. 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) Retail activities:
 - (a) the effects on the neighbourhood character, residential amenity of residential spaces on the same and adjoining sites and in the surrounding residential area from all of the following:
 - (i) The location, form and appearance of the retail premises;
 - (ii) design of parking and access; and
 - (iii) noise, lighting and hours of operation.
- (2) Educational and Cultural Facilities:
 - (a) the provisions made to ensure protection of the amenity values of the Open Space zones and the particular relationships with Te Tātua o Riu-ki-uta including its landmark status and the protection of viewshafts to and from the Maunga;
 - (b) the manner in which Te Aranga Maori Design Principles are observed.

[ENV-2016-AKL-000224: South Epsom Planning Group Inc and Three Kings United Inc]

- (3) Rehabilitation of land including rock removal, earthworks and fill operations

- (a) operations, works and extraction of material to modify rock faces and to re-contour land having regard to the suitability of the resultant land form for future open space uses as shown on the Three Kings Precinct plan 1;
 - (b) extraction, processing and removal of rock, earth or other material having regard to consistency with the Precinct plan 2 proposals for final ground levels and contours;
 - (c) the nature and manner of fill operations including earthworks, compaction and storage of material;
 - (d) provisions for temporary and permanent drainage, stormwater and roading services to enable rehabilitation;
 - (e) the manner of protection of future soakage areas from sedimentation during earthworks;
 - (f) measures to enable establishment of roading and services suitable for future open space uses;
 - (g) any potential for noise arising from rehabilitation works to have significant adverse effects on amenity values having regard to:
 - (i) hours of operation;
 - (ii) noise levels, location of noise source, frequency, duration or other special characteristics of noise; and
 - (iii) mitigation measures
 - (h) any potential for vibration and blasting associated with rehabilitation works to have significant adverse effects on amenity values having regard to location of blasting, frequency, duration and time of day.
- (4) Subdivision including roading and associated earthworks and infrastructure:
- (a) the matters applying to urban subdivision for residential purposes will apply;
 - (b) the consistency of the design and method of implementation of the subdivision with precinct plans 1 to 4, including the provision for roads, walkways, stormwater management and other infrastructure; and
 - (c) the manner in which Te Aranga Maori Design Principles are observed.
- (5) Subdivision creating lots along zone boundaries:
- (a) the alignment of the cadastral boundaries created with Precinct plan 1 structure and zones.
- (6) The proposal provides for the effective development and management of the wastewater network including:

- (a) provision for a minimum of eight hours holding capacity at any pump station;
 - (b) diversion of stormwater from the existing public wastewater network to provide additional capacity for wastewater;
 - (c) the location and design of the pump station and connections to the wastewater network;
 - (d) sufficient capacity for the wastewater network to receive flows from the development;
 - (e) for any pump station emergency overflow area; its location, size, screening; and
 - (f) public access, information, management, maintenance and clean-up protocols.
- (7) The extent to which the proposal provides for the successful application of the principles of Te Aranga as embodied within the precinct, including:
- (a) bush landscaping of the boundary to the Te Tātua o Riu-ki-uta to successfully create an interface between the Maunga and the adjacent residential community;
 - (b) the development of green stormwater infrastructure planted with suitable native vegetation to serve as a functional stormwater management system which has high amenity;
 - (c) the use of culturally appropriate public art to celebrate the history and cultural dimensions of the area;
 - (d) the use of stone walls and other landscape forms that reflect early Maori occupation of the area;
 - (e) the use of native planting specific to the area;
 - (f) the acknowledgement of the four Maunga that were previously quarried through signage, landscaping and other appropriate forms; and
 - (g) the use of cultural narrative and names to celebrate the history and culture of the site and its people.
- (8) Management of stormwater, including groundwater levels, overland flow paths, design and implementation of a treatment train, soakage capacity and monitoring and maintenance requirements with reference to the following matters:
- (a) the development gives effect to the 'Three Kings: Precinct plan 4 – Stormwater Management Concept Plan' or such other management plan that will achieve a similar or better water quality outcome;

- (b) the proposal mitigates flooding effects on people and property by ensuring adequate, flood storage, soakage capacity and freeboard is provided. The habitable floor levels; must be 750mm above the 1% AEP flood level in catchment B, or 500mm above the 1% AEP flood levels in catchment C. The 1% AEP flood level shall be set based on the assumption that no soakage occurs from the sports field soakage areas in a 100yr ARI storm;
 - (c) the proposal includes an effective monitoring and maintenance programme which addresses sediment loads, treatment required for the protection of long term soakage capacity and the monitoring and maintenance required to maintain soakage capacity;
 - (d) development provides for on-site management of all stormwater through the use of a series of green stormwater infrastructure such as (but not limited to) rain gardens, tree pits, swales, wetlands and soakage;
 - (e) stormwater treatment is provided for high contaminant load generating activities, such as uncovered car parking, roads with 5,000 Vehicle Movements Per Day (VMPD) and high contaminant generating building materials such as exposed zinc or copper roofing;
 - (f) the ongoing maintenance of private stormwater devices has been provided for and the appropriateness of mechanisms to ensure monitoring and maintenance occurs to prevent soakage inlets from blocking (e.g. body corporate agreements, easements).
- (9) The stormwater management approach and wetland design including the following matters:
- (a) options for meeting mana whenua's desire to see direct physical connection between the aquifer water and the surface, supporting the principles of Kaitiakitanga (Mauri tu, Taiao, Ahikaa);
 - (b) where there is permanently ponded water, the issues of eutrophication, insects, odour and avian botulism.
- (10) Development within the Riu:
- (a) the design and implementation of development within the Riu having regard to the manner in which it provides for integrated development within the Precinct. In particular:
 - (i) how the road layout within the Riu provides for an integrated network of connected roads which service the area;
 - (ii) how public walkways connect the access points to the town centre and Mt Eden Road bus stop;
 - (iii) the provision of infrastructure in accordance with the stormwater management plan; and

(iv) how finished ground levels enable consistency with the rules of the Precinct and provide for the outcomes of the stormwater management plan and infrastructure requirements.

(b) where the Riu is developed in stages, demonstration that all infrastructure has sufficient capacity to service future stages.

(11) Infrastructure works:

(a) the consistency of the design and method of implementation of infrastructure works with Precinct plan 1 and Precinct plan 4 - Stormwater management concept plan.

(12) Transport:

(a) the effect on the safe and efficient functioning of the surrounding road network from the expected traffic generated by the activity;

(b) the road layout provision for local traffic and traffic using the site, and discourages use of the network as a bypass from Mt Albert Road to Mt Eden Road;

(c) entry and exit points to the site are designed to suitably accommodate all pedestrians, cyclists, and traffic movements, and in doing so, limit as much as possible disruption to traffic flows on the adjoining road network;

(d) provision for adequate pedestrian connections to public transport nodes and cycleways and walkways to the Town Centre, Te Tātua o Riu-ki-uta, Mt Eden Road and residential areas to the west and north;

(e) any building fronting Mt Eden Road has a single, direct access from Mt Eden Road;

(f) the location of activity on a major public transport route, and traffic demand management measures, enable a reduced level of required on-site parking;

(g) any car parking associated with the cascading apartment typology is provided within buildings below Mt Eden Road/Grahame Breed Drive street level and is screened from other parts of the site;

(h) the proposal includes the creation of two new roads serving the site; the primary access to Grahame Breed Drive with a second access at the northern end of the site;

(i) the proposal includes appropriate traffic management and safe pedestrian access at the intersection of Mt Eden Road and Grahame Breed Drive;

(j) the proposed road design and cross sections are appropriate to the function of the road in terms of the network, and provide for appropriate amenity. In assessing any resource consent, regard will be had to the

cross section of the road with different cross sections applying to primary access roads, roads which service residential lots and laneways;

- (k) the provision of public lifts within the locations shown on the Three Kings Precinct plan 1; and
- (l) the shared space identified on the Three Kings Precinct plan 1 provides for a high amenity, pedestrian and cycle friendly environment characterised by low vehicle speeds.

I333.8.2. Assessment criteria

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

- (1) Retail activities - refer to Policies I333.3(6), (11)(c), (15);
- (2) Educational and Cultural Facilities - refer to Policies I333.3(15) – (20);
- (3) Rehabilitation of land including rock removal, earthworks and fill operations - - refer to Policies I333.3(3),(16), (19), (20) – (25);
- (4) Subdivision including roading and associated earthworks and infrastructure - - refer to Policies I333.3(2) – (4),(7), (8), (10), (11), (16) – (25);
- (5) Subdivision creating lots along zone boundaries. Criterion – the extent to which the cadastral boundaries created are aligned with the zone boundaries;
- (6) Development within the Riu - refer to Policies I333.3(3),(5), (7), (9) – (11) & (15) –(22); and
- (7) Infrastructure works - refer to Policies I333.3(21) – (25).

I333.9. Special information requirements

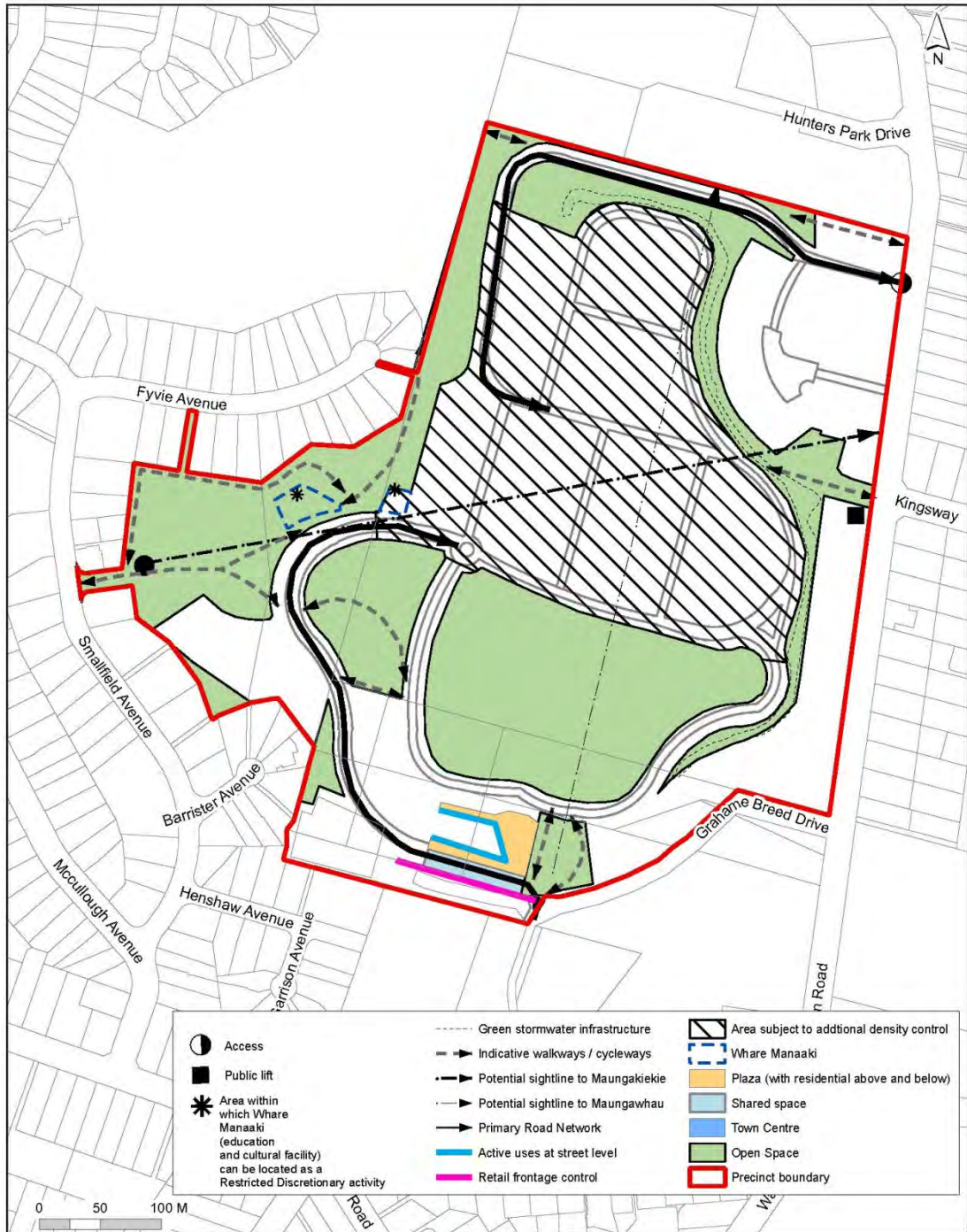
The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct, together with the following:

- (1) An application for a subdivision must be accompanied by the following supporting documents (unless these issues have been addressed through a previous subdivision consent):
 - (a) Outline of any particular infrastructure requirements that are unique to the precinct including the detailed assessment of stormwater, flooding, wastewater and transport;
 - (b) Cultural assessment and integration of the development to Te Tātua o Riu-ki-uta;
 - (c) Geotechnical assessment to include details of cut slope assessments during construction, development of specific local stability treatments for cut slopes, engineering filling criteria, and foundation criteria for structure design;

- (d) Landscape assessment and proposals to integrate aspects with the volcanic landscape;
- (e) Contamination assessment if not previously provided. This assessment shall be at Preliminary Site Investigation (PSI) level. However if the PSA demonstrates a probable presence of contaminated material then a detailed site investigation report is required; and
- (f) For development of land adjacent to the external boundaries of the precinct, a context assessment demonstrating how the development interfaces with surrounding land uses.

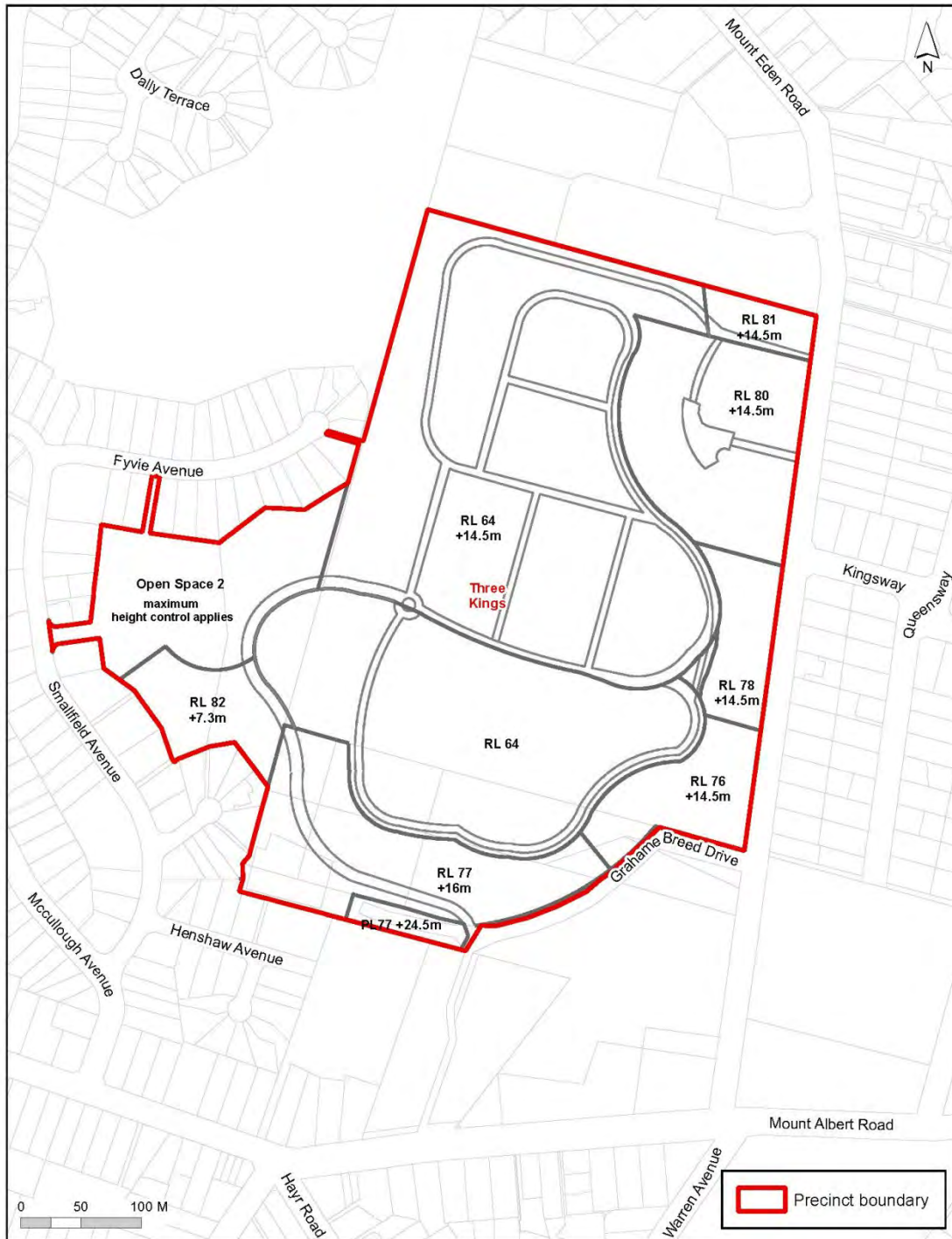
I333.10. Precinct plans

I333.10.1. Three Kings: Precinct plan 1

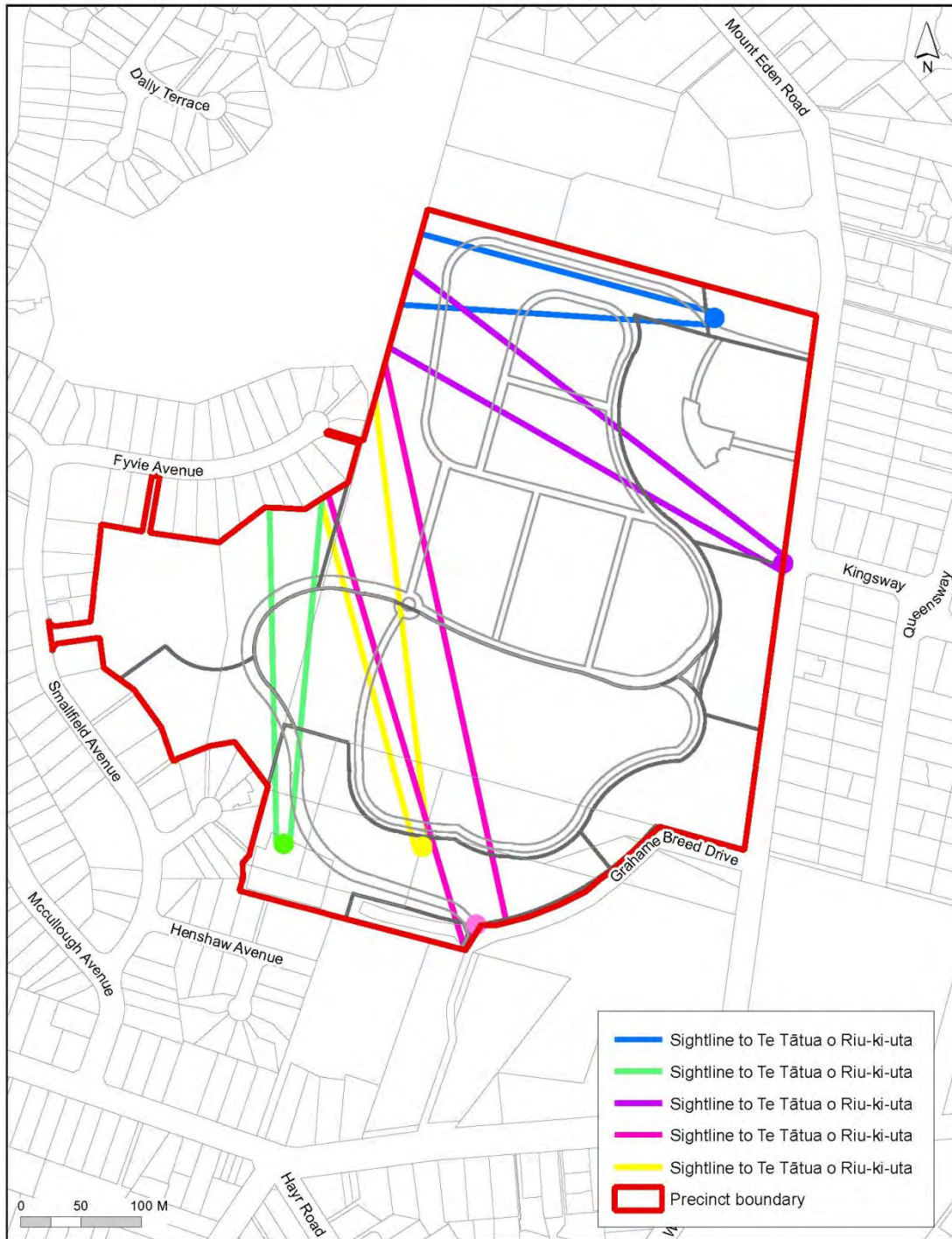


1333.10.2. Three Kings: Precinct plan 2 - Building Height

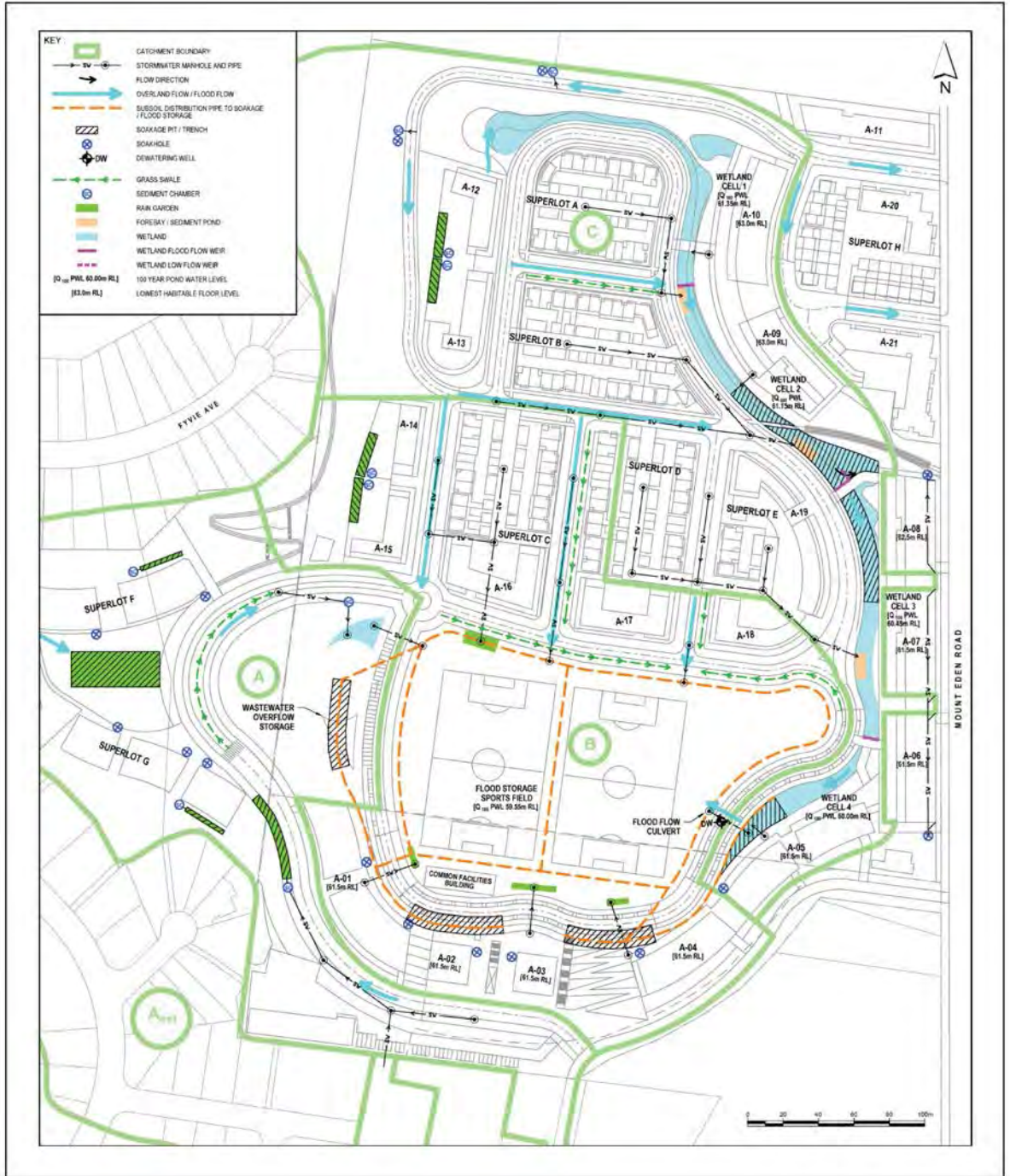
[ENV-2016-AKL-000224: South Epsom Planning Group Inc and Three Kings United Inc]



I333.10.3. Three Kings: Precinct plan 3 - Te Tātua o Riu-ki-uta Sightlines



1333.10.4. Three Kings: Precinct Plan 4 - Stormwater Management Concept Plan



I334. Wairaka Precinct

I334.1. Precinct Description

The Wairaka Precinct extends from the north western motorway at Point Chevalier in the north, through to Woodward Road in the south, and from Oakley Creek in the west to Carrington Road in the east, where the Unitec Institute of Technology (Unitec), the Crown, Waitemata District Health Board, one private landowner, and Ngati Whatua Orakei own contiguous blocks of land that make up the site.

The purpose of the Wairaka Precinct is to provide for a diverse urban community, including the ongoing development and operation of the tertiary education facility the development and operation of a range of community, recreation, and social activities, the development of a compact residential community, and commercial service activities. Business and Innovation activities are to be enabled, including activities which benefit from co-location with a major tertiary education institute. The Precinct enables new development to create an urban environment that caters for a diverse population, employees and visitors in the area and that integrates positively with the Point Chevalier, Mt Albert and Waterview communities.

The Wairaka Precinct will provide for a variety of housing typologies that help cater for Auckland's growth and the diverse community that will establish in this location. It will also provide a heart to the community, focused around the campus but with a range of community, commercial and social services. It will provide the opportunity for people to live, work, and learn within the Precinct, while enjoying the high amenity of the Wairaka environment.

The Wairaka Precinct provides for an urban community within which there is a high quality tertiary education institution.

The location and extent of a major tertiary education institution (Unitec) at Wairaka Precinct is significant to the region. The precinct is 64.5ha, and comprises twelve land titles and four owners. Unitec owns 83 per cent of the total land. In addition medical and light industrial activities also occur on the site.

The Wairaka Precinct provides overall objectives for the whole area, and three sub-precincts:

- Sub-precinct A provides for healthcare/hospital related purposes and is intended to accommodate the Mason Clinic
- Sub-precinct B provides for light manufacturing and servicing associated with laundry services and is intended to accommodate the current range of light industrial activities
- Sub-precinct C to the south and west of the precinct provides for a broad range of residential activities, together with supporting uses, activities appropriately located to a major tertiary education institution.

There are also particular attributes of the Wairaka Precinct, which contribute to the amenity of the precinct and the surrounding area and are to be retained through the development of the precinct. These include the following:

- The significant ecological area of Oakley Creek;
- An open space network linking areas within the Wairaka Precinct and providing amenity to neighbouring housing and business areas;
- A network of pedestrian and cycleway linkages that integrate with the area network;

- Retention of the open space storm water management area which services Wairaka and adjacent areas, and the amenity of the associated wetland;
- The Wairaka stream and the landscape amenity this affords, and
- The Historic Heritage overlay of the former Oakley Hospital, and identified trees on site.

The implementation of the Precinct plan requires a series of works. These focus on the open space and roading network giving access from the east to the important Oakley Creek public open space, and the walking and cycling connections linking east to west Waterview and areas further west to Point Chevalier/Mount Albert, and north to south Mount Albert to Point Chevalier. This precinct plan also provides key linkages on the western regional cycle network.

The precinct provides for stormwater treatment for all land within the precinct, prior to entering Oakley Creek. Currently the precinct also receives stormwater from an adjacent catchment in the Mt Albert area and it is expected that this will continue following development of the precinct.

Transport is an essential component to the implementation and redevelopment of the precinct and will require a series of works to avoid, remedy or mitigate adverse transport effects. Some measures such as the indicative primary road network and walking and cycling connections area are identified in the precinct. Other measures to avoid, remedy and mitigate other transport effects will be identified through the preparation of an Integrated Transport Assessment at the time of the first resource consent to significantly develop the site.

These measures could include the following:

- Providing a connected road network through the site;
- Providing a connected pedestrian and cycling network into and through the site, in particular convenient east-west and north-south cycle connections from the Oakley Creek over bridge to the proposed bus node and existing and proposed cycle networks beyond the site;
- Upgrading intersection access onto the site and avoiding, remedying and mitigating adverse effects on the surrounding transport network;
- Making provision for a bus node and road widening to support the public transport network;
- Managing vehicular movements through the connections to the south of the site;
- Managing parking to avoid, remedy, and mitigating adverse effects on the surrounding transport network; or
- Staging land use and development with any necessary infrastructure investment.

To reduce the potential of new development occurring in an uncoordinated manner, the precinct encourages the land owner/s to develop the land in accordance with the Precinct plan. This method provides for integrated development of the area and ensures high quality outcomes are achieved.

The zoning of land within the precinct varies. Refer to the planning maps for the location and the extent of the precinct.

I334.2. Objectives

- (1) The provision for a high quality of tertiary education institution and accessory activities in the precinct is continued, while also providing for growth, change and diversification of activities.
- (2) Comprehensive planning and integrated development of all sites within the precinct is achieved.
- (3) A mix of residential, business, tertiary education and community activities is provided, which maximises the efficient and effective use of land.
- (4) The healthcare/hospital facility, accessory activities and associated buildings, structures and infrastructure in Sub-precinct A (Mason Clinic) are provided for.
- (5) The commercial laundry service and accessory activities and associated buildings, structures and infrastructure in Sub-precinct B are provided for.
- (6) Identified heritage values are retained through the adaptation of the scheduled buildings and retention of identified trees, together with the management of the historic heritage, and Māori sites of significance on Oakley Creek land, and the contribution they make to the precinct's character and landscape, are recognised, protected and enhanced in the precinct.
- (7) Open spaces, cycling and pedestrian linkages from the Precinct to the wider area and neighbouring suburbs, including linkages between activities and open space nodes, are provided for and enhanced.
- (8) Development and/or subdivision within the precinct facilitates a transport network that:
 - (a) Integrates with, and avoids, remedies or mitigates adverse effects on the safety and efficiency of, the transport network within the precinct and the surrounding area, including providing any upgrades to the surrounding network; and
 - (b) Facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles.
- (9) Development of any roads connecting to the existing roading network to the south of the Precinct must be subject to specific resource consent processes to ensure that any private or public road connections must:
 - (a) Avoid these southern connections becoming a direct vehicle entrance for the Special Purpose - Tertiary Education Zone; and
 - (b) Be designed to minimise the amenity effects on existing residents.
- (10) An integrated urban environment is created, which:
 - (a) Incorporates high quality built form and urban design;

- (b) Recognises, protects and enhances the environmental attributes of Wairaka in planning and development of the Precinct;
 - (c) Avoids, mitigates and remedies adverse effects on the environment and existing stormwater, wastewater and road/s infrastructure, recognising that the precinct stormwater system services areas beyond Wairaka;
 - (d) Is developed in a comprehensive manner, which complements and fits within the landscape and character of the surrounding environment, and
 - (e) Contributes positively to the Mt Albert, Waterview and Point Chevalier communities.
- (11) Provide for retail, food and beverage and commercial services in identified locations to serve local demand within the Wairaka Precinct and at a scale and configuration which does not adversely affect the role, function and amenity of the Point Chevalier and Mt Albert town centres.

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

I334.3. Policies

Wairaka Precinct - General

- (1) Enable and provide for a wide range of activities, including education, business, office, research, health, recreation, residential accommodation, community facilities and appropriate accessory activities.
- (2) Respond to future demand and changes in the manner of learning and the desire to integrate business and education within the Special Purpose - Tertiary Education Zone.
- (3) Recognise the benefits of allocating a high quality tertiary education institution within a diverse urban environment.
- (4) Promote comprehensive planning by enabling integrated development in accordance with the precinct plan that provides for any of the following:
 - (a) Tertiary education and associated research, and community activities;
 - (b) Provision for the ongoing operation of the Mason Clinic;
 - (c) Provision for the operation of the commercial laundry service;
 - (d) Residential accommodation;
 - (e) Economic development and employment;
 - (f) Public infrastructure that is integrated with existing infrastructure, recognising that Wairaka receives stormwater from an upstream sub-catchment;

- (g) Integrated transport and land use planning through the development of the precinct;
 - (h) Traffic management, including provision of pedestrian and cycle facilities, integration with public transport, parking provision and management;
 - (i) Identification and protection of significant landscape features, the adaptation of the scheduled historic buildings, identified trees and open space network;
 - (j) Public road and open space access to the Oakley Creek reserve; or
 - (k) Pedestrian and cycle connections to Point Chevalier, Waterview and Mt Albert.
- (5) Promote economic activity and provide for employment growth that will create opportunities for students, graduates and residents of the precinct and Auckland.
- (6) Encourage a mix of residential lifestyles and housing typologies to cater for a diverse residential community at Wairaka.
- (7) Provide for a mix of residential and business activities which will enable development of a residential core to the Wairaka Precinct.
- (8) Enable a broad range of educational, research, laboratory, office and business uses which meet the needs and respond to future changes in teaching, learning, and research requirements for a modern campus environment.
- (9) Provide for a broad range of business, office, innovation and research activities which will encourage employment and economic development to locate in Wairaka, including those which benefit from the co-location with a tertiary education institution.
- (10) Enable subdivision and development that is compatible with and sensitive to the ecological qualities of the Oakley Creek and the Motu Manawa Marine Reserve.

Built Form and Character

- (11) Encourage the retention and adaptation of the heritage and character buildings, and elements identified within the precinct.
- (12) Provide for the adaptation of the scheduled part of the heritage building for economically viable activities which ensure ongoing economic sustainability for this building and its integration into the Wairaka Precinct.
- (13) Require new buildings to be designed in a manner that provides for a high standard of amenity, recognises landscape values and, where appropriate, enhances the streetscape and gateway locations of the precinct.
- (14) Require proposals for new buildings, structures and infrastructure or additions to existing buildings, structures and infrastructure adjoining or adjacent to the scheduled historic heritage buildings, and/or the significant ecological area of

Oakley Creek to be sympathetic and provide contemporary and high-quality design, which enhances the precinct's built form and natural landscape.

Open Space

- (15) Provide for public open space, including a neighbourhood park in the northern portion of the precinct.
- (16) Provide public connections to Oakley Creek from Carrington Road through public roads and open space, giving quality public access to this ecological area.

Pedestrian and cycle access, street quality and safety

- (17) Require development to maintain and provide a varied and integrated network of pedestrian and cycle linkages, open space and plazas within the precinct.
- (18) Require the key pedestrian and cycle linkages through the precinct to be direct and convenient, well designed, safe and improve connectivity for all users.
- (19) Establish a network of roads which give public access through the precinct and a pedestrian and cycling connections to the Oakley Creek and Waterview pedestrian/cycle bridge.

Transport Planning

- (20) Require subdivision and development to be integrated with transport planning and infrastructure in a way that:
 - (a) Avoids, remedies or mitigates the adverse effects of the development on the transport network;
 - (b) Integrates with rail, bus, pedestrian and cycle connections;
 - (c) Implements as a minimum the transport elements within the Precinct Plan;
 - (d) Supports the provision of passenger transport services, linking to key public transport nodes such as the Mount Albert train station and Point Chevalier public transport services;
 - (e) Minimises traffic effects on pedestrian and residents' safety and amenity;
 - (f) Minimises overflow parking on roads occurring in the vicinity of the precinct; and
 - (g) Stages subdivision and development with necessary surrounding transport network infrastructure and upgrades where adverse effects on the transport network cannot be avoided, remedied and mitigated.
- (21) Enable parking areas to service the scheduled heritage building.
- (22) Manage the expected traffic generated by activities in the precinct to avoid, remedy and mitigate adverse effects on the safety and efficiency of the surrounding transport network, particularly at peak times. For the purpose of this

precinct, the surrounding transport network comprises Carrington Road, the Precinct's existing and proposed access points to Carrington Road, the Carrington Road/Woodward Road intersection, the Woodward Road/New North Road intersection, the Carrington Road/New North Road and Carrington Road/Great North Road intersections, Laurel Street, Renton Road, Rhodes Avenue and the other local roads bounded by Carrington Road, New North Road, and Oakley Creek.

- (23) Require an integrated transport assessment for the precinct for any new development greater than 2,500m² gross floor area in the Business - Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones, unless that additional development was assessed as part of an earlier assessment of transportation effects that is no more than two years old.
- (24) Require an integrated transport assessment for the precinct as part of any southern road connection (public or private), the first subdivision in the Business - Mixed Use and residential zones (other than for controlled activities) or for any new development greater than 2,500m² gross floor area in the Business - Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones.
- (25) Avoid parking buildings within the Special Purpose - Tertiary Education Zone having direct access from Laurel Street, Renton Road, Rhodes Avenue (or any extension of those roads) or the western road shown on the precinct plan.
- (26) Avoid direct vehicle access between the Special Purpose - Tertiary Education Zone and Laurel Street, Renton Road, Rhodes Avenue (or any extension of those roads).

Integrated development

- (27) Manage potential adverse amenity effects from buildings at the precinct boundary by:
 - (a) Establishing a 5m yard and graduated building heights to the southern residential interface
 - (b) Establishing a 10m setback from the boundary of land that fronts Oakley Creek
 - (c) Require graduated building heights and locate higher buildings away from the precinct boundary.
- (28) Encourage built form, activities, public open spaces and infrastructure to be planned and designed on a comprehensive land area basis, rather than on an individual site basis.
- (29) Provide for the retail (including food and beverage) activities in identified locations of the precinct which:
 - (a) meets the needs of the campus;

- (b) serves local demand within the precinct; and
- (c) creates the opportunity for retail (including food and beverage) activities in the Historic Heritage overlay.

(30) Limit retail activities (including food and beverage) fronting or accessed directly from Carrington Road, restricting the number and size of supermarkets, preventing the concentration of retail activities at a single location, and placing caps on the size of retail tenancies and the overall gross floor area of retail in order to not adversely affect the role, function and amenity of the Point Chevalier and Mount Albert town centres.

Subdivision

(31) Apply the subdivision controls of the zoning to the subsequent subdivision of the precinct or sub-precinct, subject to that subdivision also meeting the requirements of the precinct plan.

Sub-precinct A

(32) Provide for the range of healthcare and related accessory activities of the Mason Clinic.

(33) Enable detailed site-specific planning of the Mason Clinic to reflect how the healthcare/hospital facility will be used and developed.

(34) Limit the scale of accessory activities so they do not undermine the role of the precinct or result in adverse traffic effects, but still meet the requirements of those who work, live or use services and activities in this sub-precinct.

Sub-precinct B

(35) Provide for the range of light manufacturing and servicing activities associated with the commercial laundry service.

(36) Enable detailed site-specific planning of the commercial laundry service to reflect how the facility will be used and developed.

(37) Limit the scale of accessory activities so they do not undermine the role of the precinct or result in adverse traffic effects, but still meet the requirements of those who work or use services and activities in this sub-precinct.

(38) Recognise that should the commercial laundry service and associated activities on this sub-precinct relocate from Wairaka, then the activities and controls of the Wairaka Precinct would apply.

Sub-precinct C

(39) Provide a broad range of residential activities adjacent to the Oakley Creek and residential neighbourhoods to the south of the precinct.

- (40) Provide quality dwellings which face west across Oakley Creek, providing passive surveillance of the public lands within Oakley Creek Valley.

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

I334.4. Activity tables

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

- The activities listed in Table H13.4.1 Activity table for H13 Business - Mixed Use Zone at line items: (A20), (A21), (A23), (A24) and (A25)
- The activities listed in Table H30.4.1 Activity table for Special Purpose – Tertiary Education Zone at line items (A3), (A4) and (A5)

Tables I334.4.1, I334.4.2 and I334.4.3 Activity table specify the activity status of land use, development and subdivision activities in the Wairaka Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all these sections where relevant.

Table I334.4.1 Wairaka Precinct (all of precinct except for sub-precinct B and C)

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings in the Special Purpose - Tertiary Education Zone up to a maximum gross floor area of 7,500m ²	P
(A2)	Student accommodation, boarding houses and visitor accommodation in the underlying Special Purpose – Tertiary Education Zone accessory to tertiary education facilities	P
Commerce		
(A3)	Food and beverage, offices, commercial services, conference facilities, visitor accommodation, residential, community facilities, recreation and leisure activities within the Historic Heritage Overlay	P
(A4)	Offices in the underlying Special Purpose – Tertiary Education Zone accessory to tertiary education facilities	P
(A5)	Retail (including food and beverage) up to 200m ² gross floor area per tenancy	P
(A6)	Retail (including food and beverage) comprising up to one tenancy between 201m ² and 300m ² gross floor area adjacent to, and accessed from, Farm Road	RD
(A7)	Retail (including food and beverage) comprising up to one tenancy between 201m ² and 300m ² gross floor area adjacent to the Historic Heritage Overlay	RD
(A8)	Retail (including food and beverage but excluding one supermarket) up to 1,200 m ² adjacent to, and accessed from, Farm Road	P
(A9)	One supermarket up to 1500m ² adjacent to, and accessed from, Farm Road	P

(A10)	Commercial services within 100 metres of a supermarket	D
(A11)	Retail (including food and beverage) adjoining the southern Carrington Road bus node between gate access 3 and 4 shown on the Precinct plan, up to 500m ² gross floor area or 5 tenancies	P
(A12)	Retail (including food and beverage) within 100 metres of the Carrington Road frontage, not otherwise provided for	D
(A13)	Supermarkets not otherwise provided for	NC
(A14)	Retail (including food and beverage) not otherwise provided for	D
Community facilities		
(A15)	Informal recreation	P
(A16)	Organised sport and recreation	P
Industry		
(A17)	Light manufacturing and servicing	D
(A18)	Repair and maintenance services	D
(A19)	Warehousing and storage	D
(A20)	Waste management facilities in the underlying Special Purpose – Tertiary Education Zone accessory to tertiary education facilities	D
Mana Whenua		
(A21)	Marae	P
Development		
(A22)	Parking buildings	RD
(A23)	Non-security floodlighting, fittings and supports and towers	P
(A24)	Public amenities	P
(A25)	Sports and recreation structures	P
(A26)	Parking buildings associated with any Special Purpose – Tertiary Education Zone uses with direct vehicle connection to Western Road or to Laurel Street, Renton Road or Rhodes Avenue (or any extension of those roads)	NC
(A27)	Extension of Laurel Street, Renton Road or Rhodes Avenue into the Precinct provided that a cul de sac is maintained	P
(A28)	Connection of any southern roads (or extensions to the southern roads that remain cul de sacs) to the Precinct with a private road (non-gated)	C
(A29)	Connection of any roads to the Precinct with a public road	RD
(A30)	Direct vehicle connection between Laurel Street, Renton Road or Rhodes Avenue and the Special Purpose – Tertiary Education Zone	NC
(A31)	Any development not otherwise listed in Table I334.4.1 that is generally in accordance with the precinct plan	RD
(A32)	Any development not otherwise listed in Table I334.4.1 that is not generally in accordance with the precinct plan	D
(A33)	Buildings that exceed Standard I334.6.4 Height	D
Subdivision		
(A34)	Any vacant lot subdivision proceeding in accordance with the precinct plan and which creates lots consistent with the zone boundaries	C
(A35)	Any vacant lot subdivision that is not generally in	D

	accordance with the precinct plan	
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Table I334.4.2 Wairaka Precinct sub-precinct B

Activity		Activity status
(A36)	Light manufacturing and servicing associated with the commercial laundry services	P
(A37)	Buildings that exceed the Standard I334.6.4 Height	D

Table I334.4.3 Wairaka Precinct sub-precinct C

Activity		Activity status
(A38)	Informal recreation	P
(A39)	Public amenity structures	P
(A40)	Student accommodation, boarding houses and visitor accommodation accessory to tertiary education facilities	P
(A41)	Tertiary education and ancillary activities existing in the Residential - Mixed Housing Urban and Residential - Terrace Housing and Apartment Buildings zones at 1 November 2015	P
(A42)	Any development not otherwise listed in Table I334.4.3 that is generally in accordance with the precinct plan	RD
(A43)	Any development not otherwise listed in Table I334.4.3 that is not generally in accordance with the precinct plan	D
(A44)	Any vacant lot subdivision proceeding in accordance with the precinct plan and which creates lots consistent with the zone boundaries	C
(A45)	Any vacant lot subdivision that is not generally in accordance with the precinct plan	D
(A46)	Parking buildings within Residential - Mixed Housing Urban Zone	NC
(A47)	Parking buildings within the Residential - Terrace Housing and Apartment Buildings Zone for any uses other than serving the residents of that zone	NC
(A48)	Buildings that exceed the Standard I334.6.4 Height	D

I334.5. Notification

- (1) An application for resource consent for a controlled activity listed in Tables I334.4.1, and I334.4.3 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 s95A(4) of the Resource Management Act 1991.
- (2) Any other application for resource consent for an activity listed in Tables I334.4.1, I334.4.2 and I334.4.3 Activity table which is not listed in Standard I334.5(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).

I334.6. Standards

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

All activities listed as permitted, controlled or restricted discretionary in Table I334.4.1, I334.4.2 and I334.4.3 Activity tables must comply with the following standards.

I334.6.1. Floodlights

- (1) Where floodlights are located adjacent to a residential zone, the hours of operation must not extend beyond:
- (a) 10pm Monday to Saturday; and
 - (b) 7.30pm Sunday and Public Holidays.
- (2) Floodlights must comply with the lighting standards in E24.6 Auckland-wide Standards – Lighting.

I334.6.2. Retail thresholds

- (1) The following thresholds apply in this precinct:
- (a) The total gross floor area of retail (including food and beverage and supermarket) must not exceed 6500m² for the whole precinct;
 - (b) the total gross floor area of retail (including food and beverage) within the Business - Mixed Use Zone must not exceed 4500m²; and
 - (c) The total gross floor area of retail (including food and beverage) within the Special Purpose - Tertiary Education Zone must not exceed 3000m².
- (2) The total gross floor area of retail (including food and beverage) in the Historic Heritage Place must not exceed 1000 m² subject to Standard I334.6.2(1)(a) above.
- (3) All retail activities adjacent within 100m of to the supermarket must not exceed 1200m².
- (4) Any supermarket, adjacent to and accessed from Farm Road, must not have vehicle access or parking directly off Carrington Road.

I334.6.3. Stormwater

- (1) All subdivision and development of the land in the precinct must be consistent with the approved stormwater management plan.

I334.6.4. Height

- (1) Standards in the table below apply rather than underlying zone heights unless specified. Buildings must not exceed the heights as set out below:

Building location	Maximum height (m)
Less than 20m from a boundary with Carrington Road (as at 1 November 2015) or the Open Space: Conservation Zone (excluding the Residential - Mixed Housing Urban and Residential - Terrace Housing and Apartment Buildings zones)	18m
Greater than or equal to 20m from a boundary with Carrington Road (as at 1 November 2015) or Open Space: Conservation Zone (excluding the Residential - Mixed Housing Urban, Residential - Terrace Housing and Apartment Buildings and Special Purpose - Healthcare Facility and Hospital zones)	27m
Residential - Mixed Housing Urban, Residential - Terrace Housing and Apartment Buildings and Special Purpose - Healthcare Facility and Hospital zones	Specified zone height applies
Buildings within the Residential - Mixed Housing Urban Zone and within 10m of the southern precinct boundary	8m

I334.6.5. Landscaping

- (1) At least 20 per cent of a site within the precinct must be landscaped, provided that the area of landscaping may be proportionately reduced by any required common areas of landscaping within the zone approved by the Council and protected by consent conditions.

I334.6.6. Precinct boundary set back

- (1) Buildings on land within Sub-precinct C adjoining residential zoned land outside the precinct and to the south must be set back a minimum width of 5m from the external precinct boundary. Planting requirements of Standards H13.6.5 and H13.6.6 Business - Mixed Use Zone apply.
- (2) Buildings on land adjoining Open Space - Conversation zoned land outside the precinct must be set back a minimum width of 10m from the external precinct boundary. Planting requirements of Standards H13.6.5 and H13.6.6 Business - Mixed Use Zone apply.
- (3) Buildings on land fronting Carrington Road must be set back a minimum width of 28.2m when measured from the eastern edge of the Carrington Road road reserve as at 1 November 2015. This setback area may be used for walkways, cycleways, public transport facilities, site access, street furniture, outdoor dining and cafes. Other areas within the 28.2m not used for these activities must be landscaped. This setback does not apply once the road widening affecting the Wairaka Precinct Carrington Road frontage has been vested in the Auckland Council.

I334.6.7. Tree protection

- (1) In addition to any notable tree, Subject to Standard I334.6.7(2) below, the following trees identified in I334.11.2 Precinct plan 2 – protected trees and in Table I334.6.7.1 below must not be altered, removed or have works undertaken within the dripline except as set out in I334.6.7(2) below. Trees located within an existing or future road-widening area along Carrington Road frontage are not subject to this control.
- (2) Tree works to the trees identified below must be carried out in accordance with all of the provisions applying to Notable Trees in D13 Notable Tree Overlay, with the exception that up to 20 per cent of live growth may be removed in any one year.

Table I334.6.7.1 - Identified Trees

ID	Common name	Auckland district	Numbers of trees	Location/ Street address	Legal description
1	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
2	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
3	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
5	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
7	Karaka	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
9	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
10	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
11	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
13	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
14	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
15	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
16	Swaine's Gold, Italian cypress	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
17	Michelia	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
18	Sky Flower	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
19	New Zealand Ngaio	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
20	Mediterranean Cypress	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949

Proposed Auckland Unitary Plan Decisions Version with Annotated Appeals

22	Mediterranean Fan Palm	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
23	Mountain Coconut, Coco	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
24	Chinquapin	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
25	White Mulberry	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
26	Totara	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
27	Australian Francipani	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
28	Kauri	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
29	Three Kings Climber	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
30	Norfolk Pine	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
31	Pepper Tree, Peruvian	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
32	Golden Ash	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
33	Jacaranda	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
34	Golden Ash	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
35	Variegated Five Finger	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
36	Maidenhair Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
37	Brazilian Coral Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
38	Dogwood	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
39	Houpara	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
40	Oleander	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
41	Taupata	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935
42	Camphor Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
43	Plum Pine	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
44	Camellia	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
45	Kohuhu	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi

46	Silver Poplar	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935
47	Liquidambar	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935

I334.6.8. Access

- (1) The primary traffic access to the precinct must be from Carrington Road at locations shown on the Precinct plan.
- (2) Any retail (including food and beverage) fronting the southern bus node, must not have vehicle access directly off Carrington Road.

I334.6.9. Parking

- (1) No parking is required for activities located within the scheduled heritage building other than for the provision of loading requirements.
- (2) There must be no parking provided at the bus node for retail activities.

I334.7. Assessment – controlled activities

I334.7.1. 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) Connection of Precinct to Laurel Street, Renton Road or Rhodes Avenue with a private (non-gated) road:
 - (a) traffic effects on adjoining streets and the transport network;
 - (b) amenity and safety of adjoining streets and those within the precinct;
 - (c) design of road connections;
 - (d) benefits of connections (excluding benefits related to diversion of traffic from Carrington road);
 - (e) provision of walkway and cycle access; and
 - (f) turning restrictions within the precinct to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone.
- (2) Subdivision
 - (a) boundaries of the precinct and sub-precincts aligning with the proposed site boundaries.

I334.7.2. 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) Connection of Precinct to Laurel Street, Renton Road or Rhodes Avenue with a private (non-gated) road:
 - (a) the extent to which the design of the road and associated landscaping creates:
 - (i) access consistent with the local road function; and
 - (ii) street trees, planting and other landscaping features that ensure a good standard of amenity;
 - (b) the extent to which the introduction of appropriate traffic calming measures discourages non-local traffic and to manage speed;
 - (c) the extent to which the management of the private road through such measures as signage, surface treatment, landscaping and speed restrictions does restrict the use of these roads to only those vehicles with authorised access;
 - (d) the extent of any positive benefits arising from the proposed connection (excluding benefits relating to diversion of traffic from Carrington road);
 - (e) the provision of walkway and cycleway access is not restricted. The extent to which landscaping and treatment reflects an appropriate standard of design for public walkways and cycle-ways; and
 - (f) the extent to which turning restrictions within the precinct are needed to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone.

Subdivision

- (1) The extent to which subdivision boundaries align with the sub-precinct boundaries and with the precinct plan shown in Precinct plan 1 (or with any approved road network).

I334.8. Assessment – restricted discretionary activities

I334.8.1. 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 zones, Auckland-wide, or overlay provisions:

- (1) Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area adjacent to, and accessed from, Farm Road and or adjacent to the bus hub or Oakley Hospital building:
 - (a) building interface with any public place;
 - (b) safety;
 - (c) services;
 - (d) traffic;
 - (e) travel plans and integrated transport assessments;
 - (f) design of parking and access; and
 - (g) degree of integration with other centres.
- (2) Parking buildings/structures:
 - (a) ground contours;
 - (b) building interface with public places;
 - (c) safety;
 - (d) services including infrastructure and stormwater management;
 - (e) traffic;
 - (f) travel plans and integrated transport assessments; and
 - (g) design of parking and access.
- (3) Connections between the Precinct and Laurel Street, Renton Road or Rhodes Avenue with a public road:
 - (a) traffic;
 - (b) amenity and safety;
 - (c) design of road connections; and
 - (d) benefits of road connections(excluding benefits related to diversion of traffic from Carrington road);
 - (e) provision of walkway and cycle access; and
 - (f) turning restrictions within the precinct to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone.
- (4) Any development not otherwise listed in Tables I334.4.1 and I334.4.3 that is generally in accordance with the precinct plan:
 - (a) Effects of the location and design of the access on the safe and efficient operation of the adjacent transport network having regard to:
 - (i) visibility and safe sight distances;

- (ii) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
 - (iii) proximity to and operation of intersections;
 - (iv) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan; and
 - (v) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;
- (b) The location and capacity of infrastructure servicing:
- (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area;
 - (ii) The effects on receiving environments from the location and design of the Indicative Stormwater Management Area and stormwater devices including the following:
 - (i) management of the adverse effects on receiving environments, including cumulative effects (which may be informed by any publicly available current stormwater and/or catchment management plans and analyses);
 - (ii) BPO for the management of the adverse effects of the stormwater diversion and discharge on receiving environments;
 - (iii) implementation of stormwater management devices and other measures and programmes that give effect to the BPO;
 - (iv) management and mitigation of flood effects, including on buildings and property;
 - (v) methods and measures to avoid land instability, erosion, scour and flood risk to buildings and property;
 - (vi) location, design and method of the discharge; and
 - (vii) management of stormwater flow and contaminants and the implementation of stormwater management devices and other measures;
- (c) The effects on the recreation and amenity needs of the users of the precinct and surrounding residents through the provision of:
- (i) open spaces which are prominent and accessible by pedestrians;
 - (ii) the number and size of open spaces in proportion to the future intensity of the precinct and surrounding area; and
 - (iii) effective and safe pedestrian and/or cycle linkages;

- (a) The location, physical extent and design of open space;
 - (b) The location of anticipated land use activities within the development;
 - (c) The location and physical extent of parking areas; and
 - (d) The staging of development and the associated resource consent lapse period
 - (e) The location and form of building footprints and envelopes.
 - (f) Building scale and dominance (bulk and location).
- (5) For development and/or subdivision that does not comply with Standards: I334.6.1 Floodlights; I334.6.2 Retail thresholds; I334.6.3 Stormwater; I334.6.4 Height; I334.6.5 Landscaping; I334.6.6 Precinct boundary setback; I334.6.7 Tree protection; I334.6.8 Access; I334.6.9 Parking; the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:
- (a) the matters of discretion in Rule C1.9(3) of the general provisions apply;
 - (b) any special or unusual characteristic of the site which is relevant to the standard;
 - (c) where more than one standard will be infringed, the effects of all infringements considered together; and
 - (d) the effects on the following relevant matters:
 - (i) floodlights – the effects on the amenity values of adjoining residential areas;
 - (ii) retail thresholds – the needs of the campus and serving the local demand within the precinct, the role function and amenity of the Point Chevalier and Mt Albert town centres;
 - (iii) stormwater – See Matter I334.8.1(4)(c) above;
 - (iv) height – the effects on the amenity values of open spaces and adjoining residential areas;
 - (v) landscaping – the street edge, the delineation of pedestrian routes, the visual and pedestrian amenity effects caused by access ways, parking and service areas;
 - (vi) precinct boundary set back - Interface with the public realm and effects on neighbouring sites, building scale and dominance (bulk and location), and Outlook and privacy;
 - (vii) trees – See restricted discretionary activity matters of discretion in Matters D13.8.1 Notable Trees Overlay
 - (viii) access – the primary access to the precinct being on Carrington Road, the amenity values of existing residents as a result

of the southern connections becoming a direct vehicle entrance to the precinct;

- (ix) parking – the heritage values of the Oakley Hospital, the efficiency of operation of the bus hub.

I334.8.2. 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 zones, Auckland-wide or overlay provisions:

- (1) Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area adjacent to, and accessed from, Farm Road and or adjacent to the bus hub or Oakley Hospital building
 - (a) Building interface with any public places;
 - (i) the extent to which buildings have clearly defined public fronts that address the street and public open spaces to positively contribute to those public spaces and pedestrian safety;
 - (ii) the extent to which pedestrian entrances are located on the street frontage and be clearly identifiable and conveniently accessible from the street;
 - (iii) the extent to which buildings provide legible entrances and exits to covered plazas, open spaces and pedestrian linkages;
 - (iv) the extent to which separate pedestrian entrances are provided for residential uses within mixed use buildings;
 - (v) the extent to which activities that engage and activate streets and public open spaces are provided at ground and first floor levels;
 - (vi) the extent to which internal space at all levels within buildings is designed to maximise outlook onto street and public open spaces;
 - (vii) the extent to which building heights and form are designed to allow a reasonable level of natural light into existing and planned communal open spaces within the precinct, appropriate to their intended use and whether they may require building form to be modified to the north of such spaces;
 - (viii) the extent to which buildings are designed to support high quality open spaces and where appropriate provide views to the wider landscape and/or surrounding streets, to enhance the legibility, accessibility and character of the campuses; and
 - (ix) the extent to which through-site links and covered plazas integrate with the existing or planned public realm and pedestrian network and whether they are:

- publicly accessible and attractive; and
- designed to provide a high level of pedestrian safety.

(b) Safety:

- (i) whether new and upgraded buildings and public open spaces are designed in accordance with crime safety principles. For the purpose of this assessment, internal open spaces, plazas, foyers, lanes and pedestrian and cycleway linkages within the campuses will be considered as if they are public open spaces;
- (ii) the extent to which open spaces, plazas, foyers, lanes and pedestrian linkages have multiple entrances and exits rather than a single way in and out of such places and spaces; and
- (iii) the adequacy of safety measures to the Mason Clinic site and the design of the interface between the Mason Clinic and the adjacent public spaces and sites to provide for sensitive design in a high quality urban village and environmentally sensitive area, while meeting security requirements.

(c) Services:

- (i) the extent to which stormwater, wastewater, water supply, and electricity and telecommunication infrastructure are provided to adequately service the nature and staging of anticipated development within the subject land area; and
- (ii) the extent to which the location of built form, public open space and stormwater management infrastructure provide for the establishment of future stormwater management features, which incorporate low impact stormwater design principles and improved water quality systems.

(d) Traffic:

- (i) whether traffic calming measures on internal roads and those roads connecting to the south of the precinct, discourage through traffic from outside the Wairaka Precinct, and slow traffic with an origin or destination in the Special Purpose - Tertiary Education Zone or southern neighbourhoods; and
- (ii) the extent to which proposed developments meet the requirements of any existing integrated transport assessment applying to the proposed development or any new integrated transport assessment or other traffic assessment lodged with any resource consent application.

(e) Traffic plans and integrated transport assessments:

- (i) the extent to which proposed developments meet the requirements of any existing integrated transport assessment applying to the proposed

development or any new integrated transport assessment or other traffic assessment lodged with any resource consent application and provides appropriate travel plans that are consistent with the Integrated Transport Assessment.

(f) Design of parking and access:

- (i) the extent to which parking buildings avoid fronting Carrington Road or Oakley Creek or have direct access from Laurel Street, Renton Road, Rhodes Avenue (or any extension of those streets), or the western road shown on the Precinct plan;
- (ii) the extent to which parking is screened from public open spaces and streets;
- (iii) the extent to which ventilation and fumes from parking structures or other uses do not vent into the adjacent pedestrian environment at ground level;
- (iv) the extent to which vehicle crossings and access ways prioritise pedestrian movement and in particular are designed to reduce vehicle speed and are separated from pedestrian access, or are designed as a shared space; and
- (v) the extent to which the design of pedestrian routes between parking areas, building entrances/lobbies and the street are accessible by people of all ages and physical abilities and provide a high level of pedestrian safety.

(g) Degree of integration with other centres:

- (i) the extent to which the location, scale and staging of anticipated activity types in the precinct mitigates potential conflicts with activities within neighbouring centres; and
- (ii) the extent to which the location, scale and staging of offices do not have adverse effects on the role of other centres, beyond those effects ordinarily associated with trade effects or trade competition.

(2) Parking buildings and structures

(a) Ground contours:

- (i) the extent to which the proposed finished contour levels across the subject land area avoid variations between the ground floor level of future buildings and adjoining existing and proposed public open space (where information is available); and
- (ii) The extent to which where ground floor dwellings or visitor accommodation is proposed, some minor variations between the ground floor level and the level of adjoining open space or street may be acceptable to provide for the privacy of residents and occupants/users.

(b) Building interface with public spaces:

- (i) the extent to which buildings have clearly defined public fronts that address the street and public open spaces to positively contribute to those public spaces and pedestrian safety;
- (ii) the extent to which pedestrian entrances are located on the street frontage and be clearly identifiable and conveniently accessible from the street;
- (iii) the extent to which buildings provide legible entrances and exits to covered plazas, open spaces and pedestrian linkages;
- (iv) the extent to which separate pedestrian entrances are provided for residential uses within mixed use buildings;
- (v) the extent to which activities that engage and activate streets and public open spaces are provided at ground and first floor levels;
- (vi) the extent to which internal space at all levels within buildings is designed to maximise outlook onto street and public open spaces;
- (vii) the extent to which building heights and form are designed to allow a reasonable level of natural light into existing and planned communal open spaces within the precinct, appropriate to their intended use. This may require building form to be modified to the north of such spaces;
- (viii) the extent to which buildings are designed to support high quality open spaces and where appropriate provide views to the wider landscape and/or surrounding streets, to enhance the legibility, accessibility and character of the campuses;
- (ix) whether through-site links and covered plazas integrate with the existing or planned public realm and pedestrian network and are publicly accessible, attractive and designed to provide a high level of pedestrian safety.

(c) Safety:

- (i) whether new and upgraded buildings and public open spaces are designed in accordance with crime safety principles. For the purpose of this assessment, internal open spaces, plazas, foyers, lanes and pedestrian and cycleway linkages within the campuses will be considered as if they are public open spaces;
- (ii) the extent to which open spaces, plazas, foyers, lanes and pedestrian linkages have multiple entrances and exits rather than a single way in and out of such places and spaces; and
- (iii) the adequacy of safety measures to the Mason Clinic site and the design of the interface between the Mason Clinic and the adjacent public spaces and sites to provide for sensitive design in a high quality

urban village and environmentally sensitive area, while meeting security requirements.

(d) Services including infrastructure and stormwater management:

- (i) the extent to which stormwater, wastewater, water supply, and electricity and telecommunication infrastructure are provided to adequately service the nature and staging of anticipated development within the subject land area; and
- (ii) the extent to which the location of built form, public open space and stormwater management infrastructure provide for the establishment of future stormwater management features, which incorporate low impact stormwater design principles and improved water quality systems.

(e) Traffic:

- (i) whether traffic calming measures on internal roads and those roads connecting to the south of the precinct, discourage through traffic from outside the Wairaka Precinct, and slow traffic with an origin or destination in the Special Purpose - Tertiary Education Zone or southern neighbourhoods; and

(f) Travel plans and integrated transport assessments:

- (i) the extent to which proposed developments meet the requirements of any existing integrated transport assessment applying to the proposed development or any new integrated transport assessment or other traffic assessment lodged with any resource consent application and provides appropriate travel plans that are consistent with the Integrated Transport Assessment.

(g) Design of parking and access

- (i) the extent to which parking buildings avoid fronting Carrington Road or Oakley Creek or have direct access from Laurel Street, Renton Road, Rhodes Avenue (or any extension of those streets), or the western road shown on the Precinct plan;
- (ii) the extent to which parking is screened from public open spaces and streets;
- (iii) the extent to which ventilation and fumes from parking structures or other uses do not vent into the adjacent pedestrian environment at ground level;
- (iv) the extent to which vehicle crossings and access ways prioritise pedestrian movement and in particular are designed to reduce vehicle speed and are separated from pedestrian access, or are designed as a shared space; and

- (v) the extent to which the design of pedestrian routes between parking areas, building entrances/lobbies and the street are accessible by people of all ages and physical abilities and provide a high level of pedestrian safety.

(3) Connections between the Precinct and Laurel Street, Renton Road or Rhodes Avenue with a public road:

(a) Traffic:

- (i) the extent to which traffic management measures on roads which connect to the south of the Precinct are designed to avoid the southern connection becoming the primary entrance for tertiary education uses or becoming a faster alternative to Carrington Road for non-local traffic;

(b) Amenity and safety:

- (i) whether the design of the road and associated landscaping creates:
 - access consistent with the local road function;
 - street trees, planting and other landscaping features that ensure a good standard of amenity; and
- (ii) the extent to which the introduction of appropriate traffic calming measures discourages non-local traffic and manages speed. Methods could include, but are not limited to, one lane sections, narrow carriageways, intersections designed to slow traffic and interrupt flow, avoidance of roundabouts which facilitate speedy movement through the precinct, and designing the carriageway as shared space with a meandering route.

(c) benefits of road connections(excluding benefits related to diversion of traffic from Carrington road):

- (i) the extent of any positive benefits arising from the proposed connection (excluding benefits related to diversion of traffic from Carrington Road) and the provision of walkway and cycleway access is not restricted.

(d) provision of walkway and cycle access:

- (i) the extent to which landscaping and treatment reflects an appropriate standard of design for public walkways and cycle-ways.

(e) turning restrictions within the precinct to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone:

- (i) the extent to which turning restrictions within the precinct are needed to reduce the likelihood of traffic entering the precinct through the

southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone.

- (4) Any development not otherwise listed in Tables I334.4.1 and I334.4.3 that is generally in accordance with the precinct plan:
- (a) The extent to which effects of the location and design of the access on the safe and efficient operation of the adjacent transport network have been adequately assessed and managed having regard to:
 - (i) visibility and safe sight distances;
 - (ii) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
 - (iii) proximity to and operation of intersections;
 - (iv) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan; and
 - (v) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;
 - (b) The location and capacity of infrastructure servicing:
 - (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area; and
 - (ii) the extent to which stormwater management methods that utilise low impact stormwater design principles and improved water quality systems are provided.
 - (c) The effects on the recreation and amenity needs of the users of the precinct and surrounding residents through the provision of and pedestrian and/or cycle connections:
 - (i) The extent to which the design demonstrates the staging of wider network improvements to public open space, including covered plaza, open spaces, pedestrian walkways and cycleway linkages including:
 - the layout and design of open space and connections with neighbouring streets and open spaces;
 - integration with cultural landmarks, scheduled buildings, scheduled trees and historic heritage in and adjacent to the precinct; and
 - (d) the extent to which the location, physical extent and design of open space meets the demand of future occupants of the site and is of a high quality, providing for public use and accessibility, views, sunlight access and wind protection within the application area.

- (e) The location of land use activities within the development:
- (i) the extent to which the location and staging of anticipated activity types and/or the location, orientation or layout of buildings avoids or mitigates potential conflicts between activities within the subject land area; and
 - (ii) opportunities to establish community facilities for future occupants of the site and for the wider community are encouraged within the development
- (f) The location and physical extent of parking areas and vehicle access:
- (i) The extent to which parking, loading and servicing areas are integrated within the application area taking account of location and staging of anticipated activity types.
- (g) The staging of development and the associated resource consent lapse period:
- (i) Whether the proposal adequately details the methods by which the demolition and development of the site will be staged and managed to compliment the proposed open space, road and lane network and to avoid, remedy or mitigate adverse effects associated with vacant disused areas of the site.
- (h) The location and form of building footprints and envelopes.
- (i) the assessment criteria of the zone standards for new buildings and/or alterations and additions to buildings apply; and
 - (ii) the extent to which the new buildings or alterations and additions to buildings are consistent with the elements of the precinct plan, including the location of the transport network, open spaces and infrastructure.
 - (iii) the extent to which buildings that do not comply with the bulk and location and amenity controls demonstrate that the ground floor of a building fronting a street or public open space provides interest for pedestrians and opportunities for passive surveillance of the public realm.
 - (iv) Whether buildings activate the adjoining street or public open space by:
 - being sufficiently close to the street boundary and of a frontage height that contributes to street definition, enclosure and pedestrian amenity;
 - having a pedestrian entrance visible from the street and located sufficiently close to reinforce pedestrian movement along the street;

- providing a level of glazing that allows a reasonable degree of visibility between the street/public open space and building interior to contribute to pedestrian amenity and passive surveillance;
 - avoiding blank walls at ground level; and
 - providing convenient and direct entry between the street and the building for people of all ages and abilities.
- (v) Whether dwellings located on the ground floor of a building adjoining a street or public open space positively contribute to the public realm while achieving privacy and a good standard of amenity for occupiers of the dwelling, in particular by:
- providing balconies over-looking the street or public open space;
 - providing a planted and/or fenced setback to the street or public open space. Landscaping or fencing should be low enough to allow direct sightlines from a pedestrian in the street or public open space to the front of a balcony; and
 - raising the balcony and floor plate of the ground floor dwellings above the level of the adjoining street or public open space to a height sufficient to provide privacy for residents and enable them to overlook the street or public open space.
- (vi) The extent to which development that does not comply with the amenity controls demonstrates that:
- landscaping, including structural tree planting and shrubs, defines the street edge, delineates pedestrian routes and mitigates adverse visual and pedestrian amenity effects caused by access ways, parking and service areas. Whether landscaping is planted to ensure sight lines to or from site entrances are not obscured; and
 - where the side or rear yard controls are infringed, any adverse visual amenity and nuisance effects on neighbouring sites are mitigated with screening and landscaping.
- (i) Building scale and dominance (bulk and location):
- (i) the extent to which buildings that exceed the building height, height in relation to boundary and maximum building coverage demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:
- streets and public open spaces;
 - adjoining sites, particularly those with residential uses; and

- the proposed building;
- (ii) the extent to which such buildings meet policies in the Special Purpose - Tertiary Education Zone and Wairaka Precinct;
- (iii) the extent to which the building is not visually dominating when viewed from the street, neighbouring sites, public open spaces and from distant locations;
- (iv) The extent to which buildings on corner sites demonstrate that additional building mass and height is appropriate in that location and makes a positive contribution to the streetscape;
- (v) whether activities and buildings that do not comply with the outlook control demonstrate that:
- (vi) occupants are provided with a good standard of outlook and privacy between useable/occupied spaces on the same and adjacent sites;
- (vii) the building positively contributes to passive surveillance of the street, rear/sides of site and streetscape amenity; and
- (viii) where the requirements of the outlook control are met, whether such buildings adversely affect the amenity of any complying new/ existing development on an adjoining site,.

I334.9. Special information requirements

An application for any subdivision or development must be accompanied by:

Integrated Transport Assessment

- (1) As part of any southern road connection (public or private), the first subdivision resource consent application in the Business - Mixed Use or residential zones (other than for controlled activities) or land use resource consent application for any development greater than 2,500m² gross floor area in the Business - Mixed Use Zone or greater than 1,000m² in the residential zones, the applicant is required to produce an integrated transport assessment for the precinct. An updated integrated transport assessment for the precinct will be required for all further development in excess of 2,500m² gross floor area in the Business - Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones, unless that additional development was assessed as part of an Integrated Transport Assessment that is not more than two years old.

Stormwater Management Plan

- (1) The following applies to land use consent applications for the land in the precinct:
 - (a) as part of the first land use consent application (excluding developments of less than 1,000m² gross floor area in the Special Purpose - Tertiary

Education Zone; and developments less than 2,500m² in the Business - Mixed Use and Terrace Housing and Apartment Buildings zones), a comprehensive stormwater management plan which considers the appropriateness of any identified stormwater quality and quantity management devices to service the development must be prepared for all the land in the precinct.

- (b) the comprehensive stormwater management plan must be prepared in accordance with the information requirements in Requirement I334.9(3) below.
- (c) this standard does not apply where the land use application is in accordance with a subdivision consent previously approved on the basis of a previously approved comprehensive stormwater management plan

(2) A stormwater management plan that:

- (a) demonstrates how stormwater management will be managed across the precinct or development to avoid, remedy or mitigate adverse effects;
- (b) applies an integrated stormwater management approach, consistent with Policy E1.3.10 Water Quality and integrated management;
- (c) identifies any areas of on-site stormwater management and provides for these in development and subdivision;
- (d) identifies the location, extent and of any infrastructure, including communal stormwater management devices and any proposed new or upgrades to infrastructure;
- (e) integrates/interfaces with the wider stormwater network, including that outside of the precinct; and
- (f) demonstrates compliance with the Council's relevant codes of practice and infrastructure standards; OR

(3) Demonstrate how stormwater will be managed in accordance with the stormwater management plan prepared for the precinct.

An application for development that is or is not generally in accordance with the precinct plan must include the following:

(1) Plans showing:

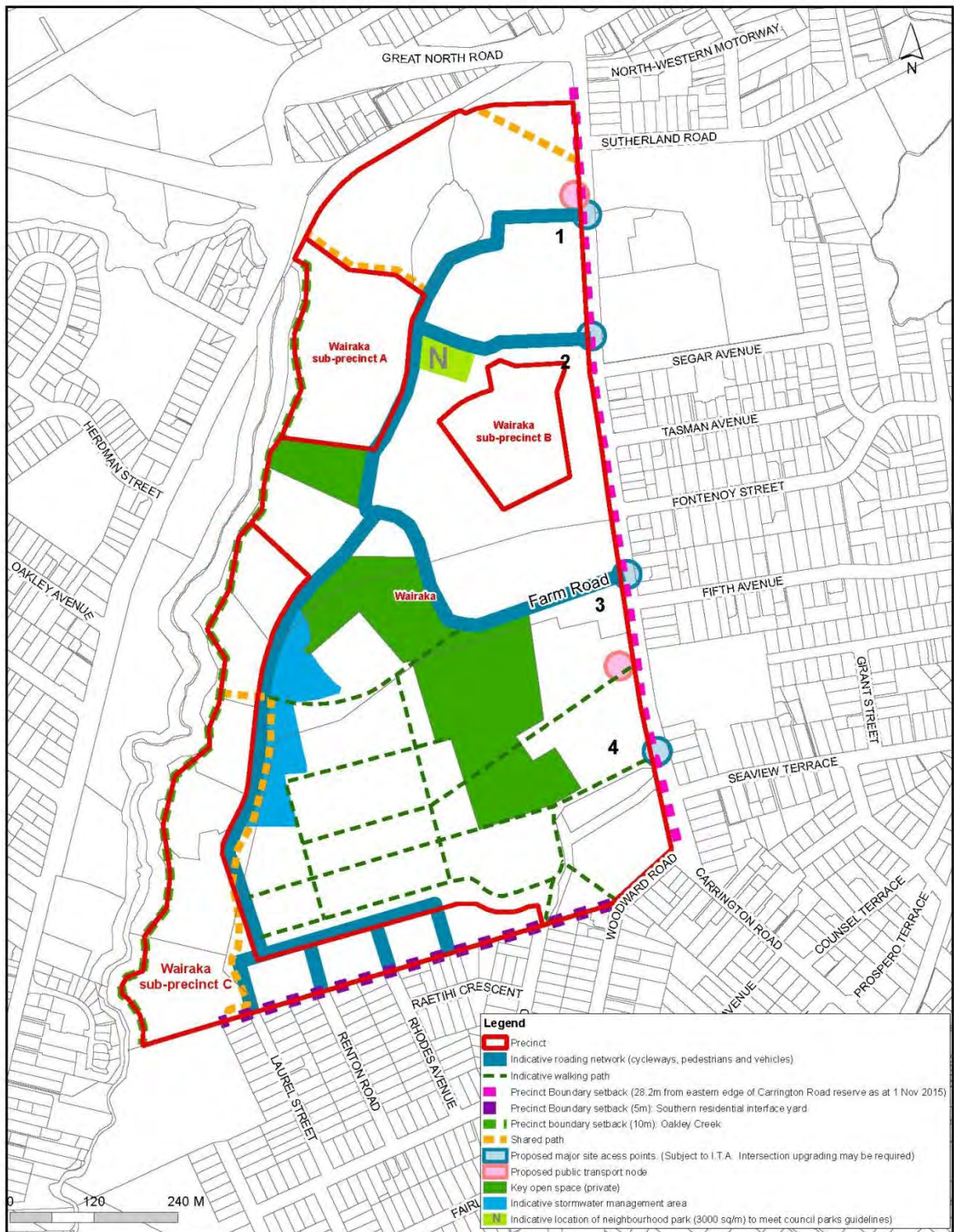
- (a) the overall context of the subject land area relative to existing buildings, public open space and transport connections and any approved buildings and approved framework plans generally;
- (b) where changes are intended, the relationship of site contours to existing and proposed streets, lanes, any public open space shown;

- (c) building footprints, profiles and height relative to existing and proposed streets, lanes and any existing or proposed public open space;
 - (d) the location and layout of public open space areas (within the control of the landowner or leaseholder), including the general location of soft and hard landscaping areas, such as pocket parks, plazas, pedestrian linkages, walkways, covered plazas and linking spaces that complement the existing public open space network;
 - (e) the location and layout of vehicle access, entries, exits, parking areas including number of spaces and loading and storage areas;
 - (f) the location and layout of services and infrastructure;
 - (g) the location and function of pedestrian, cycling and vehicle routes to and within the precinct, and their relationship to other areas. This must include representative street and lane cross sections showing the width of footpaths, cycle paths and traffic lanes;
 - (h) the general location and function of existing and proposed streets and lanes, including cross-sections where applicable; and
 - (i) indicative location and layout of proposed sites, including their site areas and buildings types.
- (2) Proposed building profile and height as viewed from all existing and proposed street frontages, existing and proposed public open spaces. For the purpose of this requirement, building profile means two-dimensional and three-dimensional building block elevations and building cross- sections showing:
- (a) overall building form and height (as opposed to detailed design);
 - (b) indicative proposed floor to ceiling heights of each building storey;
 - (c) areas at ground level adjoining public open space intended to be available for active uses; and
 - (d) areas of walls likely to contain windows for principal living areas of accommodation units to demonstrate how the outlook space development control will be met.
- (3) A landscape management plan for landscaped areas to be covenanted, public open space landscaping, roads and streetscapes and walkways. The plan must provide details on:
- (a) plant species schedules;
 - (b) planting specifications including individual tree planting locations;
 - (c) weed control and management;

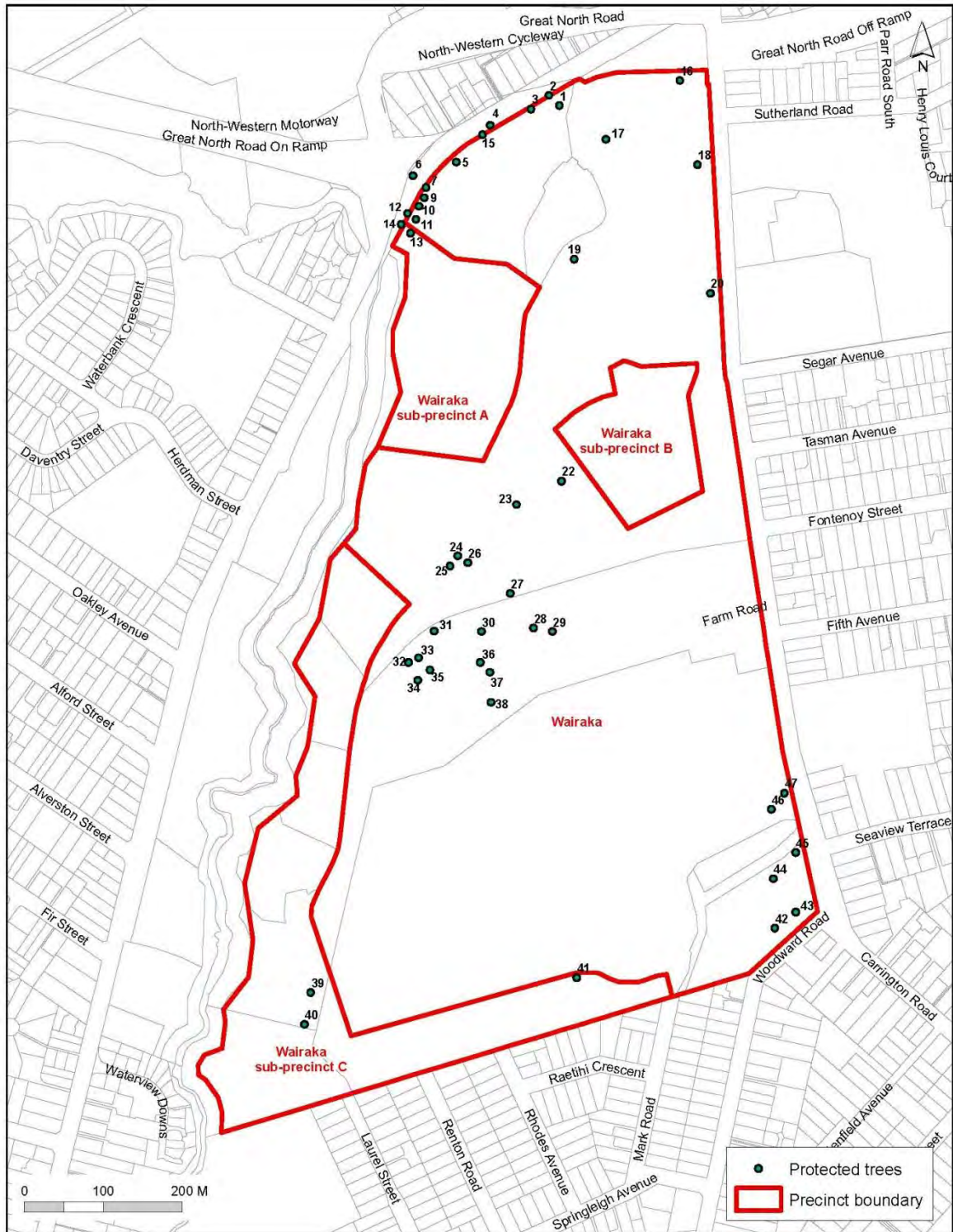
- (d) implementation; and
 - (e) the location and design of public seating, vehicle barriers, signage, pedestrian lighting, litter receptacles, and other amenity features in line with crime prevention through environmental design principles.
- (4) An infrastructure and stormwater management plan that demonstrates how the development will meet the controls and assessment criteria in this precinct regarding infrastructure and servicing, including:
- (a) location and extent of infrastructure, including areas of on-site stormwater management (if applicable) and integration/interface with the wider precinct;
 - (b) any proposed new or upgrade to infrastructure;
 - (c) staging of development; and
 - (d) compliance with the Council's relevant codes of practice and infrastructure standards.
- (5) A traffic management plan that demonstrates how the development will meet the controls and assessment criteria in this precinct regarding traffic generation and management, including:
- (a) a traffic management assessment demonstrating how the precinct will manage traffic demand, alternate transport options, connections to public transport and key connections to and within the precinct; and
 - (b) be prepared in accordance with current best practice guidelines adopted by Auckland Transport.
- (6) The general location of activity types with potential to influence the staging and design of development across the subject land area including:
- (a) general proposed activity types at activity interfaces, including activity types to be established adjacent to existing lawful activities (including industrial activities);
 - (b) proposed staging of demolition, earthworks and building development, and where information is available, the staging of public open space.

I334.10. Precinct plans

I334.10.1 Wairaka: Precinct plan 1



1334.10.2 Wairaka: Precinct plan 2 – Protected Trees



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

(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(4) 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.

1335.6.3. 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) Parking for a minimum of 110 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect.

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

[ENV-2016-AKL-000193: Kiwi Property Group, Kiwi Property Holdings Limited and Sylvia Park Business Centre Limited]

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.

Sylvia Park is located at 286 Mount Wellington Highway, Mount Wellington, and is identified as an emergent metropolitan centre in the Auckland Plan.

The purpose of the Sylvia Park precinct is to guide future development towards supporting a greater range of activities for it to become 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 to become a Metropolitan Centre by the establishment of a broader 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 dominant activities in sub-precinct C are dwellings and home occupations to provide a transition area with the adjoining residential zone that integrates with the surrounding environment.

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 in sub-precinct A and sub-precinct B unless otherwise specified below.

The sub-precinct C activity table below replaces the underlying zone activity table. The Auckland-wide and relevant overlays activity tables apply in this sub-precinct 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 0.4.1: Activity table

	Activity	Activity status
Use		
Sub-precincts A and sub-precinct B		
(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 greater than 27m	D
Site Intensity: Maximum basic allowable Gross Floor Area controls		
(A7)	Any combination of: retail; entertainment facilities; taverns; restaurants, cafes and other eating places up to 120,000m ² provided the maximum allowed GFA for retail does not exceed 102,000m ²	P
(A8)	Any combination of retail, entertainment facilities, taverns, restaurants, cafes and other eating places exceeding 120,000m ² but within the overall basic GFA limitation	RD
(A9)	Any combination of retail, entertainment facilities, taverns, restaurants, cafes and other eating places exceeding the 200,000m ² GFA limitation	D
(A10)	Offices up to 48,000m ²	P
Development - Sub-precinct C – I336.10.1. Precinct Plan 1: Height areas		
(A11)	Buildings up to 22.5m	C
(A12)	Buildings greater than 22.5m	D
Specific Activities - Sub-precinct C		
(A13)	Care centres	P
(A14)	Community facilities	P
(A15)	Healthcare facilities	P
(A16)	Home occupations	P
(A17)	Public places, informal recreation and leisure	P
(A18)	Dwellings	P
(A19)	All other activities in the Business - Metropolitan Centre zone not listed in this activity table, except those deemed as non-complying	D
Site Intensity: Maximum basic allowable Gross Floor Area controls		
(A20)	Up to 6000m ² of residential and other permitted activities	P
(A21)	A combined area of 3000m ² relating to care centres, community facilities and healthcare facilities	P

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(4) 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 I336.6.8.
- (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 – I336.6.8 below:

I336.6.1. Site Intensity

- (1) The maximum total basic gross floor area on the site is 200,000m² subject to the limitations set out in the activity table under I336.4.1.
 - (a) Bonus accommodation floor area: Where floor area is developed for residential units, visitor accommodation, hotels, and boarding houses/hostels, the maximum basic GFA limitation may be exceeded by:
 - (i) up to 50,000m² as a permitted activity
 - (ii) over 50,000m² as a restricted discretionary activity

- (b) Office activity exceeding 48,000m² up to a maximum of 70,000m² GFA is a restricted discretionary activity.
- (c) Non-residential activities exceeding the standards above (as set out in the activity table) will be considered a discretionary activity.

I336.6.2. Home occupations

- (1) Refer to Standard H6.6.2 Home occupations

I336.6.3. 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) Buildings must not exceed 27m in height.

- (3) Building platform – sub-precinct C

- (a) Buildings must not exceed 22.5m 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 I336.6.4. to I336.6.7 below is a restricted discretionary activity.

I336.6.4. Frontage control

- (1) Within those parts of the site identified in I336.10.2 - 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.

I366.6.5. 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.

I366.6.6. 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.

I366.6.7. 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.

I336.6.8. 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
 - control 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) Travel management
- (2) Trip generation
- (3) Building design over 27m in height and up to 72.5m
- (4) Frontage Control
- (5) Car parking
- (6) Vehicle Access
- (7) Heavy vehicle access
- (8) 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) Residential units, visitor accommodation, hotels, and boarding houses/hostels where the maximum combined total GFA exceeds 250,000m².
 - (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.
- (2) Office activity exceeding 48,000m² up to a maximum of 70,000m² GFA and any combination of retail entertainment facilities, taverns, restaurants, cafes and other eating places between 120,000m² and 130,000m², provided retail activity does not exceed 102,000m².
 - (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 the activity will result in a total trip generation for Sylvia Park in excess of 4350 private vehicle trips per hour in weekday 4pm-6pm peaks.
 - (c) For the purposes of calculating this number, any unrealised GFA for:
 - (i) Retail entertainment facilities taverns restaurants, cafes and other eating places below the 120,000m² provided for as a permitted activity will be factored into the calculation at a rate of 2.61 trips per 100m²
 - (ii) Offices already consented or below the 48,000m² provided for as a permitted activity will be factored into the calculation at a rate of 1.65 trips per 100m².
 - (iii) The extent to which measures are proposed to mitigate adverse traffic effects where total private vehicle trips per hour in the weekday 4pm-6pm peaks exceeds 4350.
- (3) Buildings over 27m high in Height area sub-precinct A

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.
- (4) 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.
- (5) Car parking
- (a) Car parking and loading not meeting the requirements of Tables E27.6.2.3 and E27.6.2.4 in clause E27 of the Auckland-wide rules - Transport section will be assessed against the relevant matters set out in clause E27.6.3 of the Auckland-wide rules - Transport section.

(6) 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.

(7) Heavy vehicle access

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

(8) 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 within sub-precinct A 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. An integrated transport assessment will be lodged with any application for resource consent involving additional gross floor area in excess of 5000m² GFA. The detail to be provided in the update of the transport plan and in any integrated transport assessment 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

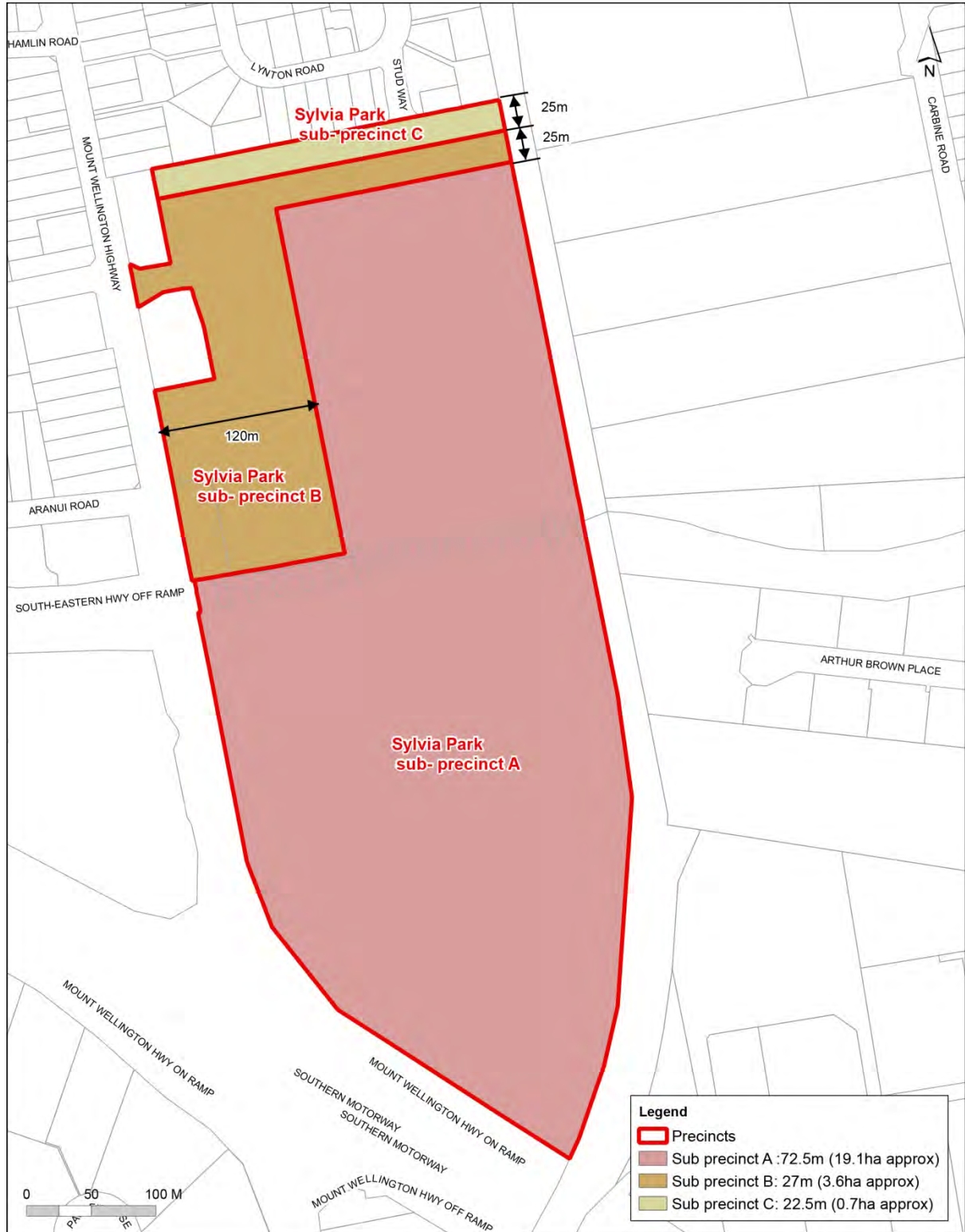
materials, public transport facilities, road signage, lighting and street furniture and how streets will be maintained. The street amenity and maintenance plan must be updated as required, including as part of any applications involving significant new development on the site.

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

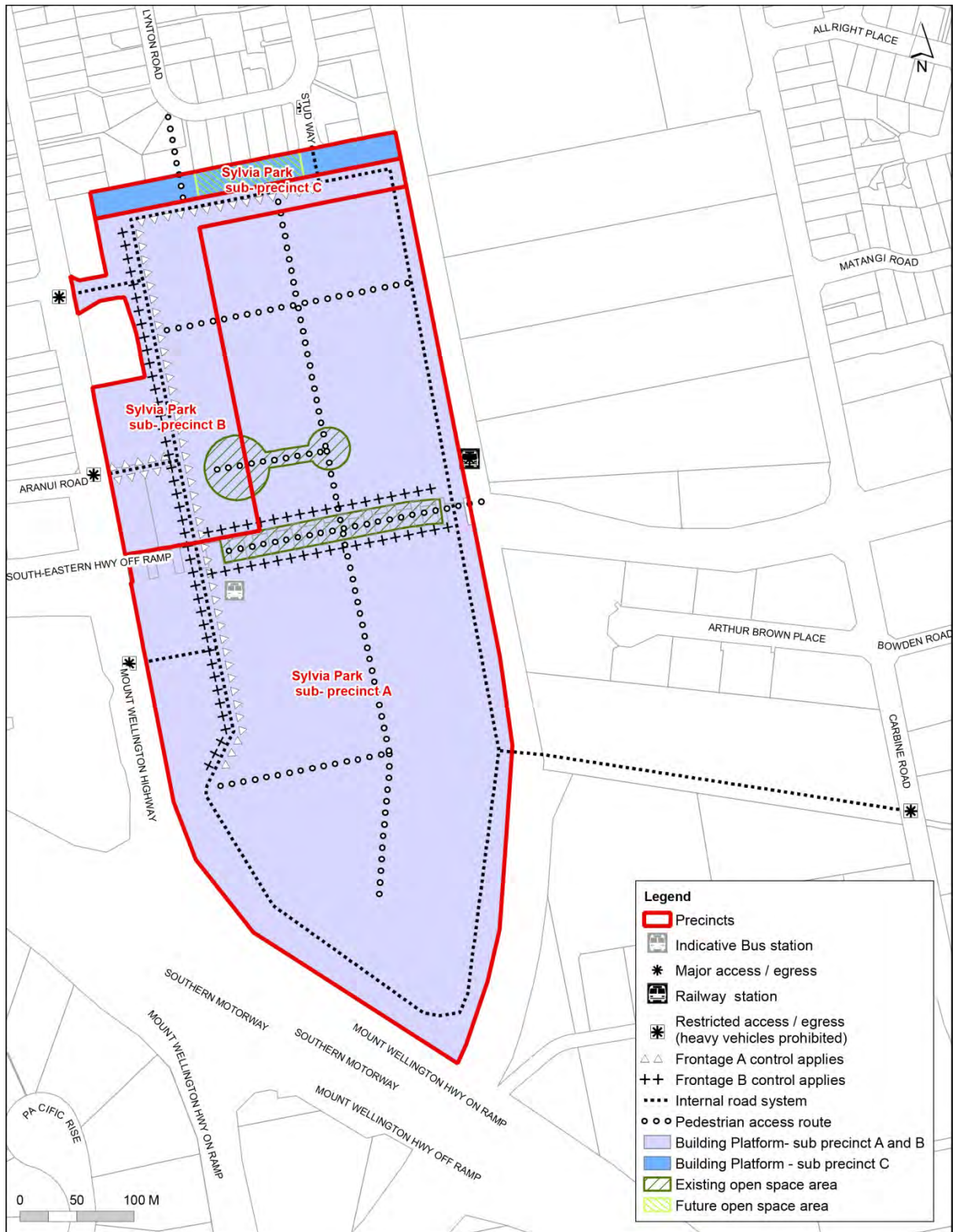
Refer to pdf attachment

1336.10. Precinct plans

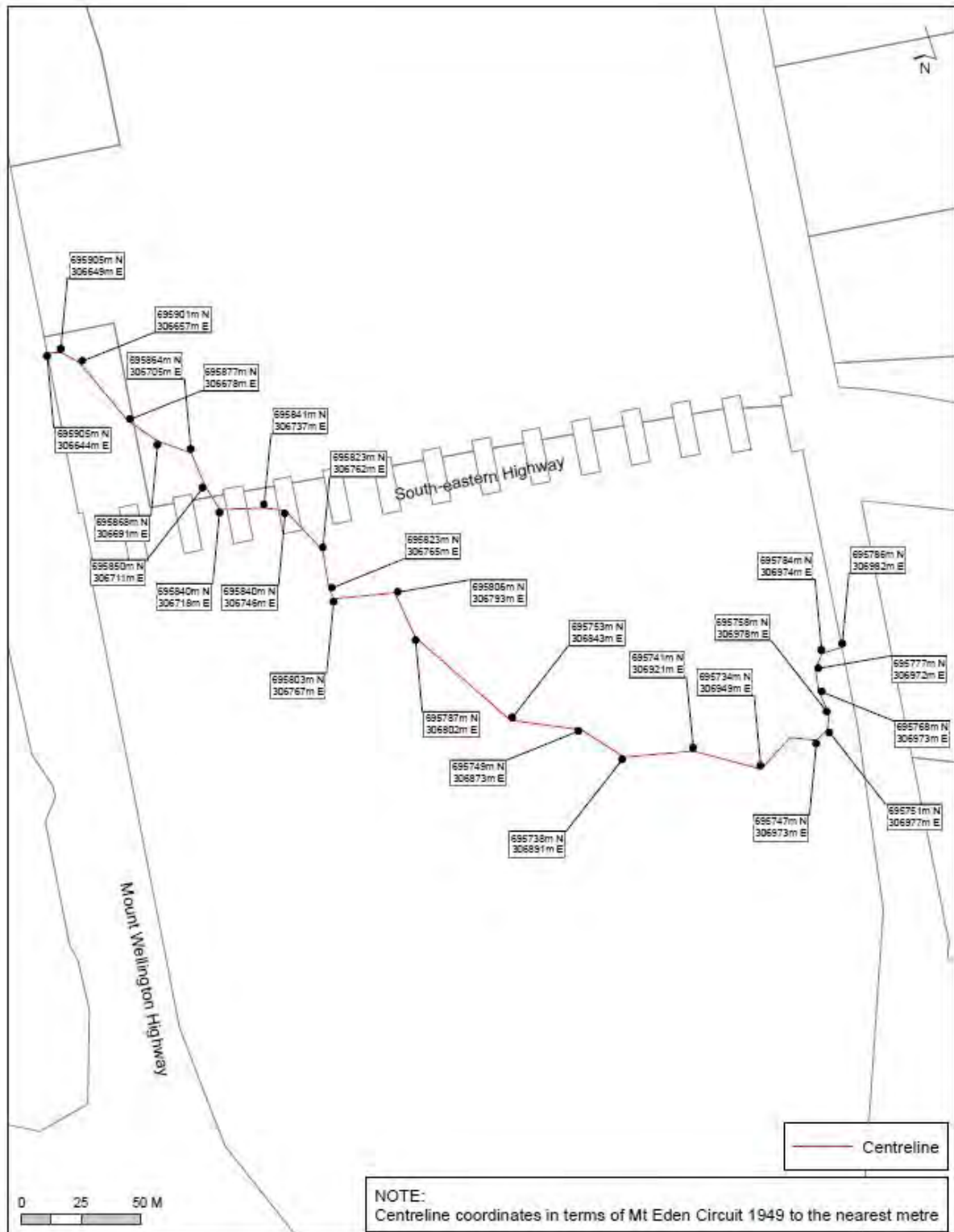
1336.10.1 Sylvia Park: Precinct Plan 1: Height areas



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



I336.10.3 Sylvia Park: Limited earthworks corridor



[ENV-2016-AKL-000193: Kiwi Property Group Limited, Kiwi Property Holdings Limited and Sylvia Park Business Centre Limited]

I336 Sylvia Park Precinct

Appendix

There is an accompanying appendix to Sylvia Park precinct which is referred to in Standards – I336.6.3. (1) Building Height that refers to:

- Geotechnical completion report for earthworks, dated May 2006 prepared for SKM by Tonkin & Taylor Ltd

Due to the length of this report it has not been appended in this section. A copy is available on request.

I400. Ardmore 3 Precinct

I400.1. Precinct Description

The Ardmore 3 Precinct applies to land at 79-81 Mullins Road Ardmore (part Allotment 48 Parish of Papakura). The facilities on the site are used for science and technology research by the University of Auckland.

The purpose of the Ardmore 3 Precinct is to enable continuation of existing research in science and technology fields. The Precinct will facilitate the potential for further expansion of those facilities including the addition of teaching facilities and structures or facilities required to meet the wider purpose of the tertiary education facility.

The zoning of land within the precinct is Rural - Mixed Rural Zone.

I400.2. Objectives

- (1) Tertiary education facilities meet the education needs of their students, facilitate scientific and technology research and economic development, and provide for the well-being of employees, staff, students and visitors.
- (2) Tertiary education and complementary business activities benefit from co-location on tertiary education sites.
- (3) Tertiary education facilities integrate positively with, and mitigate potential adverse effects on, the wider community and rural environment.
- (4) New buildings and structures respond to, and positively contribute to, the amenity values of the mixed rural setting and surrounding context, landscape, and neighbouring rural community while ensuring that necessary facilities and structures required for the tertiary research work or teaching are enabled.

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

I400.3. Policies

- (1) Enable activities and development related to tertiary education scientific and technology research and appropriate accessory activities.
- (2) Require new buildings and significant additions and alterations to be designed in a manner that:
 - (a) makes efficient use of the site; and
 - (b) responds positively to the existing and future context of the Rural - Mixed Rural Zone and surrounding rural area.
- (3) Enable masts or aerials associated with tertiary education and scientific and technology research while having regard to the safety of aircraft departing or approaching Ardmore Airport.

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

I400.4. Activity table

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

Table I400.4.1 specifies the activity status of land use and development activities in the Ardmore 3 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I400.4.1 Activity Table

Activity		Activity status
Use		
(A1)	Activities accessory to tertiary education facilities not otherwise provided for	D
Residential		
(A2)	Dwellings accessory to tertiary education facilities	P
(A3)	Student accommodation accessory to tertiary education facilities	P
Commerce		
(A4)	Laboratories for tertiary education facilities	P
(A5)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A6)	Offices accessory to tertiary education facilities	P
Community		
(A7)	Tertiary education facilities for scientific research and technology	P
(A8)	Tertiary education facilities that are not for scientific research and technology	D
Development		
(A9)	Accessory buildings for tertiary education facilities	P
(A10)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A11)	Buildings greater than 500m ² gross floor area	RD
(A12)	Buildings, external alterations, additions and demolition where the work is visible from and located within 10 metres of a road	RD
(A13)	Masts or aerials up to 40 metres in height	P
(A14)	Masts or aerials greater than 40 metres in height	D

I400.5. Notification

- (1) Any application for resource consent for an activity listed in Table I400.4.1 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).

I400.6. Standards

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

Masts or aerials over 30 metres in height listed in Table I400.4 Activity Table must also comply with the following permitted activity standard.

I400.6.1. Height over 30 metres

- (1) Any mast or aerial over 30 metres in height (above ground level) must display a low intensity obstruction light (meeting the International Civil Aviation Organization standard for a Type A obstruction light) at all times, and all supporting guys extending above 30 metres must be fitted with high visibility flags, secured to the guys at no less than 5 metre intervals.

I400.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I400.8. Assessment – restricted discretionary activities

I400.8.1. 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) buildings greater than 500m² gross floor area, buildings, external alterations, additions and demolition where the work is visible from and located within 10 metres of a road:
- (a) the effect of the scale, location and design on the surrounding rural and airport environment.
- (2) for masts that do not comply with Standard I400.6.1:
- (a) the effect on the operation of Ardmore Airport;
 - (b) the functional and operational needs of, and benefits derived from, the mast; and
 - (c) the effect on visual amenity.

I400.8.2. 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) buildings greater than 500m² gross floor area, buildings, external alterations, additions and demolition where the work is visible from and located within 10 metres of a road:
 - (a) the effect of the scale, location and design on the surrounding rural and airport environment:
 - (i) refer to Policy I400.3(2);
- (2) for masts that do not comply with Standard I400.6.1:
 - (a) operation of Ardmore Airport:
 - (i) whether the safety of the airport operations is adversely affected by the proposed mast;
 - (b) the functional and operational needs of, and benefits derived from, the mast;
 - (i) the extent to which the functional and operational requirements of the mast affects or necessitates its location, form, height and size; and
 - (ii) the extent to which the mast will benefit and contribute to the social, economic and cultural and environmental wellbeing of businesses, people and communities;
 - (c) the effect on visual amenity.
 - (i) the extent to which the adverse visual effects of masts on the amenity values of the surrounding rural environment and adjoining properties, are avoided, remedied or mitigated;

I400.9. Special information requirements

There are no special information requirements in this precinct.

I400.10. Precinct plans

There is no precinct plan for this precinct.

I401. Ardmore Airport Precinct

I401.1. Precinct Description

This precinct consists of two sub-precincts. These are the Ardmore Airport Sub-precinct Airport applying to the Ardmore Airport, and the Ardmore Airport Sub-precinct Residential applying to 24 residential properties adjoining the airport in Village Way, Ardmore.

The purpose of the Ardmore Airport Sub-precinct Airport is to enable the efficient use and development of the land and its operational facilities. The purpose of the Ardmore Airport Sub-precinct Residential is to enable the continued existing residential use but limit further development so as not to adversely the development of Ardmore Airport.

This precinct is within the Aircraft Noise Overlay. The purpose of the overlay is to manage the subdivision and location of sensitive activities in areas of high cumulative noise around airports.

The zone is the Special Purpose - Airports and Airfields Zone. This is a shell zone with no provisions.

I401.2. Objectives

- (1) The efficient operation and development of the Ardmore Airport.
- (2) Development of the Ardmore Airport maintains the amenity values of adjoining areas.
- (3) The continued residential use and maintenance of the character and amenity of the 24 Village Way properties.
- (4) Prevent the establishment of additional dwellings in Village Way.

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

I401.3. Policies

Airport Sub-precinct

- (1) Allow for the continued efficient operation of the existing airport including aircraft take-off and landing, associated equipment, maintenance and repair, manufacture and assembly.
- (2) Provide for activities associated with the needs of visitors, employees and businesses located at the airport.
- (3) Enable a limited range of non-aviation activities, where these activities do not adversely effect the long term growth and development of the airport.
- (4) Prevent the establishment of residential activities.

(5) Require development of the airport to be of a high standard of amenity through the layout and placement of buildings, car parking, access and landscape elements.

(6) Prevent reverse sensitivity effects on the airport.

Residential Sub-precinct

(7) Maintain the residential character and amenity of Village Way in a way that does not adversely affect the efficient operation and development of Ardmore Airport.

(8) Restrict future land use, subdivision and development in Village Way.

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

I401.4. Activity table

The following tables specify the activity status of land use activities in the Ardmore Airport Precinct pursuant to section 9(3) of the Resource Management Act 1991. The zone applies, but there are no rules in the zone. The Auckland-wide and overlay provisions apply in this precinct in addition to those specified below. In particular, note that the provisions in the Aircraft Noise Overlay apply in this precinct.

Table I401.4.1 Activity Table – Airport Sub-precinct

Activity		Activity status
Use		
Infrastructure		
(A1)	Car parking accessory to permitted activities	P
Commerce		
(A2)	Offices	P
(A3)	Retail that complies with Standard I401.6.1.1 Retail	P
(A4)	Retail that does not comply with Standard I401.6.1.1 Retail	NC
(A5)	Trade suppliers	RD
(A6)	Commercial services	P
(A7)	Entertainment facilities	D
Community		
(A8)	Emergency services	P
(A9)	Organised sport and recreation	P
(A10)	Informal recreation and leisure	P
(A11)	Information facilities	P
(A12)	Motor sport activities	D
(A13)	Driver training, vehicle product launches and demonstrations, and vehicle testing	RD
(A14)	Showgrounds	D
Industry		
(A15)	Industrial activities	P
(A16)	Aviation activities and aircraft operations	P

Accommodation		
(A17)	Farming	P
(A18)	Intensive farming	P
(A19)	Rural commercial services	RD
(A20)	Produce stalls	D
(A21)	Forestry	D
(A22)	Conservation forestry	D
(A23)	Farm or forestry quarries	D
(A24)	Equestrian centres	D
(A25)	Rural industries	RD
(A26)	On-site primary produce manufacturing	D
Development		
(A27)	Demolition of buildings	P
(A28)	New buildings	P
(A29)	Additions and alterations	P

Table I401.4.2 Activity Table – Residential Sub-precinct

Activity		Activity status
Use		
(A30)	One dwelling per site	P
(A31)	More than one dwelling per site	NC

I401.5. Notification

- (1) Any application for resource consent for an activity within the Airport Sub-precinct that infringes standard I401.6.1.1 Retail must be publicly notified.
- (2) Any application for resource consent for an activity listed in Table I401.4.1 Activity Table – Airport Sub-precinct and Table I401.4.1 Activity Table – Residential Sub-precinct and which is not listed in I401.5(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).

I401.6. Standards**I401.6.1. Airport Sub-precinct**

All activities listed as permitted in Table I401.4.1 Activity Table – Airport Sub-precinct must comply with the following permitted activity standards. The overlay and Auckland-wide standards apply in the Airport Sub-precinct, in addition to the following standards.

The entire sub-precinct will be treated as a single site for the purposes of applying these standards.

I401.6.1.1. Retail

- (1) The total amount of gross floor area for retail within the precinct must not exceed 7500m² (excluding aviation activities and trade suppliers).

I401.6.1.2. Non-aviation activities

- (1) The total amount of site area and associated car parking and access ways used for activities that are not associated with aircraft operations or associated with the operation of the airport must not exceed 15 hectares.
- (2) Activities and development that do not comply with I401.6.1.2(1) are a discretionary activity.

I401.6.1.3. Aviation activities and aircraft operations

- (1) Aviation activity or aircraft operations must comply with the conditions of designation 200 – Ardmore Airport Limited.

I401.6.1.4. Building height

- (1) Buildings must not exceed 20m in height.

I401.6.1.5. Yards

- (1) Front, side and rear yards must be 5m.

I401.6.1.6. Storage areas

- (1) Any outdoor storage or rubbish collection areas must be screened from public view by a solid wall or fence.

I401.6.2. Residential Sub-precinct

All activities listed as permitted in Table I401.4.2 Activity Table – Residential Sub-precinct must comply with the following permitted activity standards. The overlay and Auckland-wide standards apply in the Airport Sub-precinct, in addition to the following standards.

- (1) The standards in the Residential - Single House Zone.
- (2) The standards in the Aircraft Noise Overlay.

I401.6.2.1. Yards

Buildings must be set back from the site boundary by the minimum depth listed below.

- (1) Rear Yard: 3m

I401.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I401.8. Assessment – restricted discretionary activities

I401.8.1. Matters of discretion

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

- (1) rural commercial services and rural industries
 - (a) noise;
 - (b) traffic volume and safety; and
 - (c) layout, design and appearance.
- (2) driver training; vehicle product launches and demonstrations; vehicle testing:
 - (a) noise;
 - (b) layout, design and appearance;
 - (c) parking and access; and
 - (d) lighting.
- (3) trade suppliers:
 - (a) intensity and scale;
 - (b) reverse sensitivity and displacement of industrial activities; and
 - (c) design of parking, access and servicing.
- (4) infringement of standards
 - (a) height
 - (i) scale and form of the building; and
 - (ii) visual amenity.
 - (b) yards
 - (i) amenity of adjoining sites; and
 - (ii) visual amenity.
 - (c) storage
 - (i) visual amenity.
- (5) Residential Sub-precinct

When assessing a resource consent application for a standard infringement in the Residential Sub-precinct, the Council will restrict its discretion to the relevant matters specified in the Aircraft Noise Overlay for Ardmore Airport and the Residential - Single House Zone.

I401.8.2. Assessment criteria

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

- (1) rural commercial services and rural industries:

- (a) noise from fans, ventilators, heaters, or other machines, or from onsite activities should be adequately mitigated;
 - (b) the design and location of the buildings, and the associated traffic, should avoid, remedy or mitigate adverse effects on the road network or traffic safety;
 - (c) the location and design of facilities and car park areas associated with the activity should;
 - (d) be compatible with the predominant purpose of the Ardmore Airport Precinct and not generate reverse sensitivity effects on the operation of the airport; and
 - (e) protect and maintain access to essential services located on the site.
- (2) Driver training; vehicle product launches and demonstrations; vehicle testing
- (a) noise arising from the activities and the congregation of people should not create significant adverse effect (including cumulative effect) on the health and well-being of nearby residents.
 - (b) a noise management plan may be required detailing the control measures which would be put into practice and should include:
 - (i) timing and duration of the proposed activity;
 - (ii) (the proposed measures used to mitigate the noise;
 - (iii) the extent, necessity and appropriateness of activities on public holidays; and
 - (iv) an acoustic design certificate from a professional acoustic engineer demonstrating that the standards proposed will not be exceeded.
 - (c) the location and design of facilities and car park areas associated with the activities should:
 - (i) fit well with the predominant purpose of the Ardmore Airport zone and not generate reverse sensitivity effects on the operation of the airport; and
 - (ii) protect and maintain access to essential services located on the site
 - (iii) The demand for short term or long term car parking within the adjoining roads should not affect the operation or safety of the road network.
 - (iv) On-site facilities should be provided to cater for any short-term car parking demand.
 - (v) Indirect light spill and glare should not cause adverse effects on the safety, amenity, including night time amenity and sleep disturbance, of neighbouring residential properties or roads.

(vi) Lighting should not affect the safe operation of the airport.

(3) trade suppliers:

- (a) the intensity and scale of the land use activity, in particular, the number of people involved and traffic generated by the activity, should be compatible with the planned future form and character of the surrounding area;
- (b) trade supplier activities should not reduce the ability of aviation activities and other industrial activities to establish and operate within the Ardmore Airport Precinct;
- (c) the cumulative effects of the activity should not result in creating a retail hub within the Ardmore Airport Precinct and should not adversely affect the function and vitality of the surrounding retail centres;
- (d) parking should be located in order of preference, to the rear of the building or separated from the street frontage by uses that activate the street. For Ardmore Airport Precinct there is no preference for underground parking;
- (e) vehicle crossings and access ways should be designed to reduce vehicle speed, be visually attractive and clearly signal to both vehicles and pedestrians the presence of a crossing or access way;
- (f) surface parking should be softened with landscaping, including tree planting. As a guide, one tree should be planted every sixth parking bay;
- (g) pedestrian access between parking areas, building entrances/lobbies and the street should provide equal physical access for people of all ages and physical abilities and provide a high level of pedestrian safety;
- (h) separate vehicle and pedestrian access should be provided within 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;
- (i) ventilation and fumes from parking structures or other uses should not be vented into the adjacent pedestrian environment at ground level;
- (j) in greenfield locations and large redevelopment sites, service lanes should be provided within urban blocks to allow access to the rear of buildings and to minimise gaps in the streetscape. Development in Ardmore Airport Precinct is not required to provide service lanes; and
- (k) where ramps are necessary they should be minimal in length and integrated into the design of the building.

(4) infringement of standards

- (a) scale and form of the building:

- (i) whether the proposed height of the structure will have an adverse effect on airport safety.
- (b) amenity of adjoining sites
 - (ii) whether the proposed structure will have an adverse effect on the visual and landscape amenity values of adjoining sites.
- (c) visual amenity
 - (i) whether the proposed height of the structure will have an adverse effect on visual amenity values; and
 - (ii) when assessing storage areas, whether the proposal includes methods of ensuring any parts of an activity visible from any public place will be maintained in a tidy condition and whether location of by products or refuse should be screened from public view in order to maintain a reasonable level of visual amenity.

I401.9. Special information requirements

There are no special information requirements for this precinct.

I401.10. Precinct plans

There are no precinct plans in this precinct.

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

(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

	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

	<p>surfaces as detailed in designation 1102</p> <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 E33 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	P

	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	
(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 land which may be subject to: <ul style="list-style-type: none"> • coastal erosion • land instability • the 1% AEP coastal storm inundation (CSI) plus 1m of sea level rise (CSI1) 	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(4) 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) 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

- (3) 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.
- (4) 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 L _{Aeq}			dB L _{Amax}
Monday to Saturday 7am–6pm	Monday to Saturday 6am–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:
- be accessory to a permitted activity, and located within the same building as that permitted activity, and
 - 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

- The new impervious area is less than 1,000 m².
- The discharge must not cause or increase scouring or erosion at the point of discharge.
- 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.
- The discharge must not cause nuisance or damage to other properties.
- 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.

I402.6.11.2. 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 on land which may be subject to coastal erosion, land instability or the 1% AEP coastal storm inundation (CSI) plus 1m of sea level rise (CSI1) 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
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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) The Auckland wide parking standards shall not apply in the precinct. Within 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 number of parking spaces provided must meet the following standards:
 - (a) for all warehousing, industrial, and office activities one parking space per employee and one space per visitor expected to be present at any one time; and
 - (b) for all other activities, be adequate to serve the demand associated with a site/tenancy or, in instances where consolidated parking has been provided, a combination of sites/tenancies.

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 on land which may be subject to coastal erosion, land instability or the 1% AEP coastal storm inundation (CSI) plus 1m of sea level rise (CSI1) 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:
 - (iii) 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
 - (iv) 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 / or not complying with Stand 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) whether the car parking numbers provided comply with standard I402.6.18 Parking.
- (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 land which may be subject to coastal erosion, land instability or the 1% AEP coastal storm inundation (CSI) plus 1m of sea level rise (CSI1)
- (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
 - (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;
 - (b) landscape design; and
 - (c) parking in the Gateway Sub-precinct and parking within 500m of the northern boundary of the Core Sub-precinct where it does not adjoin the Gateway Sub-precinct and any measures to avoid, remedy or mitigate the adverse effects of overspill parking in these areas.
- (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
 - (c) Management of people and property during a 1% AEP flood event.
 - (d) Design and provision of safe access to and from the building.
 - (e) The location of sleeping or living areas.
 - (f) 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:
 - (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 standards 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

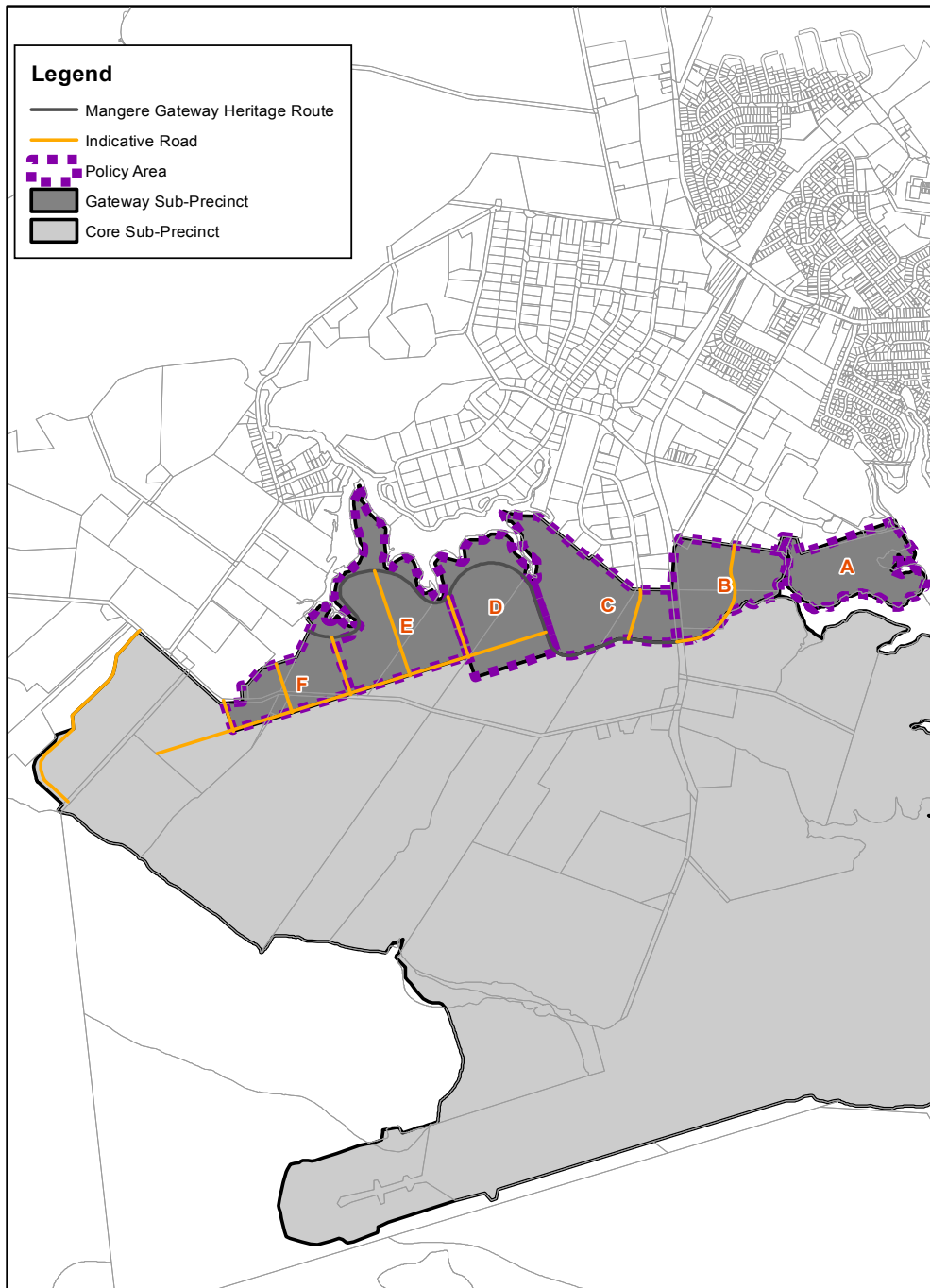
(ii) the location of accommodation and the extent to which physical measures are proposed to manage risks to the occupants.

I402.9. Special information requirements

There are no special information requirements for this precinct.

I402.10. Precinct plans

H1.11.1 Auckland Airport : Precinct plan 1



I403. Beachlands 1

I403.1. Precinct Description

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

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

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

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

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

The zoning of land within this precinct is the Residential - Single House Zone. Refer to the planning maps for the location and extent of the precinct.

I403.2. Objectives [rp/dp]

- (1) The precinct contributes to the growth and development of Beachlands village and ensures that future land use, subdivision and development is contained within the precinct and integrates with the existing Beachlands village to the north, Pine Harbour marina development to the west and the business area in Beachlands 2 Precinct.
- (2) Subdivision and development establishes and maintains a low density, open, spacious rural and coastal village character.
- (3) A well connected and integrated transport network is achieved that reflects the rectilinear grid roads pattern of Beachlands and the importance of transportation links between Beachlands and Pine Harbour Marina.

- (4) Public open space is provided for and treated as integrated features in any development.
- (5) Infrastructure is provided in an effective and efficient way.
- (6) Stormwater runoff and riparian margins are managed in a sustainable way.
- (7) The rural character and appearance of Jack Lachlan Drive is maintained.

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

I403.3. Policies [rp/dp]

General

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

Integrated growth

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

Low-density coastal character

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

Subdivision, use and development

- (6) Require a development pattern characterised as one house per site.
- (7) Require a minimum site size of 800m² unless otherwise stated in the I403.10.1 Beachlands 1: Precinct plan 1.
- (8) Require the road layout to be designed and constructed to achieve a grid based pattern of development as shown in the I403.10.1 Beachlands 1: Precinct plan 1.
- (9) Avoid the creation of rear sites unless otherwise stated in the I403.10.1 Beachlands 1: Precinct plan 1.
- (10) Encourage the development of buildings that have a coastal appearance using materials, colours and features that complement the rural and coastal character of the original village.
- (11) Require that accessory buildings are single storey.

- (12) Retain a sense of openness between properties, and create a vegetated appearance through tree planting.
- (13) Limit high fencing that dominates the streetscape and creates an urban appearance. Encourage the retention of significant native vegetation and trees.
- (14) Encourage the retention of significant native vegetation and trees.
- (15) Require planting of new vegetation to achieve privacy and maintain a coastal landscaped appearance. Encourage development to front natural watercourses and public open spaces.
- (16) Encourage development to front natural watercourses and public open spaces.

Business development

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

Public open space

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

Infrastructure

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

Stormwater management

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

Landscaping along Whitford–Maraetai Road

- (25) Require the provision of a landscaped buffer area along the full length of Whitford-Maraetai Road as shown in the I403.10.1 Beachlands 1 Precinct plan 1.

(26) Require planting of the landscape buffer area with native and exotic species in accordance with I403.11.1 Beachlands 1: Beachlands Village Design Guidelines.

(27) Protect views from Whitford-Maraetai Road to the Hauraki Gulf by means of the view corridor through the landscape buffer area identified in I403.11.1 Beachlands 1: Beachlands Village Design Guidelines.

Jack Lachlan Drive

(28) Maintain the appearance of Jack Lachlan Drive as a rural road and reduce the visual impact of urban development by:

(a) Limiting the number of roads that intersect with Jack Lachlan Drive.

(b) Limiting direct vehicle access from adjoining sites to Jack Lachlan Drive, and where direct access is required, encourage the use of shared driveways.

(c) Requiring screen planting between any development and the boundary of sites adjoining Jack Lachlan Drive except where it is necessary to provide access.

(d) Requiring street tree planting on the north side of Jack Lachlan Drive to create a lineal effect and reduce the visual impact of urban development

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

I403.4. Activity table

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

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

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

Table I403.4.1 Activity table

Activity		Activity status
Use		
(A1)	Any of the activities listed in the Residential - Single House Zone but located within this precinct other than those activities listed below.	
(A2)	More than one dwelling per site	NC
(A3)	Any activity requiring wastewater servicing that is connected to a public reticulated sewerage system	P

(A4)	Any activity requiring wastewater servicing that is connected to a public reticulated sewerage system	NC
(A5)	The conversion of an existing dwelling into two dwellings where the dwelling complies with H3.4.1(A4) of the Residential – Single House Zone.	NC
(A6)	Public open space located in the specified area on the Precinct plans: I403.10.1 Beachlands 1: Precinct plan 1	P
(A7)	Public open space located outside of the specified area on the Precinct plans: I403.10.1 Beachlands 1: Precinct plan 1	D
(A8)	Recreational walkways located generally in accordance with the indicative walkway shown in I403.10.1 Beachlands 1: Precinct plan 1.	P
(A9)	Recreational walkways not located in accordance with the indicative walkway shown in I403.10.1 Beachlands 1: Precinct plan 1.	D
(A10)	Any activity which does not comply with the following standards: I403.6.13 Street trees; I403.6.14 Landscape buffer area; and I403.6.15 Planted hedge – Jack Lachlan Drive	D
(A11)	Any activity which does not comply with the following standards: I403.6.8.1 Site area; I403.6.9.1 Site frontage; I403.6.10.1 Rear sites; and/or I403.6.11 Site layout	NC
Commerce		
(A12)	Dairies up to 100m ² gross floor area per site	NC
(A13)	Service station on an arterial road	NC
(A14)	Park-and-Ride	D
Development		
(A15)	New buildings within the stormwater management areas shown on I403.10.1 Beachlands 1: Precinct plan 1.	D
(A16)	Construction, reconstruction and / or formation or reformation of roads, and open space areas in accordance with the Precinct plans: I403.10.1 Beachlands 1: Precinct plan 1 and I403.10.2 Beachlands 1: Precinct plan 2 road network	P
(A17)	New buildings and any modifications to a building other than those listed above	
Subdivision		

(A18)	Subdivision	
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I403.5. Notification

- (1) Any application for resource consent for an activity listed in Table I403.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I403.6. Standards

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

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

I403.6.1. Building height

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

I403.6.2. Yards

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

Table I403.6.2.1 Yards

Yard	Minimum depth
Front and Corner Sites	
Front	8m except as follows: 6m for - sites adjoining Jack Lachlan Drive that are subject to standard I403.6.14 - yards adjoining a stormwater management area or public open space. 3m for - one yard only on a corner site - sites that adjoin a stormwater management area or public open space or a street.
Side	One yard must be a minimum of 2m and one yard must be a minimum of 3m
Rear	8m

Rear sites	
All yards	8m for at least two yards and 3m for any other yard

I403.6.3. Maximum impervious area

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

I403.6.4. Building coverage

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

I403.6.5. Water storage tank

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

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

Table I403.6.5.1 Minimum roof areas for water storage

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

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

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

I403.6.6. Fences

(1) Fences along side and rear boundaries must not exceed 1.8m in height.

(2) Fences adjoining areas shown as public open space or stormwater management areas on I403.10.1 Beachlands 1: Precinct plan 1 must not exceed 1.2m in height and must comprise at least 50 per cent visually permeable fencing.

(3) Fences adjoining that part of Jack Lachlan Drive specified as 'no direct access permitted' on I403.10.1 Beachlands 1: Precinct plan 1 must not be visible from Jack Lachlan Drive after the full establishment of the hedge required under Standard I403.6.15.

I403.6.7. Road network

(1) Where the subdivision is of an existing site that adjoins Beachlands Road, the first stage must include a public road connection to Beachlands Road.

Where the subdivision is of an existing site that adjoins Karaka Road, the first stage of subdivision must include a public road connection to Karaka Road. Where the subdivision is of an existing site that adjoins Jack Lachlan Drive, the first stage of subdivision must include a public road connection to Jack Lachlan Drive.

- (2) Where a collector road is shown I403.10.2 Beachlands 1: Precinct plan 2 – road network the entire length of the collector road through the site must be established as part of the first stage of subdivision except for:
 - (e) Lot 2 DP 325925, where the collector road must be established prior to the issue of a s. 224(c) certificate under the RMA for more than 80 residential sites within the land contained in that site.
- (3) There must be no direct vehicle access off the Whitford-Maraetai Road.
- (4) Sites must not be served by a jointly owned access or similar shared access except for:
 - (a) the lanes shown on I403.10.2 Beachlands 1: Precinct plan 2 – road network; and
 - (b) entrance strips and private ways required to access rear sites identified in I403.10.1 Beachlands 1: Precinct plan 1.
- (5) Road levels must enable integration with the existing or potential road layout on adjoining sites.
- (6) Lot 1079 DP 21695 is able to be used for access purposes for Lot 1119 DP 21695 subject to the Auckland-wide subdivision controls.
- (7) Direct vehicle access to Jack Lachlan Drive must not be provided in the area specified as 'no direct site access permitted' on the I403.10.1 Beachlands 1: Precinct plan 1.
- (8) Where a site adjoins Jack Lachlan Drive and direct vehicle access is permitted, shared access driveways must be used.
- (9) Subject to the following exceptions, Jack Lachlan Drive is to be retained in its current rural standard formation to maintain its appearance as a rural rather than urban road. Where any alteration to the current rural standard formation is proposed it must be limited to: kerb and channelling of the road edge for those areas of Jack Lachlan Drive where there is no alternative to provide for stormwater runoff from adjacent residential development, and/or
 - (a) kerb and channelling of the road edge which is necessary to provide for vehicle access from adjacent residential development or new road intersections with Jack Lachlan Drive, and/or
 - (b) a footpath of appropriate rural character (gravelled surface or similar).
- (10) Where a specified centre line for a proposed road is shown in on I403.10.2 Beachlands 1: Precinct plan 2 – road network any application for subdivision

that does not comply with standards I403.6.7.1 to I403.6.7.9 above is a non-complying activity.

- (11) Where a specified centre line for a proposed road is not shown in I403.10.2 Beachlands 1: Precinct plan 2 – road network any application for subdivision that does not comply with standards I403.6.7.1 to I403.6.7.9 above is a restricted discretionary activity.

I403.6.8. Site area

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

I403.6.9. Site frontage

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

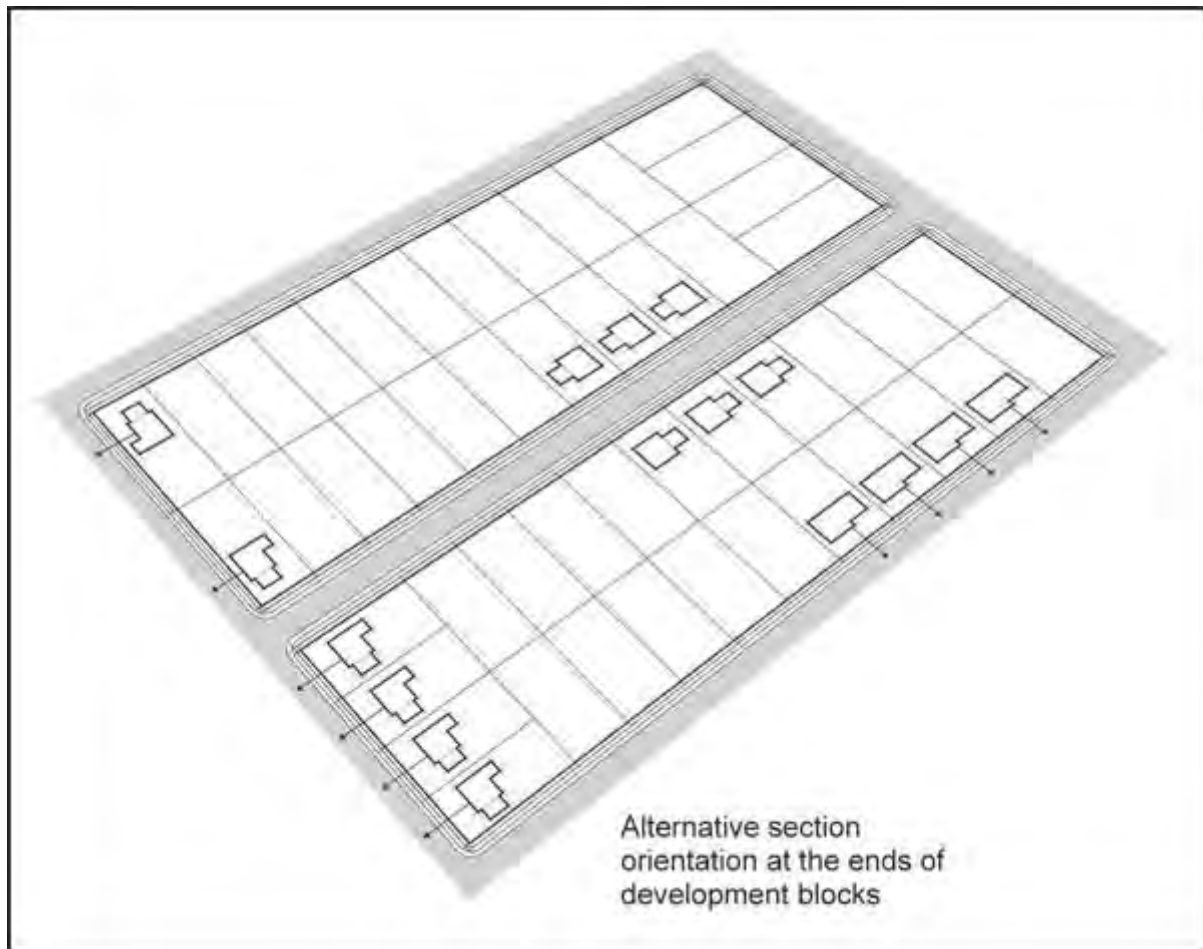
I403.6.10. Rear sites

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

I403.6.11. Site layout

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

Figure I403.6.11.1 Site layout



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

I403.6.12. Stormwater management areas

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

- (3) Upon development or subdivision of sites containing land within the stormwater management area and flood plain, such land may be vested in Council subject to Council's approval.

I403.6.13. Street trees

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

I403.6.14. Landscape buffer area

- (1) A landscape buffer area must be developed along Whitford–Maraetai Road as shown in the precinct plan I403.10.1 Beachlands 1: Precinct plan 1. The buffer area must:
 - (a) be consistent with the widths indicated in the precinct plan I403.10.1 Beachlands 1: Precinct plan 1 being a minimum width of 15m at any point;
 - (b) where it is within any existing site, must be established as a condition of any subdivision of that site;
 - (c) be planted in accordance with the landscape plan for the buffer area and the planting scheduled contained in I403.11.1 Beachlands 1 Beachlands Village Design Guidelines, prior to the issuing by the council of the s. 224(c) certificate under the Resource Management Act 1991 in relation to the subdivision referred to in Standard I403.6.14.1(a) above.
- (2) The applicant is responsible for the maintenance of the buffer area, including weed control, mulching and watering and any necessary plant replacement, for a period of three years from the time of planting.
- (3) The buffer area must be vested in the council free-of-charge (and without any impact on the development contribution required for the subdivision) at a time to be determined in the subdivision consent, being no more than two years after council issues the s. 224(c) certificate under the Resource Management Act 1991.

I403.6.15. Planted hedge – Jack Lachlan Drive

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

I403.7. Assessment – controlled activities

There are no controlled activities in this precinct

I403.8. Assessment – restricted discretionary activities

I403.8.1. Matters of discretion

The Council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the Residential - Single House zone:

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

In addition to the general matters set out in Rule C1.9(3) Infringements of standards the specific matters set out for the infringement in the Residential - Single House zone, the Council will restrict its discretion to the matters below:

- (a) Building height;
 - (i) disruption of views
- (2) Subdivision

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

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

I403.8.2. Assessment criteria

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

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

(2) Beachlands Village Design Guidelines

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

(3) Standards

(a) Building height

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

(4) Subdivision

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

(a) Subdivision in accordance with a Precinct Plan

Road network

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

(b) Stormwater management

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

(c) Beachlands Village Design Guidelines

- (i) The extent to which the proposed subdivision meets the principles contained in the Beachlands Village Design Guidelines 0.1 Beachlands 1 Beachlands Village Design Guidelines.

(d) Rear sites

- (i) Whether rear sites that will ultimately front a proposed local road shown in I403.10.1 Beachlands 1 Precinct plan 1 are designed to enable all future buildings to face and front the proposed local road.

(e) Jack Lachlan Drive Edge

- (i) Whether sites in excess of 800m² adjoin the majority of the length of Jack Lachlan Drive.

I403.9. Special information requirements

(1) Where landscaping is required, a resource consent application must be accompanied by the following information:

(a) A planting plan for the landscape buffer area that provides detail of the:

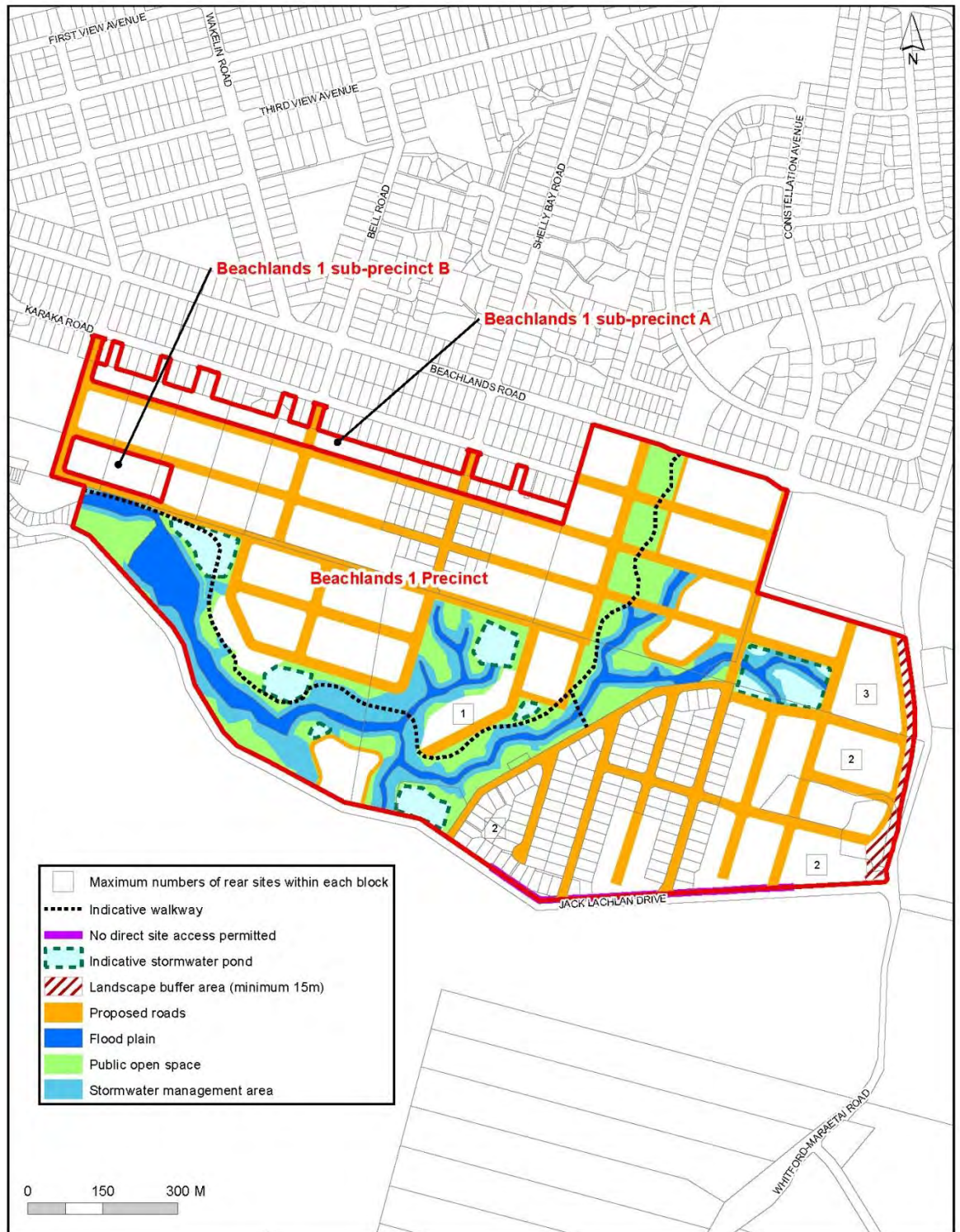
- (i) site preparation for planting, weed and pest control;
- (ii) existing trees to be retained, species to be planted, size of plants, where they are to be planted and density of planting;
- (iii) maintenance of planting, including fertiliser, replacing dead plants, animal and plant pest control and mulching.

(b) A re-vegetation plan/programme, including:

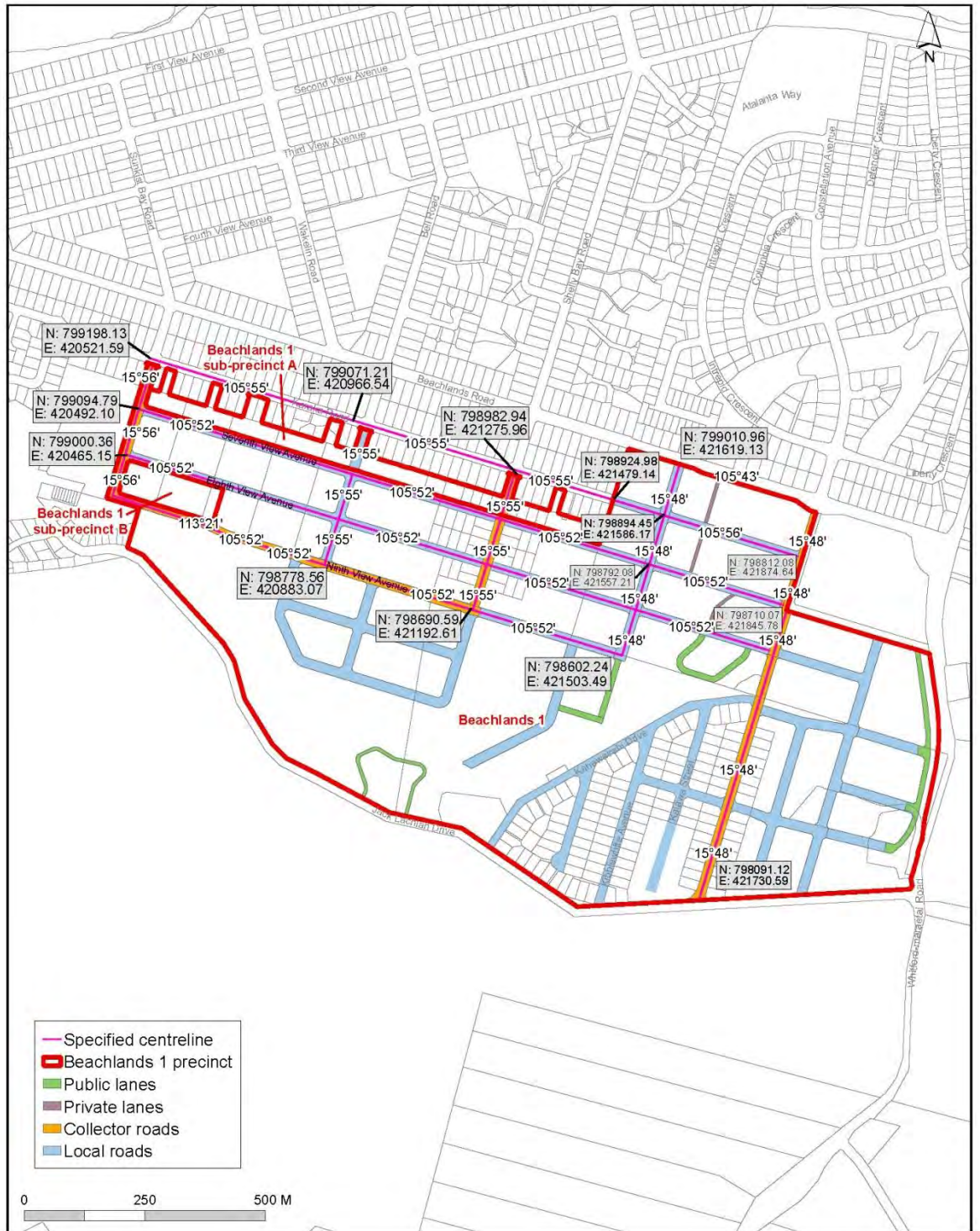
- (i) pre-planting site assessment and planting plan assessment;
- (ii) an annual monitoring programme.

I403.10. Precinct plans

I403.10.1. Beachlands 1: Precinct plan 1



1403.10.2. Beachlands 1: Precinct plan 2 – road network



I403.11. Appendix

I403.11.1. Beachlands 1 Beachlands Village Design Guidelines



PROPOSED PLAN CHANGE NO. 30

Beachlands Village New Avenues

DESIGN GUIDELINES

Plan Change 30

Beachlands New Avenues Design Guidelines

Bulk, Location and Orientation

What is meant by Bulk, Location and Orientation?

Bulk, location and orientation describe the way a building sits on its site and relates to its physical context. 'Bulk' refers to the overall massing of a building, 'location' means the position of the building on the site and 'orientation' describes the way internal spaces are directed to physical and environmental elements such as sun, views or the street.

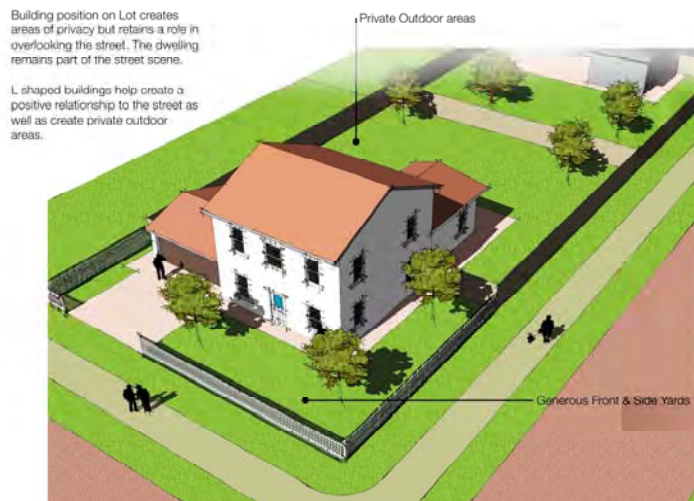
Bulk, location and orientation can have a significant impact on the environmental qualities of both the public and private domain. Design issues to be resolved include the quality and quantity of open space provided for inhabitants; the access to daylight for residents, both within the development and in adjacent developments; and the overall quality of the public realm.

Basic Principles

- > Make best use of solar access for dwellings both within the development and on neighbouring sites.
- > Ensure the building mass, location and orientation enhance the quality of communal open space areas.

Design Guidelines

- > Position and orient the building(s) to maximise north facing walls so as to optimise natural sunlight to living spaces.
- > Consider building configurations such as 'L' shaped and courtyards, which respond to the streetscape while optimising solar access.
- > Consider different building heights for different parts of the building to further aid solar access.
- > Design and position the building on the site to provide larger areas of consolidated open space. 'Leftover' spaces should be minimised.
- > Ensure buildings are separated with sufficient distance to allow solar access and prevent overshadowing.
- > Maximise dual orientation opportunities.
- > Single aspect units should have a northerly or easterly aspect and a reduced depth to allow for access of a natural light.



Building Envelopes

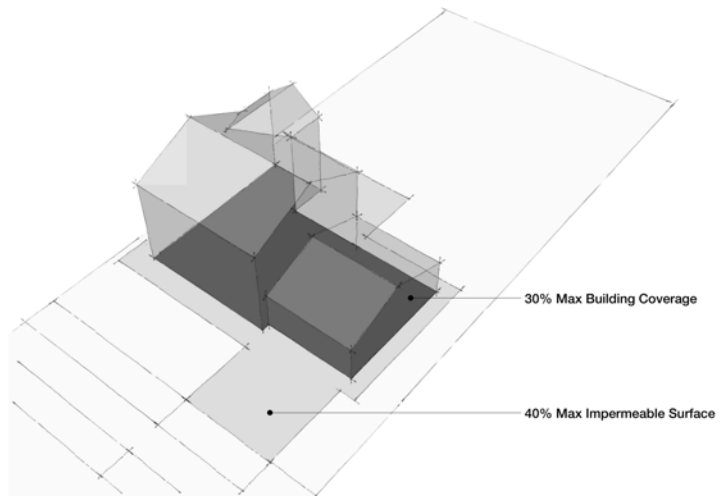
What are Building Envelopes?

A building envelope is the volume that defines the extent of a building in any direction. It describes the overall shape and mass of the building zone within which a future building can be built.

Building envelopes are defined by the length, depth and height of the building zone, measured in metres. Building envelopes should be at least 20-25% greater than their achievable floor area to allow for interesting and attractive façade treatments.

Design Guidelines

- > Identify the building type most appropriate for the given building envelope.
- > Maintain sufficient distances between windows and doors of opposing dwellings and minimise views from other dwellings into private back yards.
- > Front all buildings onto the street or access way where possible.
- > The majority of living rooms shall receive some sunlight.



Basic Principles

- > Building envelopes shape the three-dimensional form of an area by determining appropriate density for a site and its context.
- > Building envelopes can be used to define the street hierarchy, points of difference, intersection hierarchy and open space.
- > Building envelopes shape the relationship of dwelling units to each other, and influence both the privacy and amenity of residents. The size of the building envelope needs to ensure human scale, and take account of views and outlook as well as daylight and solar access for dwellings.

What is Open Space?

Open space is designed space that provides core amenities to adjacent buildings, such as daylight and ventilation; outlook and views; and visual privacy. It can also provide the opportunity for recreation and social activities and water cycle management.

Open space can be public, private, or communal. The scale and design of the space will depend on the number of units provided and the context of the site.

Design Guidelines

- > Communal open space should be considered in terms of the urban context. The proximity of public parks, recreational facilities and other amenities will have a bearing on the scale and design.
- > Consolidate open space in the site into well defined areas where communal ownership is clear.
- > Locate public open space adjacent to public streets, and avoid backyards located adjacent to public open space. Public open space shall be ordered by public streets which are fronted by buildings.
- > Locate public open space to include areas of significant natural features.

Basic Principles

- > Provide core amenities as outlined above to residents.
- > Ensure residents have ready access to passive and active recreational opportunities. This will depend on the size of the development.
- > Provide areas on the site for landscaping and vegetative stormwater treatment and filtration.
- > Enhance user safety in public open space by ensuring a high degree of surveillance of public open space.
- > Protect significant natural features and maximise public accessibility to them.
- > Protect privacy of dwellings from public use of open space.



Visual Privacy

What is meant by Visual Privacy?

Visual privacy describes how private the interior and private exterior spaces of a dwelling are hidden from outside view. The degree of visual privacy provided will affect residents' ability to carry out private functions within the confines of their home and private open space.

Basic Principles

- > Provide adequate levels of visual privacy both inside the dwelling and outside, in private open spaces.
- > Optimise visual privacy without compromising views, outlook and ventilation.

Design Guidelines

- > Create visual privacy between buildings both on site and on neighbouring properties by:
- > Ensuring adequate building separation and setbacks
- > Providing separation between windows and communal open space and through-site access routes
- > Considering the orientation of buildings relative to neighbours.
- > Using building design elements e.g. recessed balconies, screens, fences or landscape elements.



Boundary Treatment

What is meant by Boundary Treatment?

Boundary treatments are a very important consideration in good site design. The way that boundaries are defined can impact on the understanding of private and public areas and can also convey differences in function or ownership of open space. The design of boundary treatments will affect residents' real and perceived privacy and security. Boundary design also provides an opportunity to reinforce the identity of developments in Beachlands. Front, side and rear boundaries may require different treatments depending on adjacent properties. Design of boundary treatments affects neighbourhood amenity, in particular the amenity of dwellings from interfacing activities.

Basic Principles

- > Provide clear definition between different functions, different owners and between public and private space.
- > Ensure privacy and security.
- > Reinforce the identify of the development and enhance the street scene.

Design Guidelines

Boundary design should consider and respond to the associated contexts of street, side and rear locations. Considerations may include: height, position and openings and material selection.

- > Design fences and walls which provide privacy and security while preserving outlook, light and air.
- > Contribute to the amenity of the public domain by limiting the length and height of blank fences and retaining walls along street frontages.
- > Use planting to complement scale and street scene.
- > Select materials which are graffiti resistant and easily cleaned.



Landscape Design

What is Landscape Design?

Landscape design is the design of the site areas not covered by building. Landscape design is a critical part of development as it provides amenity to residents and can significantly enhance the adjacent public realm.

Basic Principles

- > Provide privacy, outlook, views and a high level of amenity for residents.
- > Minimise and control the impacts of stormwater runoff.
- > Enhance environmental conditions within the development and provide a habitat for native plants and animals.
- > Improve air quality within urban environments.
- > Ensure that trees form part of the design.

Design Guidelines

- > Enhance open spaces with landscape design that provides shade through trees and structures.
- > Use landscape design to indicate entries and to differentiate private space from communal space.
- > Use landscape design to screen cars.
- > Design landscapes which respond to the street scene.
- > Enhance the energy efficiency and solar efficiency of the dwellings through the appropriate type and placement of trees.
- > Contribute to storm water management through the use of vegetative filtration techniques and choosing appropriate plant species.
- > Ensure that appropriate soil conditions and irrigation; appropriate species; and ongoing maintenance are considered and integrated into the design.
- > Conserve existing trees which contribute significantly to landscape amenity.
- > Include tree planting within public open space (including streets) consistent with local landscape identity.



Street Frontage and Enclosure

What are street frontage and enclosure?

The relationship of buildings to the street can help create streets that are attractive and lively, encouraging pedestrian activity and safety. Safety is enhanced by a high degree of mutual surveillance, allowing residents to see what is happening on the street and creating a sense of local stewardship of public spaces. The sense of 'eyes on the street' helps improve the pedestrians sense of safety, as well as discouraging unwanted behaviours and improving household security. For streets to feel safe and comfortable, there also needs to be a degree of enclosure from buildings lining and addressing the street, providing a clearly-defined public space.

Basic Principles

- > Maintain good mutual visual communication between the users of the street and buildings.
- > Ensure that private open space which is not visible from the street is not readily accessed by intruders.



Design Guidelines

- > Ensure majority of dwellings front onto streets.
- > Position a kitchen, living room or workroom fronting the street.
- > At least one front room of each dwelling shall have a view to the street or access way.
- > Use the form of the building or other devices to enhance the occupiers' visual contact with street.

- > Building entries shall have a transitional space that is easily visible from the street.
- > Visitors may be seen from within the dwelling without opening the door.
- > Contribute to the amenity of the public domain by limiting the length and height of blank fences and retaining walls along street frontages.



Pedestrian Access

What is meant by Pedestrian Access?

Pedestrian access describes the walkable areas in and around development. Pedestrian access to development should deliver safe, high quality and pleasant, walkable environments which prioritise people. The design should ensure access for the able and mobility-impaired alike. Well designed pedestrian areas will ensure residents and visitors can easily access dwellings and communal space and will facilitate connections with the public realm. Pedestrian access to dwellings should be easily understood by visitors and take priority over vehicle access and manoeuvring.

Basic Principles

- > Provide well designed pedestrian areas which facilitate connections with the public realm.
- > Ensure all residents and visitors (able bodied, mobility or sensory-impaired) are able to readily access dwellings and communal areas. Consider people who use prams and wheelchairs, people with bicycles and the elderly, and design minimum grade ramps, paths, access ways and lifts to accommodate their needs.
- > Separate pedestrian access from vehicle movements and give priority to people moving from the street to the entrance of the dwelling.

Design Guidelines

- > Consider site layout, context and topography in terms of developing a scheme which maximises accessibility.
- > Ensure high quality accessible design to all pedestrian routes. Consider providing public and semi-public access through the site as appropriate to enhance connections to the public realm.
- > Ensure equitable access from the street and carparking areas. Incorporate accessible elements such as ramps into the overall landscape design.
- > Ensure access ways are an appropriate width to enable two people to pass comfortably.
- > Differentiate pedestrian and vehicular access ways.
- > Provide direct street access to as many dwellings as possible, to maximise activity on the ground floor and create a sense of address and arrival for individual dwellings.

Building Entry

Why is Building Entry important?

The entry to a building provides an interface between public and private spaces. As such, it has the potential to contribute to both building identity and the quality of street scene.

Basic Principles

- > Provide an obvious entry point for the building.
- > Ensure the entrance is suitable for able bodied and mobility impaired people.
- > Ensure letterboxes are designed and located to complement the building and provide easy access.

Design Guidelines

- > Improve building appearance and contribute to the street quality by ensuring entrances are integrated yet identifiable elements within the street. Coordinate entrances with existing street elements such as street planning and pedestrian routes.
- > Use separate entries for different functions such as pedestrian and vehicle access, and different activities. Multiple entry points will help to animate and activate the street.
- > Ensure entrances are accessible to the able and mobility or sensory-impaired alike.
- > Ensure entrances are well lit, highly visible spaces that provide shelter from the elements but avoid ambiguous publicly accessible blind areas. Position letter boxes for convenient access by residents and posties. The mail slot should be between 600mm and 1600mm from the ground.
- > Ensure the design and location of letter boxes does not detract from the appearance of the building.



Vehicles and Parking

Why is the design of Vehicles and Parking important?

Parking requirements and vehicle access can have significant impacts on site layout, building design, landscaping and stormwater management. These will affect the quality of our environments in Manukau and should therefore be considered early on in the design process.

Vehicle entry points should ideally integrate access for car parking and should be designed to avoid conflicts with existing traffic patterns and pedestrian movement. Access should be designed as an integral part of the site layout, building façade and streetscape. Vehicle entries should be consolidated to retain a sense of enclosure to the street and minimise interruption to pedestrian movement along the footpath. Garages should be located and designed to minimise visual dominance of the street, and to reinforce pedestrian entries and movement. Good surveillance from surrounding houses increases security for surface parking, but needs to be mitigated with landscape and paving treatments to improve the outlook from dwellings.

Basic Principles

- > Provide sufficient car parking for residents and visitors allowing for the size and type of development proposed; its proximity to recreational and retail services and facilities; and access to public transport.
- > Ensure car parking and vehicle access are integrated into the overall planning and design of the site, streetscape and building form.
- > Ensure vehicle access does not impede the active use of street frontages or quality street design.
- > Ensure streets provide safe and convenient vehicle access to dwellings.
- > Minimise detrimental effects of vehicle access and garages on amenity of the neighbourhood and of the development.
- > Dwellings provide good surveillance of driveways and parking areas.



Safety

How can residential design deal with Safety?

The design and layout of buildings can contribute to real and perceived levels of safety and security for residents and building users. The principles of secure design include casual surveillance, clear definitions of territory, controlled access and management of spaces.

Basic Principles

- > Ensure developments are designed to be safe and secure for residents and visitors.
- > Minimise opportunities for crime and contribute to the safety of the public realm.

Design Guidelines

- > Clearly define the boundaries between private and public space.
- > Provide visible, functional and safer building entrances by ensuring entrances address the street and establish clear sight lines from the foyer through the entrance to the street.
- > Ensure all entrances and access routes are well lit (e.g. from parking areas, to individual units, etc).
- > Encourage casual surveillance by orienting living areas towards views over communal or public spaces.
- > Avoid blind corners or dark alcoves which might conceal intruders near entrances, lifts, stairwells, indoor car parks and walkways.
- > Provide appropriate levels of illumination throughout the development.



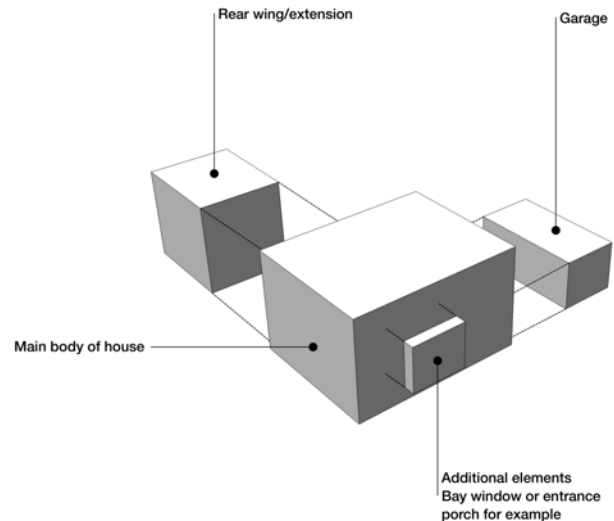
Building Form

What is Building Form?

Building Form is the basic relationship of built elements to one another and how they combine to characterise the streets they form part of.

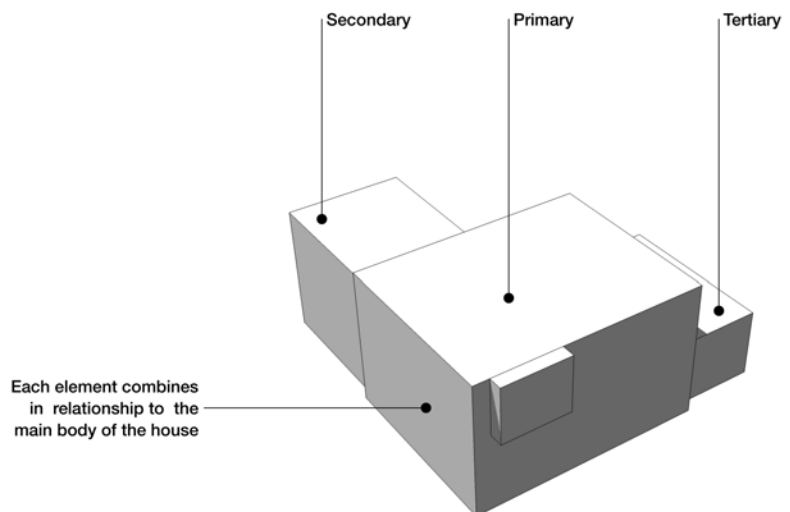
Basic Principles

- > Encourage a best practice architectural response in residential building design in Beachlands.
- > Encourage an attractive relationship between public and private realms that facilitates outlook and social interaction whilst balancing the need for privacy.
- > Contribute to the character and definition of the public realm.
- > Contribute buildings that have appropriate scale and proportion.



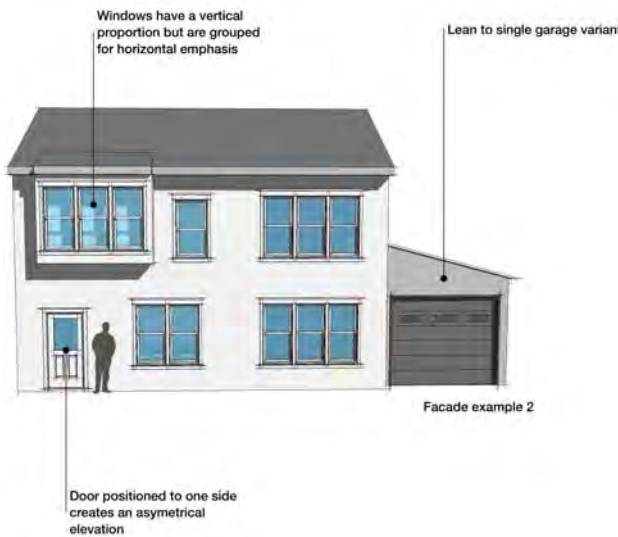
Design Guidelines

- > Organise the building in to a series of basic shapes
- > Ensure there is a logic to the interrelationship and that they 'fit' together in a natural way



Façade Design

Façade design can influence the apparent scale and appearance of a building. Rhythms and patterns created by the proportions of the façade, the modulation of external walls and the regular repetition of façade elements can improve the legibility of the building, balance the right to outlook with the need for privacy, and provide visual interest to Manukau's streets and neighbourhoods. The façade design of the buildings should reflect the neighbourhood context in form, modulation and materials, without needing to mimic the existing buildings. That allows new development to reinforce the local sense of place, while the neighbourhood is changing and evolving. Even at a larger scale building, the building design can reflect a human scale with the interplay of elements on the façade, and reinforce that it is occupied and alive.



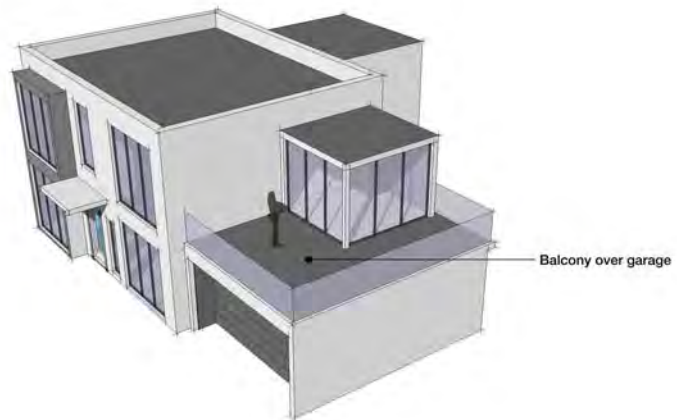
Balconies and Outdoor Space

Why are Balconies important?

Balconies provide outdoor space and increase amenity and lifestyle options for residents of multi-unit developments. They extend the living area of a unit, provide private open space and offer opportunities for outlook and to enjoy being outside. Balconies also operate as important architectural components and can provide a means of organising and articulating the facade design.

Basic Principles

- > To ensure all dwellings have access to private open space.
- > To ensure the design of balconies is functional and considered in terms of the local context and climate.
- > To ensure balconies are designed as an integral part of the building's architectural form and detail.
- > To contribute to animated, active streets by providing opportunities for passive (watching) or active engagement (conversation) with passers-by.
- > Enhance the amenity value for residents by providing outdoor areas which are private, secure and sunny, in the form of back yards or balconies.
- > Back yards shall not be visible from the street and shall not easily accessed by intruders without detection.

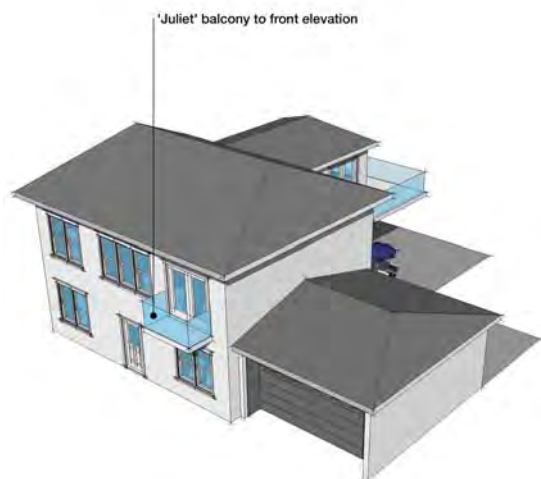


Design Guidelines

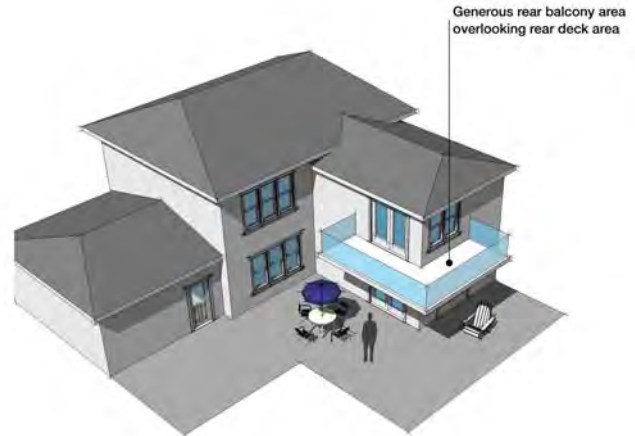
- > Ensure all dwellings have at least one primary balcony when no other private open space is provided.

Primary balconies should:

- > Accessed off a primary living area.
- > Be of sufficient size and shape to accommodate outdoor furniture i.e. table and chairs and thereby encourage indoor/outdoor living. Minimum 2.5m depth.
- > Consider balcony design in terms of the local context and climate.
- > Be orientated to the north, east or west to maximise opportunities for solar access.
- > Use environmental controls such as canopies, pergolas, adjustable louvres and shutters to regulate sun and wind exposure.
- > Utilise innovative solutions such as operable screens and Juliet balconies in locations where noise or wind prevent other options.



- > Choose balcony typology – cantilevered, recessed or semi-recessed – in response to daylight, wind acoustic and visual privacy.
- > Ensure balcony size and proportion does not prevent solar access to adjacent apartments or below.
- > Ensure balcony design prevents direct sightlines into the apartment from the street and neighbouring residences.
- > Balustrade design should facilitate outlook and casual surveillance of the street while ensuring safety and privacy for residents.
- > Consider materials and detailing to provide a portion of solid to transparent material which will prevent direct sightlines from the street.
- > Consider the proportions of the screening provided. It should be designed to conceal a person seated looking at the view, clothes drying, or storage of bicycles.



Materials

Why is the choice of Materials an important consideration in residential development?

The choice of materials used both internally and externally will affect the appearance of the development and how well it performs and endures over time. Robust materials that are easy to maintain will help to ensure communal spaces and areas prone to wear retain their appearance for many years.

Basic Principles

- > To promote quality buildings that maintain their appearance over time.
- > To encourage the use of materials that are appropriate for purpose, climate and conditions.
- > To encourage the use of local materials that express a sense of place.

Design Guidelines

- > Choose enduring materials that are easy to maintain and retain their appearance over time.
- > Choose materials that are fit for purpose e.g. exterior tiles that are exposed to the elements should be non-slip.
- > Consider the local environment and choose materials that are appropriate for the conditions e.g. many materials are not appropriate for coastal environments.
- > Consider the use of local materials that reflect the local environment and character.
- > Consider the use of different materials to break down the scale of large buildings. Materials should be used to express different building elements rather than applied in a paint by numbers fashion.
- > When using a combination of materials, consider how one will affect another and detail appropriately to avoid unsightly reactions e.g. plaster staining around copper overflows.

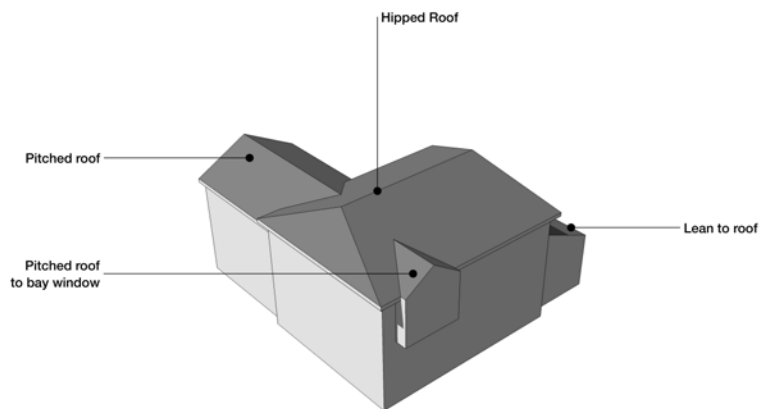
Roof Design

Why is Roof Design important?

Roof design plays an important role in the architectural composition and expression of a building. The shape and form of a roof should also be considered in terms of the local environment and context. Good roof design takes into account its visibility from different vantage points within the local context. These might include views from adjacent taller buildings, or the outline when viewed from street level, and may even extend to its place within a larger skyline, when viewed from different points within the Manukau region.

Basic Principles

- > To ensure roof design which reflects the layout and composition of the building, whilst contributing positively to both its expression and performance.
- > To ensure roof design which responds to the local environment and context.
- > To facilitate building health and longevity through good weather tightness practice.

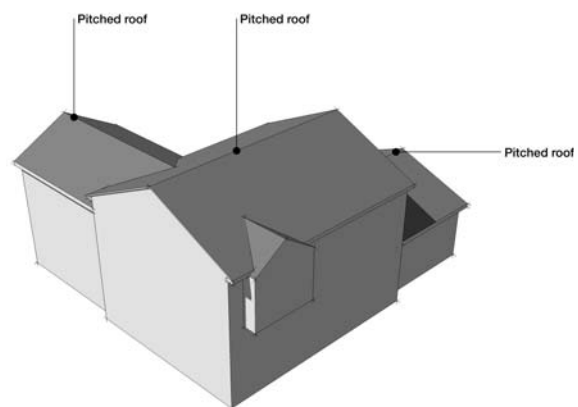


Roof example 1

Design Guidelines

Roof design should reflect the desired built form. Issues to consider include:

- > Minimising the appearance of large buildings by breaking down the massing to minimise apparent bulk or to relate to existing finer grained context. For example, the use of saw tooth roofs in warehouse style buildings.
- > Relating the proposed roof to the existing context in urban areas, through the choice of materials or chosen pitch. However, direct replication of single family dwellings should be avoided, as their scale and details is often inappropriate for larger buildings.
- > Minimising the detail and impact of the roof in situations where it is desirable to express a strong horizontal datum. This may be in response to the existing adjacent context.
- > The size, shape and scale of the building, its overall form (in three dimensions) and the design of the elevations. This will extend to the design of parapets and other junctions with elevations and also to the selection of roofing materials.
- > Consider the roof design in terms of the orientation and micro-climate of the site. For example, extended eaves may provide sun shading to north-facing walls while roof design may provide additional weathering protection around openings in exposed or coastal locations.



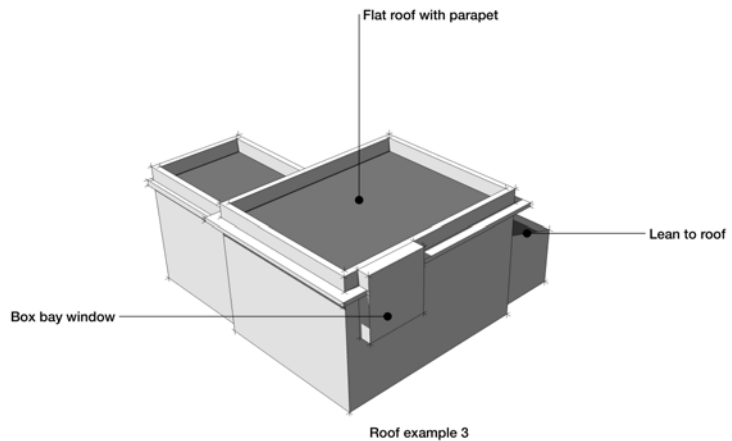
Roof example 2

Design Guidelines

- > Consider incorporating service elements into the roof design to minimise their visual impact. These may include: lift over-runs, service plants, chimneys, telecommunications aerials, vent stacks, signage, down pipes and gutters.

Provide for the present or future use of the roof for sustainable purposes such as:

- > Water collection and storage in rainwater tanks.
- > Photovoltaic applications. This will require appropriately oriented and angled roof surfaces.
- > Sustainable design features. For example green roofs and water features.
- > Consider the provision of habitable space within the roof structure. This will depend on the shape and size of the roof space but might take the form of attic space or penthouse apartments.



Water Management

Why is Water Management an important issue for the residential building design?

Water management is an important issue when addressing sustainable building practice. It needs to be approached in two different ways. Firstly, in terms of reducing demand from the water mains and secondly, in terms of the catchment and management of stormwater, in order to prevent erosion and the pollution of our waterways and encourage reuse for grey water activities.

Basic Principles

- > To minimise the consumption of mains supply potable water.
- > To minimise the volumes of urban stormwater run-off.

Design Guidelines

- > Encourage use of water efficient AAA rated appliances.
- > Use dual-flush toilet cisterns and specify low-flow taps.
- > Promote stormwater catchment in rainwater tanks for reuse as grey water.
- > Reuse grey water collected for uses such as washing the car, watering the garden etc.
- > Specify native indigenous species in landscape design.
- > Consider natural stormwater filtration and absorption schemes which employ engineered, landscaping devices such as swales, rain gardens and infiltration ponds.
- > Consider collection of roof water for use on public gardens.

Energy Efficiency

Why is Energy Efficiency important in residential design?

Building design which optimises thermal performance and comfort and access to daylight will have a positive effect on: the energy efficiency of the building; the level of amenity for occupants; and the running cost of the building. In doing so, it will promote sustainable building practice and reduce greenhouse gas emissions over the life cycle of the development.

Basic Principles

- > To reduce or eliminate reliance on mechanical heating and cooling systems.
- > To reduce or eliminate reliance on fossil fuels.
- > To reduce or eliminate greenhouse gas emissions.
- > To support and promote sustainable building practices and renewable energy initiatives.

Design Guidelines

Employ passive solar design principles to maximise heat storage in winter and facilitate convective cooling in summer. This can be achieved by:

- > Providing thermal mass in floors and walls particularly on the northern side of the building.
- > Using materials with heat storage capacity such as polished concrete, tile or timber, as opposed to carpet which has an isolative effect.
- > Minimising the number of south-facing apartments. These should represent no more than 10% of the total number of dwellings.
- > Providing insulation over and above the code requirements. Consider using R2.6 or higher in ceilings; R2.2 or higher in walls and R2.0 in floors.
- > Consider photovoltaic panels for generation of electricity for public areas.

Maximise the efficiency of mechanical space heating and cooling by:

- > Targeting areas which require heating or cooling rather than the whole apartment.
- > Providing an 'air lock' in the form of an entrance lobby or vestibule which is separated from living rooms by doors.
- > Consider externally environmental controls such as awnings and screens to prevent heat from entering the apartment.

Ensure building design supports the present or future installation of photovoltaic panels by:

- > Considering the pitch and design of the roof in terms of optimum angle and orientation of photovoltaic panels.
- > Ensuring landscaping and in particular tree placement does not overshadow existing or planned panels.

Maximise the efficiency of hot water systems by:

- > Using systems with a greenhouse score of 3.5 or higher that are appropriate for the development and insulating the chosen system to further improve efficiency.
- > Installing water-saving devices such as low-flow taps and dual-flush toilets.

Reduce dependence on artificial lighting by:

- > Utilising a range of different lighting fittings to allow for a variety of activities to be carried out in different rooms.
- > Providing different lighting options within a room e.g. low level background lighting supplemented by task lighting for use as required.
- > Providing separate switching for special purpose lighting.
- > Using energy saving forms of lighting for common areas e.g. compact fluorescents and solar lighting for open spaces and public areas.
- > Making use of motion detectors for common areas such as entrances, outdoor security areas and garages.
- > Ensuring optimum energy efficiency from household appliances.
- > Choosing renewable energy sources, or those which minimise greenhouse emissions.

Daylight Access

Why is Natural Daylight important?

Natural daylight is an important aspect of residential design because it reduces the need for artificial light, thereby increasing energy efficiency and amenity. Daylight comprises both skylight (diffuse light from the sky), and sunlight (direct beam radiation from the sun). It is constantly changing according to the time of day, time of year and the weather and it is this variability that provides interest to interiors and helps to create satisfying places in which to work and live.

Basic Principles

- > To ensure that all habitable rooms have access to natural daylight. Where possible, this should be extended to service rooms (such as kitchens and bathrooms).
- > To ensure sufficient day lighting in order to reduce the reliance on artificial lighting during daylight hours.
- > To promote environmental controls which allow residents to regulate the quantity of daylight as required.

Design Guidelines

- > Consider the siting, shape and orientation of the building, in terms of optimising the number of dwellings with northern aspect.
- > Ensure communal open space receives direct daylight during winter months and provides adequate shading during the summer season.
- > Ensure the optimum number of units receive direct daylight access to habitable rooms and private open space.
- > Utilise skylights, clerestory windows and fanlights to supplement daylight access through regular windows.
- > Promote double height spaces in areas where daylight access is limited, to assist daylight penetration into living areas and private open spaces.
- > Restrict the depth of single aspect units.
- > Ensure single storey, single aspect units are oriented to the north or east.
- > Ensure the unit layout positions living areas to the north and service areas to the south.
- > Minimise the number of south-facing units. Where unavoidable, increase the area of glazing.
- > Make use of light shelves to reflect light into deep units.

Manage glare and provide shading during summer months through the use of:

- > Environmental controls such as eaves, canopies, balconies, louvered screens and planting.
- > Ensure external glare is minimised by avoiding reflective films and other high glare finishes.
- > The use of light wells as a primary source of daylight should be restricted to non-habitable rooms only.

- > No more than 10% of units within a development should be single aspect and south-facing.
- > These criteria may be reviewed if a project can demonstrate how site constraints and orientation prevent the achievement of these standards. Such a scheme would be expected to achieve optimal performance within these constraints.

Service Design

Why is Service Design important?

All residential development requires site facilities for such services as rubbish, storage, laundry drying, and mail delivery. Such services need to be functional but should be sited where they are unobtrusive and safe, accessible to residents but secure from intruders.

Basic Principles

- > Design services to minimise any acoustic transmission.
- > Ensure electrical and telecommunication sockets are sufficient in number and conveniently located in rooms when furnished.
- > Design services to ensure they do not compromise visual amenity or presentation of the building.
- > Provide site services which meet the needs and provide convenience for residents.
- > Ensure facilities are unobtrusive, practical and easily maintained.

Design Guidelines

- > Insulate pipes for acoustic privacy.
- > Locate wastewater stacks adjacent to non-habitable rooms to further reduce the impact of any pipe noises.
- > Ensure socket locations are off set both between rooms and between adjacent units. This limits noise transmission through sockets.
- > Ensure electrical and telecommunication sockets are co-ordinated and sufficient in number. Consider the location and requirements of appliances and additional lamps once the apartment is furnished.
- > Plumbing and waste pipes should be located within the building rather than exposed on the exterior walls.
- > The design and location of down pipes and rainwater heads should be incorporated into the façade design.
- > Ensure overflows and down pipes from balconies are designed to contribute to the visual amenity and presentation of the building.
- > Site facilities provided should be an adequate size to service the number of units, located and/or screened in a way that reduces visual clutter but is secure for residents to use.
- > Facilities need to be adequately screened and ventilated (particularly rubbish storage) and easily cleaned and maintained.
- > In developments with over 10 units, consideration should be given to providing an on-site bulk rubbish service rather than individual wheelie bins for each unit that create clutter and block streets on rubbish collection days.

I404. Beachlands 2

I404.1. Precinct Description

The Beachlands 2 precinct covers approximately 6 hectares of land at the corner of Beachlands and Whitford–Maraetai Roads. Its purpose is to provide for an integrated business centre that provides a wide range of retail and commercial activities to service the needs of the growing community while ensuring the design and layout does not compromise the character of Beachlands as a rural and coastal settlement.

1404.10.1 Beachlands 2: Precinct plan 1 guides the future development of this precinct and identifies car and pedestrian transport links that connect with neighbouring sites and existing road networks. 1404.10.2 Beachlands 2: Precinct plan 2 identifies the different height areas that apply to the sub-precincts and landscape buffer areas to protect the amenity and character of the area and neighbouring sites. The figures contained in 0 set out the indicative landscape design and street typology.

It is important to ensure that the development form, look and feel of the local centre is sympathetic to the character of the existing Beachlands settlement. Development within the local centre therefore needs to be designed specifically for the Beachlands community and setting.

The zoning of the land within this precinct is Business - Local Centre Zone. Refer to planning maps for the location and extent of the precinct and three sub-precincts.

I404.2. Objectives

- (1) Development within the Beachlands 2 Precinct maintains and complements the amenity values and character of the surrounding residential, rural and open space areas.
- (2) Provide for a local centre at Beachlands in a location and at a scale that caters for the retail and commercial needs of the existing and future community.
- (3) The design and form of development within the Beachlands 2 Precinct responds to the open, outdoors orientated character, and rural and coastal context of the existing Beachlands settlement.
- (4) Development and/or subdivision within the Beachlands 2 Precinct facilitates a transport network that:
 - (a) integrates with, and manages adverse effects on, the safety and efficiency of the transport network of the surrounding Beachlands area, including any upgrades to the surrounding network;
 - (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles; and
 - (c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

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

I404.3. Policies

- (1) Maintain and enhance the character and amenity associated with the new business area by undertaking development in accordance with the precinct plans and Landscape Design Framework.
- (2) Restrict the height of buildings and provide landscaped areas to protect views from Whitford-Maraetai Road to the Hauraki Gulf.
- (3) 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 the precinct plan(s);
 - (b) supports safe and efficient movement of pedestrians, cyclists, public transport and vehicles; and
 - (c) is designed and constructed in accordance with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

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

I404.4. Activity table

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

Table I404.4.1 Activity table specifies the activity status of land use and development activities in the Beachlands 2 Precinct pursuant to section 9(3) of the Resource Management Act 1991

Table I404.4.1 Activity table

Activity		Activity status		
		Sub-precinct A	Sub-precinct B	Sub-precinct C
Use				
General				
(A1)	Any land use activity not in accordance with 1404.10.1 Beachlands 2: Precinct plan 1	D	D	D
(A2)	Any activity that does not comply with Standard I404.6.7 Subdivision – landscape buffer area	D	N/A	N/A

Commerce				
(A2)	Trade suppliers	P	NC	RD
(A3)	Drive-through restaurants	P	NC	RD
(A4)	Food and beverage	P	RD	P
(A5)	Retail	P	RD	RD
(A6)	Conference facilities	P	P	P
(A7)	Supermarkets	P	NC	NC
Development				
(A8)	Construction, reconstruction and / or formation or reformation of roads, at grade car parking areas and open space areas	RD	RD	RD
(A9)	Vehicle access from Whitford-Maraetai Road that is not in accordance with 1404.10.1 Beachlands 2: Precinct plan 1	NC	NC	NC

I404.5. Notification

- (1) Any application for resource consent for an activity listed in Table I404.4.1 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).

I404.6. Standards

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

All activities listed in Table I404.4.1 Activity table must comply with the following activity standards.

I404.6.1. Building height

- (1) Buildings in Height Area A as shown on I404.10.2 Beachlands 2: Precinct plan 2 must not exceed two storeys in height (excluding basements and basement car parks) with a maximum height of RL 47.00 above Mean Sea Level, Auckland Vertical Datum 1946.
- (2) Buildings in Height Area B as shown on 1404.10.2 Beachlands 2: Precinct plan 2 must not exceed three storeys in height (excluding basements and basement car parks) with a maximum height of RL 49.30 above Mean Sea Level, Auckland Vertical Datum 1946.

I404.6.2. Side Yards

- (1) Sites located within Sub-precinct C must have a 3 metre side yard on each side or a 6 metre side yard on one side.
- (2) Within Sub-precinct C at least 50 per cent of the side yard including a strip adjoining and parallel with the side boundary and having a minimum width of 2 metres, excluding any area required for vehicular and pedestrian access or any area adjoining the Landscape Buffer Area required along the Whitford-Maraetai Road as shown on I404.10.2 Beachlands 2: Precinct Plan 2, must be landscaped, planted and maintained in trees, shrubs and grass.

I404.6.3. Verandahs

- (1) All buildings with frontage to Active Street Frontage 1 as shown on I404.10.1 Beachlands 2: Precinct plan 1 must have a verandah.
- (2) All buildings with frontage to Active Street Frontage 2 as shown on I404.10.1 Beachlands 2: Precinct plan 1 must be designed to face onto the street, provide the main entrance out to the public realm and provide a minimum of 40 per cent glazing on the street frontage façade.

I404.6.4. Staging of development

- (1) The first stage of any development within the precinct must include:
 - (a) the development of the 15 metre Landscape Buffer Area adjoining Whitford-Maraetai Road as shown on I404.10.2 Beachlands 2: Precinct plan 2, and the Open Space Area adjoining Beachlands Road, as shown on I404.10.1 Beachlands 2: Precinct plan 1;
 - (b) development of the Surface Carpark area as shown on the I404.10.1 Beachlands 2: Precinct plan 1; and
 - (c) construction and vesting with Council of a road between Beachlands Road and the boundary of Lot 2 DP 325925, no later than the time at which any part of Sub-precinct A of the business development is open to the public.
- (2) The building identified as Building 1 on I404.10.1 Beachlands 2: Precinct plan 1 must be constructed before or at the same time as the construction of any other building on the site, in order to sleeve the development from Beachlands Road.

I404.6.5. Landscaping

- (1) All roads, at grade parking areas and open space areas (including plazas) must be landscaped in general accordance with the figures contained in 0 Figures.
- (2) The Landscape Buffer Area as shown on I404.10.2 Beachlands 2: Precinct plan 2 must be accessed from Karaka Road for maintenance purposes (physical vehicle access is not required to the Landscape Buffer Area from the road but provision should be available within the surrounding local road network for the parking of maintenance vehicles).

I404.6.6. Lighting

- (1) All artificial lighting must comply with the levels and limits of Environmental Lighting category 3 as identified in E24.6 Standards.

I404.6.7. Subdivision – landscape buffer area

- (1) A Landscape Buffer Area must be developed along Whitford–Maraetai Road as shown on I404.10.2 Beachlands 2 Precinct plan 2. The buffer area must:
 - (a) be consistent with the widths indicated in I404.11.10 Beachlands 2 Figure 10: Open space - plaza and being a minimum width of 15 metres at any point;
 - (b) where it is within any existing site, must be established as a condition of any subdivision of that site; and
 - (c) be planted in accordance with the landscape plan for the buffer area and the planting scheduled contained in I404.11.10 Beachlands 2 Figure 10: Open space - plaza 10, prior to the issuing by the Council of the section 224(c) certificate under the Resource Management Act 1991.
- (2) The consent holder must be responsible for the maintenance of the buffer area, including weed control, mulching and watering and any necessary plant replacement, for a period of two years from the time of planting.
- (3) The buffer area must be vested in the Council free-of-charge at a time to be determined in the subdivision consent, being no more than two years after council issues the section 224(c) certificate under the Resource Management Act 1991.
- (4) Any activity that does not comply with Standard I404.6.7 Subdivision – landscape buffer area (1)-(3) above is a discretionary activity.

I404.6.8. Road Layout

- (1) Roads must be designed so that carriageways align at intersections with other existing or proposed roads.

I404.7. Assessment – controlled activities

There are no controlled activities within the precinct.

I404.8. Assessment – restricted discretionary activities

I404.8.1. 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) trade suppliers & drive -through restaurants in Sub-precinct C, food and beverage in Sub-precinct B, and retail in Sub-precinct B and C:
 - (a) delay to the creation of a main street character along Karaka Road; and

- (b) visual amenity and character.
- (2) construction or reconstruction and / or formation or reformation of roads, at grade car parking areas and open space areas:
 - (a) visual amenity values;
 - (b) streetscape character;
 - (c) the extent, type and nature of landscaping;
 - (d) the maintenance of plantings;
 - (e) lighting; and
 - (f) road design;
- (3) building height:
 - (a) disruption of views.
- (4) side yards:
 - (a) landscaping; and
 - (b) character generated by the coverage of buildings on sites adjoining the Whitford-Maraetai Road.
- (5) staging of the development
 - (a) streetscape amenity and character;
 - (b) visual amenity; and
 - (c) pedestrian amenity and safety.

I404.8.2. 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) trade suppliers and drive-through restaurants in Sub-precinct C, food and beverage in Sub-precinct B and retail in Sub-precincts B and C:
 - (a) the extent to which the development within Sub-precinct B results in a delay to the completion of development along Karaka Road that could compromise the achievement of a main street character along this road; and
 - (b) the extent to which any delay to the completion of development along Karaka Road creates adverse effects on visual amenity and character.
- (2) construction or reconstruction and / or formation or reformation of roads, at grade car parking areas and open space areas:

- (a) the extent to which the landscape proposal is designed to create visual interest and contribute to the visual amenity of the business area and surrounding area;
 - (b) the extent to which the landscape proposal relates appropriately to, and is designed to further enhance, the existing streetscape and landscape character of the local centre;
 - (c) the extent to which the landscape proposal softens the visual impact of structures and minimise conflicts of scale;
 - (d) the extent to which the landscape proposal provides an appropriate level of visual screening of parking and loading areas and outdoor storage areas;
 - (e) the extent to which the landscape proposal adequately provides for the maintenance of plantings at a reasonable maintenance cost;
 - (f) the extent to which the location and design of the at grade car parking areas provide for convenience and a safe and efficient circulation pattern; and
 - (g) the extent to which the planting within the at grade car parking areas contributes to creating a sense of place within the local centre consistent with 0 Figures, without affecting visibility at intersections or pedestrian and traffic safety.
- (3) Building height:
- (a) whether the height of the building disrupts views north to the sea and coastal edge from the Whitford-Maraetai Road; and
 - (b) the extent to which the proposed height of the buildings and other structures are compatible with the prevailing character of the surrounding Beachlands area.
- (4) Yards:
- (a) whether the development within the yard detracts from the character and amenity values of the area, in particular the amenity of sites adjoining the Whitford-Maraetai Road; and
 - (b) whether the development within the yard disrupts views north to the sea and coastal edge from the Whitford-Maraetai Road.
- (5) Staging of the development:
- (a) the extent to which the building design and any interim screening or landscaping between the supermarket and Beachlands Road provides adequate mitigation of adverse visual effects of the supermarket as viewed from Beachlands Road, until such time as a building is established between

the supermarket and Beachlands Road as envisaged by I1.10.1 Beachlands 2: Precinct plan 1.

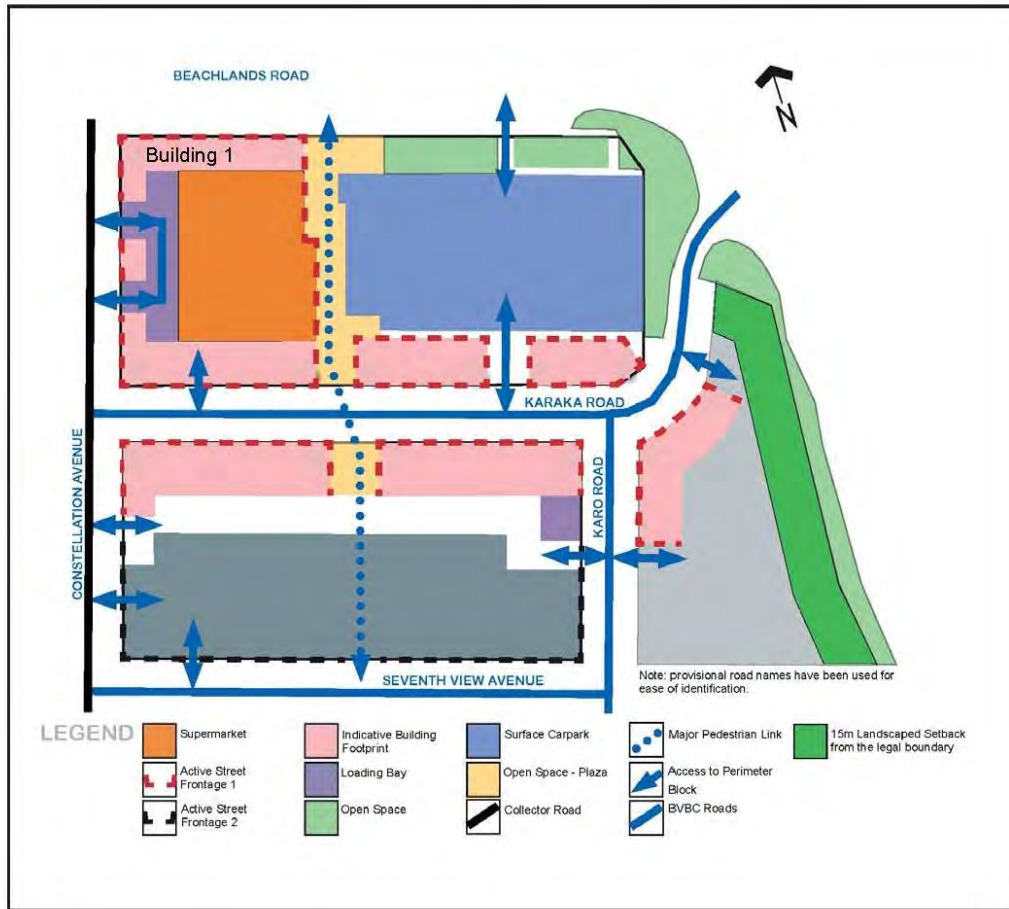
I404.9. Special information requirements

An application where landscaping is required must be accompanied by:

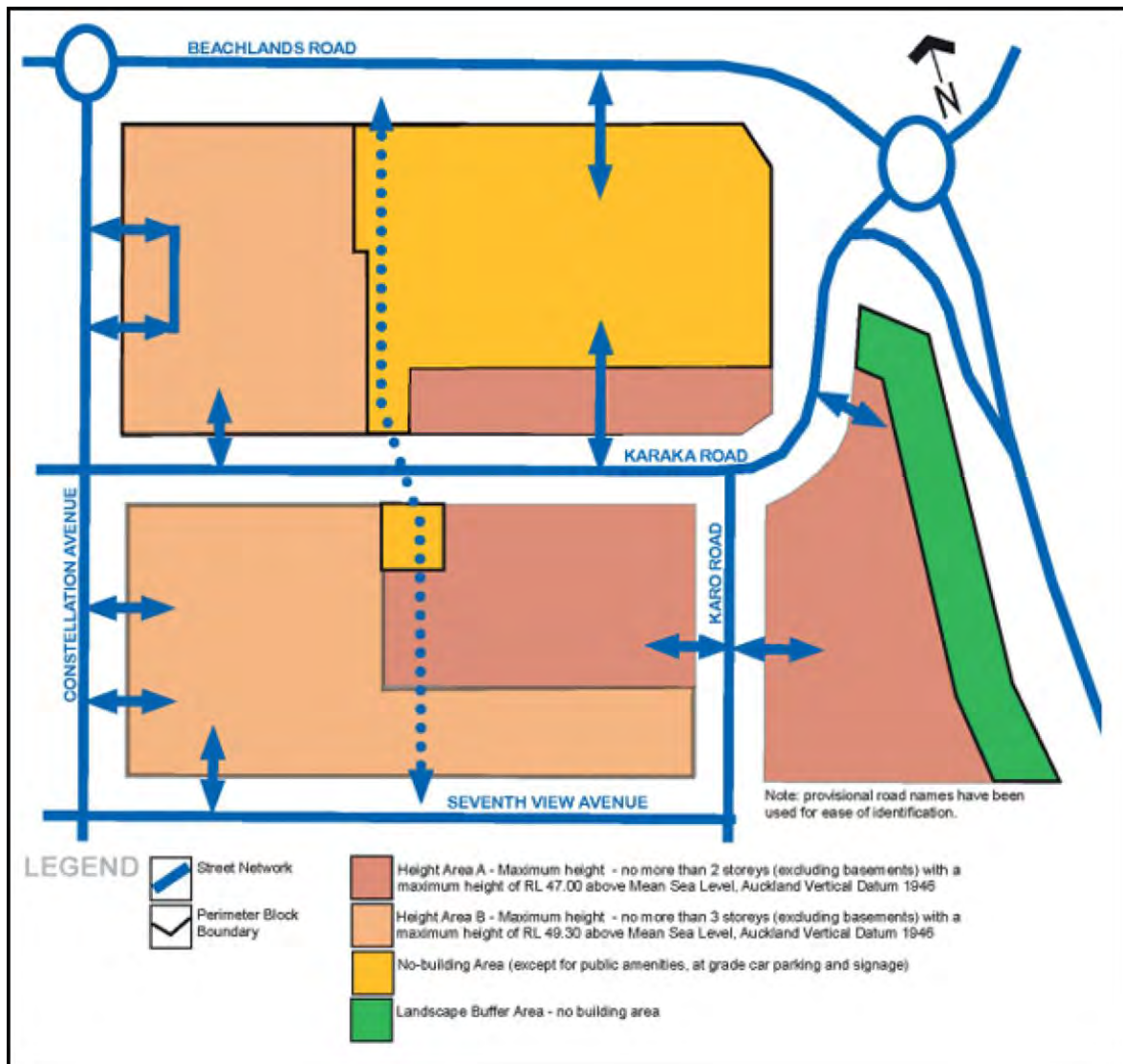
- (1) A planting plan for the landscape buffer area that provides detail of the:
 - (a) site preparation for planting, weed and pest control;
 - (b) existing trees to be retained, species to be planted, size of plants, where they are to be planted and density of planting; and
 - (c) maintenance of planting, including fertiliser, replacing dead plants, animal and plant pest control and mulching.
- (2) A re-vegetation plan/programme, including:
 - (a) pre-planting site assessment and planting plan assessment an annual monitoring programme.

I404.10. Precinct plans

I404.10.1. Beachlands 2: Precinct plan 1

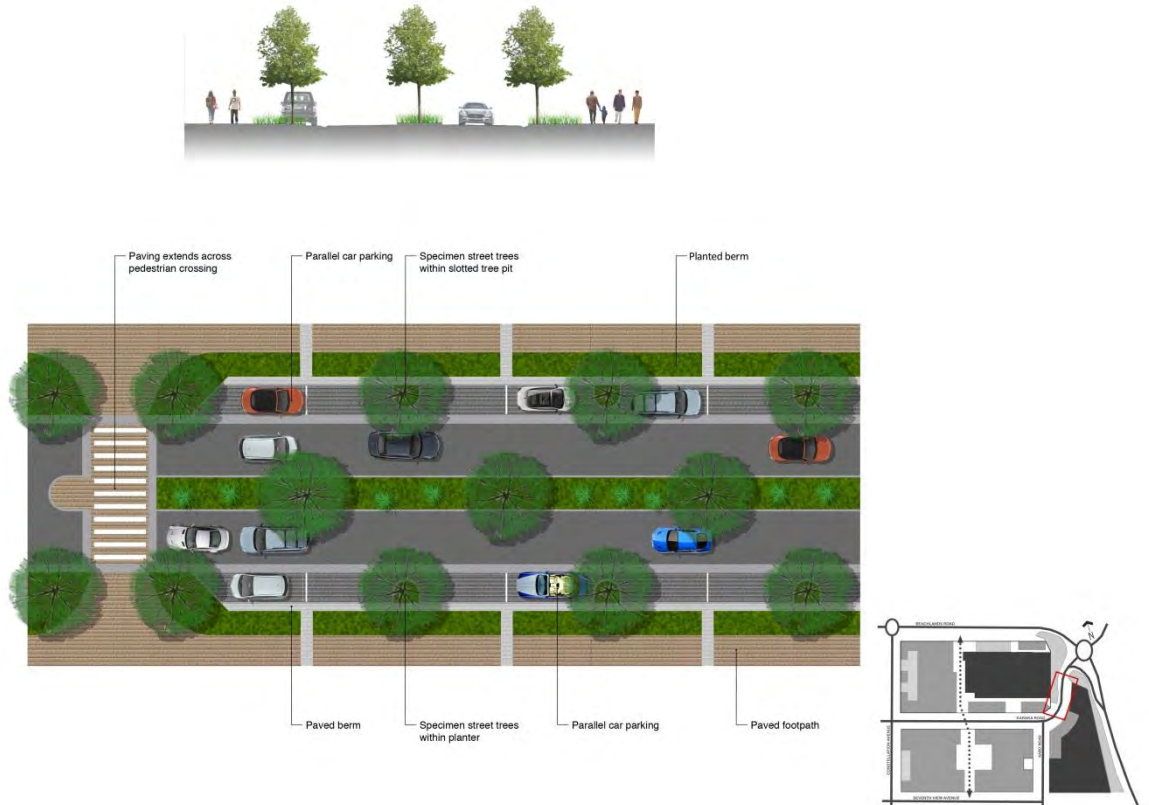


I404.10.2. Beachlands 2: Precinct plan 2



I404.11. Figures

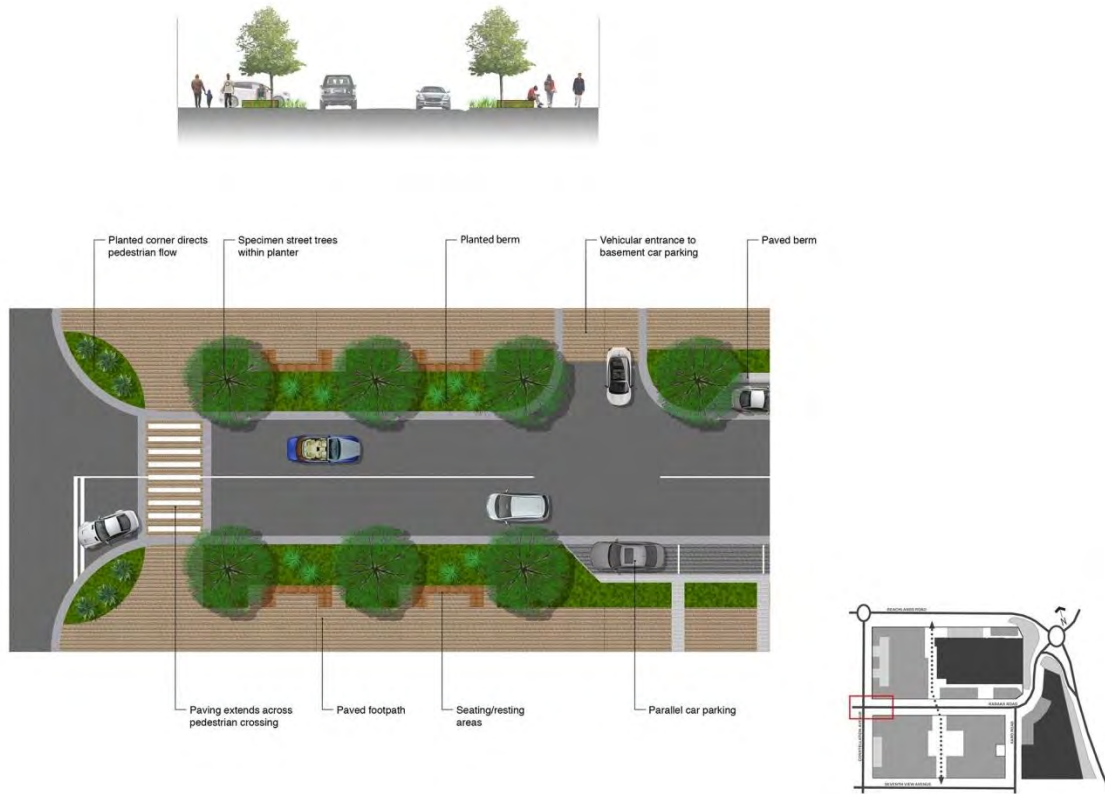
I404.11.1. Beachlands 2 Figure 1: Karaka Road



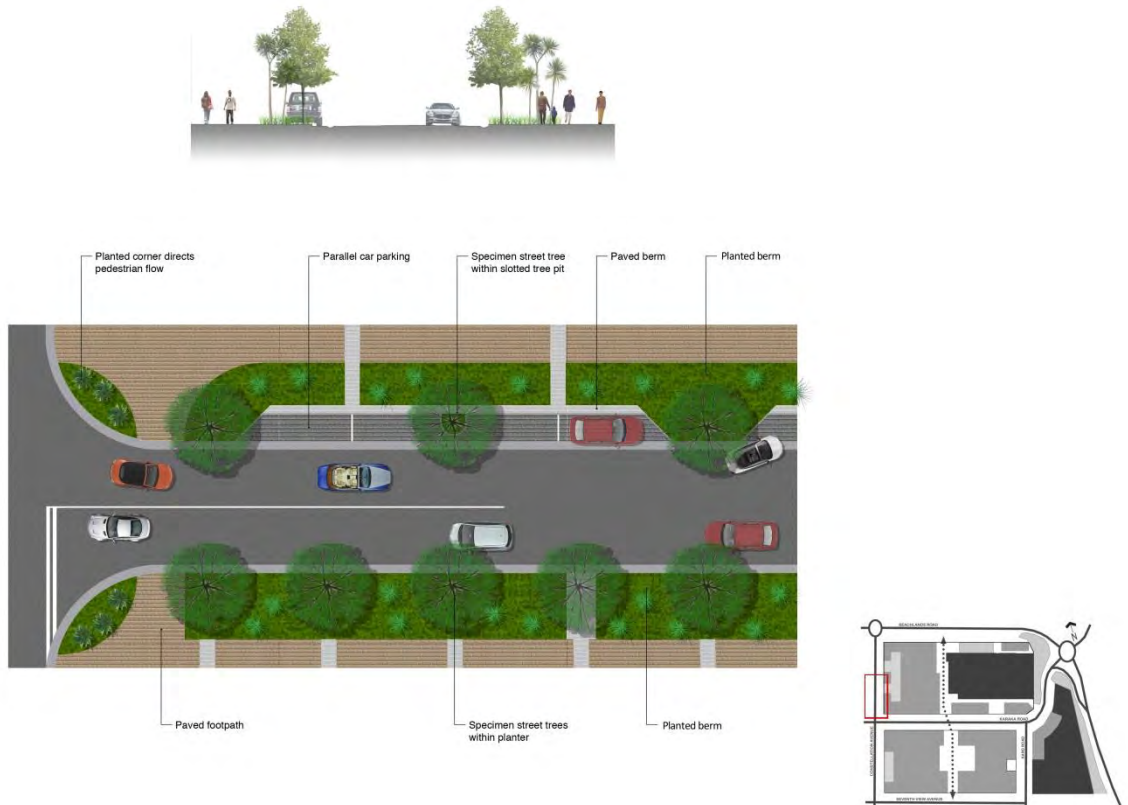
I404.11.2. Beachlands 2 Figure 2: Karaka Road



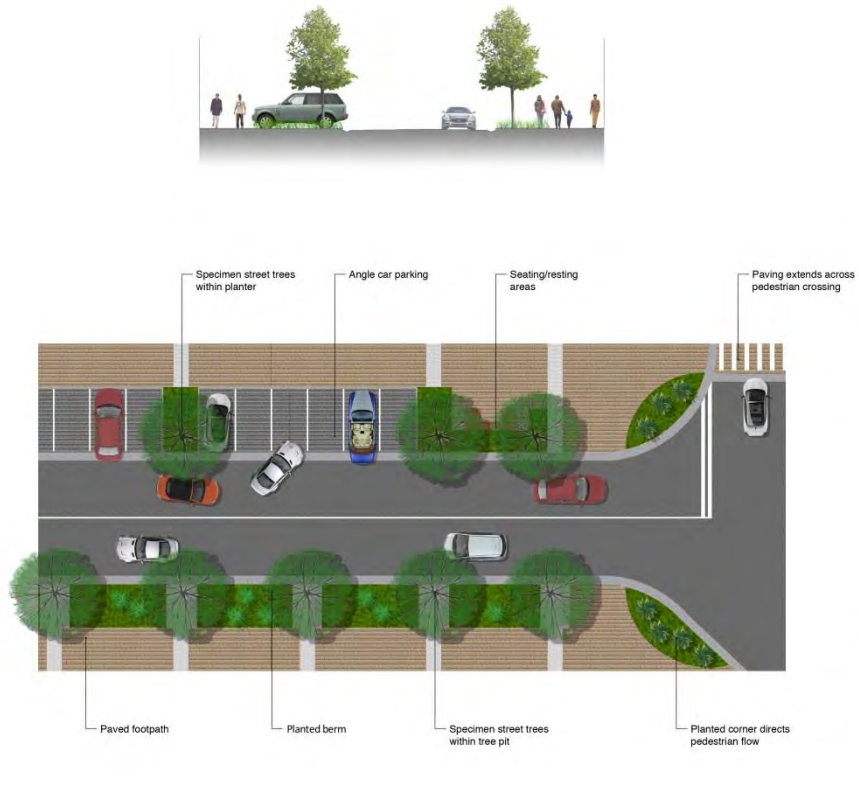
I404.11.3. Beachlands 2 Figure 3: Karaka Road



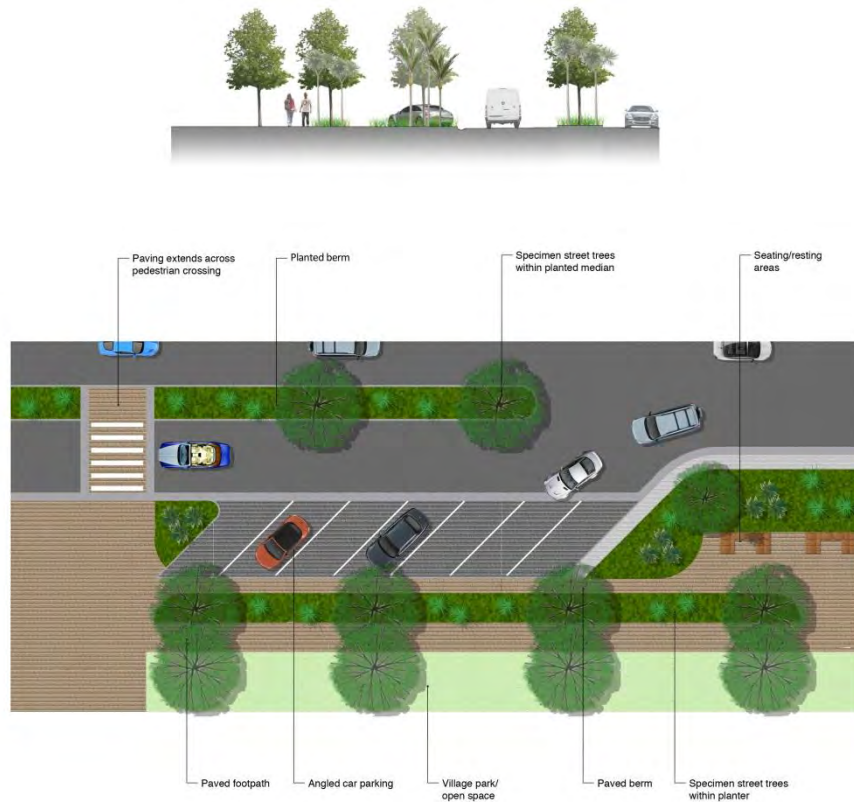
I404.11.4. Beachlands 2 Figure 4: Constellation Avenue



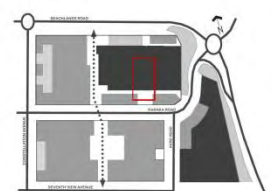
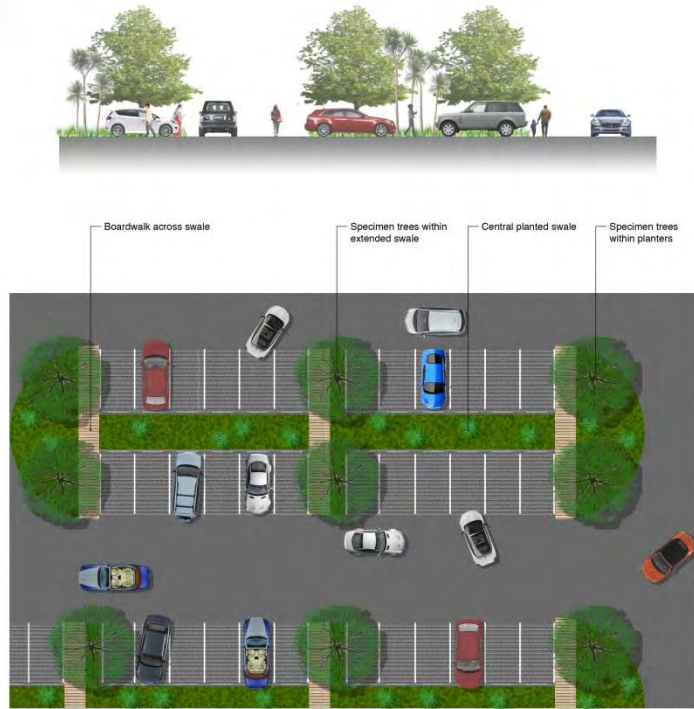
I404.11.5. Beachlands 2 Figure 5: Karo Road



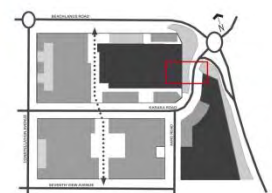
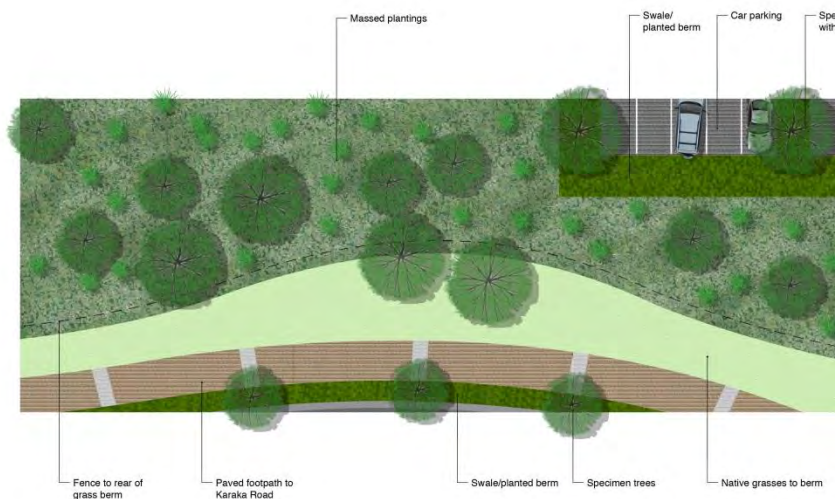
I404.11.6. Beachlands 2 Figure 6: Beachlands Road



I404.11.7. Beachlands 2 Figure 7: Typical carpark layout



I404.11.8. Beachlands 2 Figure 8: Open space – Karaka Road



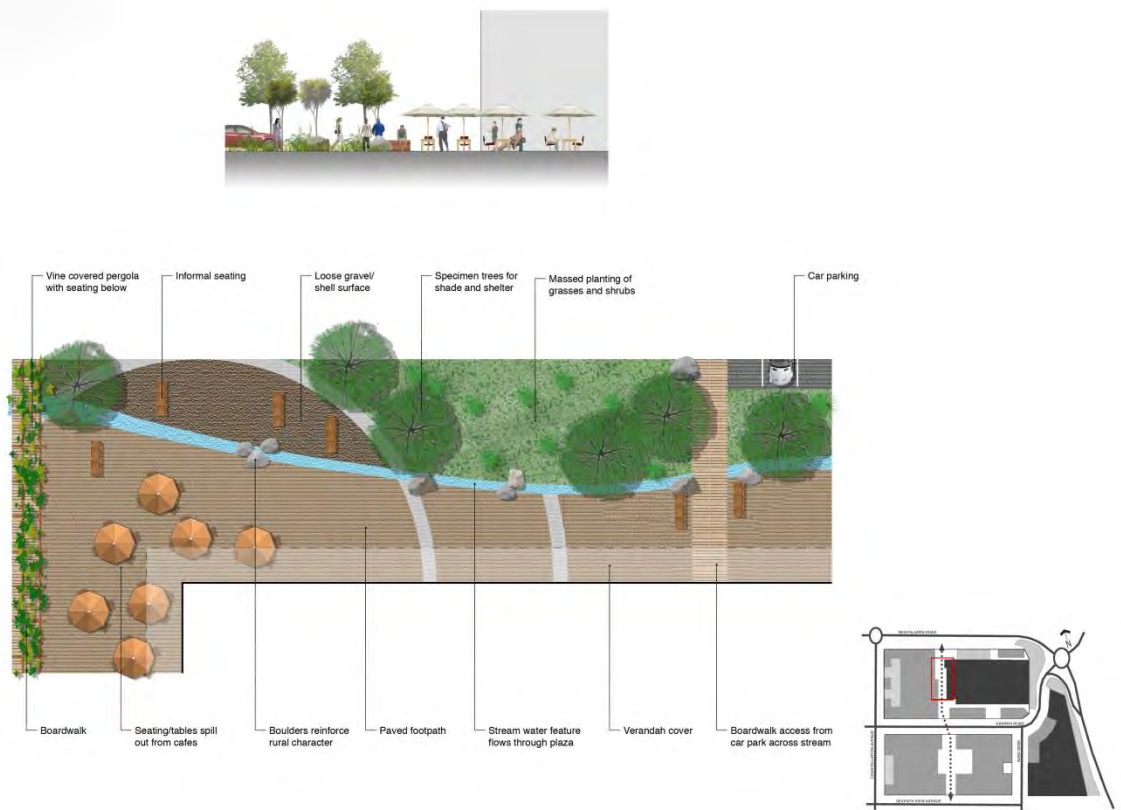
I404.11.9. Beachlands 2 Figure 9: Landscape buffer area



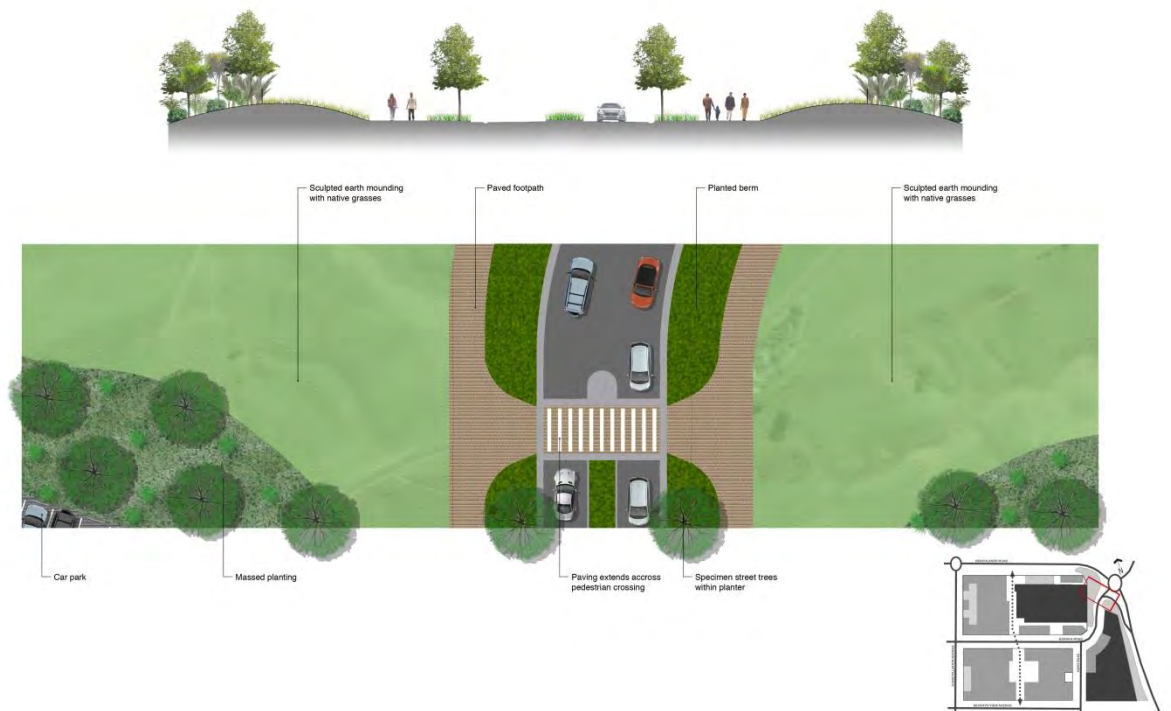
Proposed Auckland Unitary Plan Decisions Version with Annotated Appeals

Code	Botanical Name	Common Name	Min PB size	Min Height When Planted (mm)	Spacing (mm)	Percentage/Number
Medium to Large Trees						100%/130
DAC cup	Dacrycarpus cupressinum	Rimu	PB95	2500	As shown	10%/13
DAC dac	Dacrycarpus dacrydiodes	Kahikatea	PB95	2500	As shown	10%/13
GIN bil	Ginkgo biloba	Ginkgo	PB95	2500	As shown	10%/13
LIR tul	Liriodendron tulipifera	Tulip tree	PB95	2500	As shown	10%/13
LIQ sty	Liquidambar styraciflua	American sweet gum	PB95	2500	As shown	20%/26
MET exc	Metrosideros excelsa	Pohutukawa	PB95	2500	As shown	20%/26
POD tot	Podocarpus totara	Totara	PB95	2500	As shown	10%/13
VIT luc	Vitex lucens	Puriri	PB95	2500	As shown	10%/13
Small to Medium Trees						100%/220
CED atl	Cedrus atlantica	Atlas cedar	PB50	2000	As shown	10%/22
COR lae	Corynocarpus laevigatus	Karaka	PB50	2000	As shown	20%/44
PYR cal	Pyrus calleryana	Callery pear	PB50	2000	As shown	20%/44
SOP mic	Sophora microphylla	Kowhai	PB50	2000	As shown	20%/44
QUE coc	Quercus coccinea	Scarlet oak	PB50	2000	As shown	10%/22
QUE pal	Quercus palustris	Pin oak	PB50	2000	As shown	10%/22
QUE rob	Quercus robur 'Fastigiata'	Fastigate oak	PB50	2000	As shown	10%/22
Understorey Planting						100%/500
DOD vis	Dodonea viscosa	Akeake	PB28	1500	As shown	20%/100
HOH pol	Hoheria populnea	Lacebark	PB28	1500	As shown	20%/100
LEP cop	Leptospermum 'Copper Sheen'	Manuka hybrid	PB28	1500	As shown	15%/75
PIT cra	Pittosporum crassifolium	Karo	PB28	1500	As shown	15%/75
PSE arb	Pseudopanax arboreus	Five finger	PB28	1500	As shown	15%/75
PSE lae	Pseudopanax laetus		PB28	1500	As shown	15%/75

I404.11.10. Beachlands 2 Figure 10: Open space – plaza



I404.11.11. Beachlands 2 Figure 11: Open space – Karaka Road/ Whitford-Maraetai Road



I404.11.12. Beachlands 2 Figure 12: Seventh View Avenue



I405. Big Bay Precinct

I405.1. Precinct Description

The Big Bay precinct identifies areas for growth at Big Bay on the Awhitu Peninsula, providing for limited residential density and protection and enhancement of vegetation and other features at the time of subdivision.

Sub-precincts A, B and C are zoned Residential – Rural and Coastal Settlement Zone. An area south of Sub-precinct C is zoned Rural – Mixed Rural Zone, and a small northern part of precinct is zoned Rural – Rural Coastal Zone. New residential development is limited to Sub-precincts B and C with other areas of the Precinct included to provide for mitigating ecological protection, enhancement and/or planting.

I405.2. Objectives

- (1) Limited subdivision and development is provided for within the Big Bay Precinct.
- (2) The natural environment, amenity and character values of Big Bay are maintained and enhanced, while providing for appropriate subdivision and development.

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

I405.3. Policies

- (1) Require subdivision and development to acknowledge, address and implement features identified on the Big Bay: Precinct Plan 1.
- (2) Enable opportunities for self-servicing sites.
- (3) Enable subdivision and development opportunities that:
 - (a) achieves site sizes appropriate to the amenity and character of the precinct;
 - (b) implements lower-density sites at the edge of the settlement;
 - (c) limits growth through a contained village form; and,
 - (d) includes amenity and ecological enhancement plantings and protects these plantings and existing indigenous vegetation.

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

I405.4. Activity table

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

A blank in Table I405.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I405.4.1 Activity table specifies the activity status of subdivision activities in the Big Bay Precinct pursuant to section 11 of the Resource Management Act 1991.

Table I405.4.1 Activity table

Activity		Activity status
Use and development		
(A1)	All activities and development provided in H2 Residential - Rural and Coastal Settlement Zone	
Subdivision		
(A2)	Subdivision that is referenced as (A10 to (A6) in E38 Subdivision – Urban under Table E38.4.1 – Activity table – subdivision for specific purposes.	
(A3)	Subdivision which complies with Standards I405.6.1 to I405.6.5	RD
(A4)	Subdivision which does not comply with Standards I405.6.1 to I405.6.5	NC

I405.5. Notification

- (1) Any application for resource consent for an activity listed in Table I405.4.1 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).

I405.6. Standards

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

All restricted discretionary activities listed in Table I405.4.1 must comply with the following activity standards.

I405.6.1. Specified building area

- (1) In Sub-precincts B and C, buildings must be located within the specified building areas shown on the precinct plan, or be in compliance with a consent notice attached to the certificate of title.

I405.6.2. Restricted areas for buildings and earthworks

- (1) Buildings and earthworks must be located outside any ecological and amenity planting areas, or wetland protection and enhancement areas, shown on the precinct plan.

I405.6.3. Minimum site size

- (1) Sites in Sub-precinct A must not have a site area less than 2500m².

(2) Sites in Sub-precincts B and C must not have a site area less than 5000m².

I405.6.4. Limit on number of sites

(1) In Sub-precincts B and C, no more than the seven lots for residential purposes (inclusive of the existing dwellings) can be created in each sub-precinct.

I405.6.5. Protected and enhancement areas

Protection and maintenance covenants must be prepared over areas identified for ecological and amenity planting, indigenous vegetation protection, or wetland protection and enhancement, shown on the precinct plan. These must be implemented by way of a consent notice or registration of a covenant on the certificate of title.

I405.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I405.8. Assessment – restricted discretionary activities

I405.8.1. 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 and infringements of subdivision standards:

- (a) the extent to which the subdivision is consistent with the precinct plan
- (b) whether any building envelopes shown on the plan of subdivision are located in the areas specified on the precinct plan;
- (c) the extent to which the layout of any roads, vehicle access ways or pedestrian walkways shown on the precinct is consistent with the layout shown on the precinct plan;
- (d) the extent to which provision is made for the protection and planting of vegetation and wetlands in accordance with the policies for the precinct; and,
- (e) the extent to which provision is made for the protection and enhancement of landscape character.

I405.8.2. Assessment criteria

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

(1) the extent to which the design of the subdivision, the layout of any roads, vehicle access ways or pedestrian walkways and the location of any specified building areas shown on the plan of subdivision is consistent with the precinct plan;

- (2) the extent to which subdivision is designed to protect existing indigenous vegetation and wetlands and provide for the planting of new vegetation in ecological and amenity planting areas to mitigate the effects of development on the landscape;
- (3) whether subdivision of the lot shown with a proposed lookout on the precinct plan provides an appropriate design for a public lookout with public access and legal mechanisms to provide for this facility;
- (4) the extent to which a site will be visible from the coastal and marine area and the need for a consent notice to be recorded on the certificate of title limiting the reflectivity level of colours and materials of any future building or structure; and
- (5) whether the reflectivity level range is between 0 and 40 per cent for external walls and 0 and 25 per cent for roofs based on British Standards BS5252 – standard specification colour ranges.

I405.9. Special information requirements

There are no special information requirements in this precinct.

I405.10. Precinct plans

I405.10.1 Big Bay Precinct: Precinct plan 1



I406. Bombay 1 Precinct

I406.1. Precinct description

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

The precinct applies to two sites located at 2038 Great South Road and 216 Mill Road, which are located in proximity to the Bombay on and off ramps of State Highway 1.

The purpose of the precinct is to provide for establishment and operation of motorway service areas in proximity to the Bombay motorway junction. The precinct seeks to restrict activities to those needed to meet the demands of motorists for convenient services, while ensuring safe and efficient movement of traffic in proximity to the State Highway 1, adequate on-site infrastructure and the amenity effects on adjacent properties are minimised. The precinct also makes provision for suitable rural activities, acknowledging its semi-rural location.

I406.2. Objectives

- (1) Motorway and rural service activities are established within adjacent to the State Highway 1 Bombay on and off ramps.
- (2) The site layout and design provides safe and convenient access for pedestrians and vehicles.
- (3) The amenity values of land adjoining the precinct are maintained and protected.
- (4) Buildings and activities with the site do not interfere with the safety or efficiency of the surrounding road network.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above with the exception of Objective H12.2(6).

I406.3. Policies

- (1) Restrict activities in the precinct to those that will not generate adverse effects, including cumulative effects, on the function, role and amenity of neighbouring town centres, beyond those effects ordinarily associated with trade effects or trade competition.
- (2) Enable activities in the precinct that serve motorway users and those reliant on high levels of access to district arterial roads.
- (3) Manage activities and development within the precinct to maintain amenity values of adjacent areas.
- (4) Design the site layout access to ensure safe and convenient access for vehicles and pedestrians
- (5) Locate buildings and activities so that they do not interfere with the safety or efficiency of the surrounding road network.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above with the exception of Policy H12.3(15) and Policy H12.3(16)(a)

I406.4. Activity table

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

Table I406.4.1 Activity table specifies the activity status of land use and development activities in the Bombay 1 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I406.4.1 Activity table

Activity		Activity status
Use		
Residential		
(A1)	Visitor accommodation	P
Commerce		
(A2)	Service stations	P
(A3)	Retail not exceeding 70m ² gross floor area within Sub-precinct A	P
(A4)	Retail not otherwise provided for	NC
(A5)	Produce sales in sub-precinct A	P
(A6)	Food and beverage	P
(A7)	Drive-through restaurants	P
(A8)	Offices accessory to the primary activity on the site and: (a) the office gross floor area does not exceed 30 per cent of all buildings on the site; or (b) the office gross floor area does not exceed 100m ²	P
(A9)	Offices	NC
Community		
(A10)	Emergency services	P
Industry		
(A11)	Industrial activities	NC
Rural		
(A12)	Farming in Sub-precinct A	P
Development		
(A13)	New buildings	RD
(A14)	Additions and alterations to buildings that are less than: (a) 25 per cent of the existing gross floor area or the building; or	P

	(b) 250m ² whichever is lesser	
(A15)	Internal alterations to buildings	P
(A16)	Additions and Alterations not otherwise provided for	RD
General		
(A17)	Activities not otherwise provided for	NC
(A18)	Development that does not comply with Standard I406.6.1 or I406.6.2	D

I406.5. Notification

- (1) Any application for resource consent for an activity listed in Table I406.4.1 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).

I406.6. Standards

The standards below replace the standards of the Business – Neighbourhood Centre Zone. The overlay and Auckland-wide standards apply in this precinct unless otherwise specified below.

All activities listed as permitted or restricted discretionary in Table I406.4.1 Activity table must comply with the following standards.

I406.6.1. Stormwater

- (1) All new activities within Sub-precinct B must have an on-site stormwater management system, able to contain a 5% AEP event 10- minute storm event from the site without overflowing. The system must empty within a 24 hour time period.
- (2) On-site stormwater management measures must be designed and located such that any overtopping or failure of the measures does not result in the discharge of contaminants into natural waterways.

I406.6.2. Vehicle access

- (1) Vehicle access within Sub-precinct B must be in the locations identified on Precinct plan 1.

I406.6.3. Produce sales

- (1) Produce sales in Sub-precinct A must not exceed two permanent premises and one market area.
- (2) Only produce grown or produced on the site, or on a site owned by the same landholder, may be sold or offered for sale.

I406.6.4. Building height

- (1) Buildings must not exceed 7.5m in height.

I406.6.5. Yards

- (1) A building or parts of a building must be set back from all boundaries by a minimum depth of 5m.

I406.6.6. Landscaping

- (1) A landscape buffer of 5m in depth must be provided on all boundaries excluding access points.
- (2) Yards must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard for a depth of five metres.

I406.6.7. Location of fuel dispensers

- (1) To prevent vehicles queuing onto surrounding roads, fuel dispensing units or points must be at least 12 metres from the midpoint of the vehicle crossing measured from the boundary. For fuel dispensers catering for trucks this distance must be at least 18 metres.

I406.7. Assessment – controlled activities

There are no controlled activities in this section.

I406.8. Assessment – restricted discretionary activities

I406.8.1. Matters of discretion

The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (1) new buildings and alterations and additions to buildings not otherwise provided for:
 - (a) building design and external appearance;
 - (b) design of parking, access and servicing; and
 - (c) on-site infrastructure.
- (2) building height:
 - (a) effects on the planned built character of the precinct; and
 - (b) effects on amenity.
- (3) yards:
 - (c) effects on the transport network; and
 - (d) effects on amenity.
- (4) landscaping:

(a) effects on amenity.

(5) location of fuel dispensers:

(a) effects on transport network.

I406.8.2. Assessment criteria

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

(1) new buildings and alterations and additions to buildings not otherwise provided for:

(a) building design and external appearance:

(i) the extent to which buildings are designed to relate to each other and the features and characteristics of the site, its immediate and wider rural environment including the site's location at the entry into Bombay, along with achieving high design standards for the built elements.

(b) design of parking, access and servicing:

(i) the extent to which at grade parking is softened with landscaping, including tree planting;

(ii) the extent to which vehicle crossings and access ways are designed to reduce vehicle speed, be visually attractive and clearly signal to both vehicles and pedestrians the presence of a crossing or access way;

(iii) the extent to which a safe and convenient pedestrian environment with a good standard of amenity is created within the site which:

- provides direct and well defined routes;
- links car parking areas to building access points;
- incorporates pedestrian linkages to adjacent sites, streets and public open spaces, (where appropriate);

(c) on-site infrastructure:

(i) whether adequate on-site infrastructure is provided to service the activities;

(2) building height:

(a) the extent to which the proposed height of the buildings is compatible with the planned built character of the precinct;

(b) whether the additional building height adversely affect amenity values and the character of the area, in particular the amenity of neighbouring rural sites

(3) yards:

- (a) whether proposed activities or buildings within yards adversely affect the safe and efficient operation of the surrounding road network;
- (b) whether proposed buildings or activities within the 5m yard adversely affect amenity values and the character of the area, in particular the amenity of neighbouring rural sites

(4) landscaping:

- (a) the extent to which landscaping softens the visual impact of buildings and activities so they do not visually detract from the locality including views from the motorway.

(5) location of fuel dispensers:

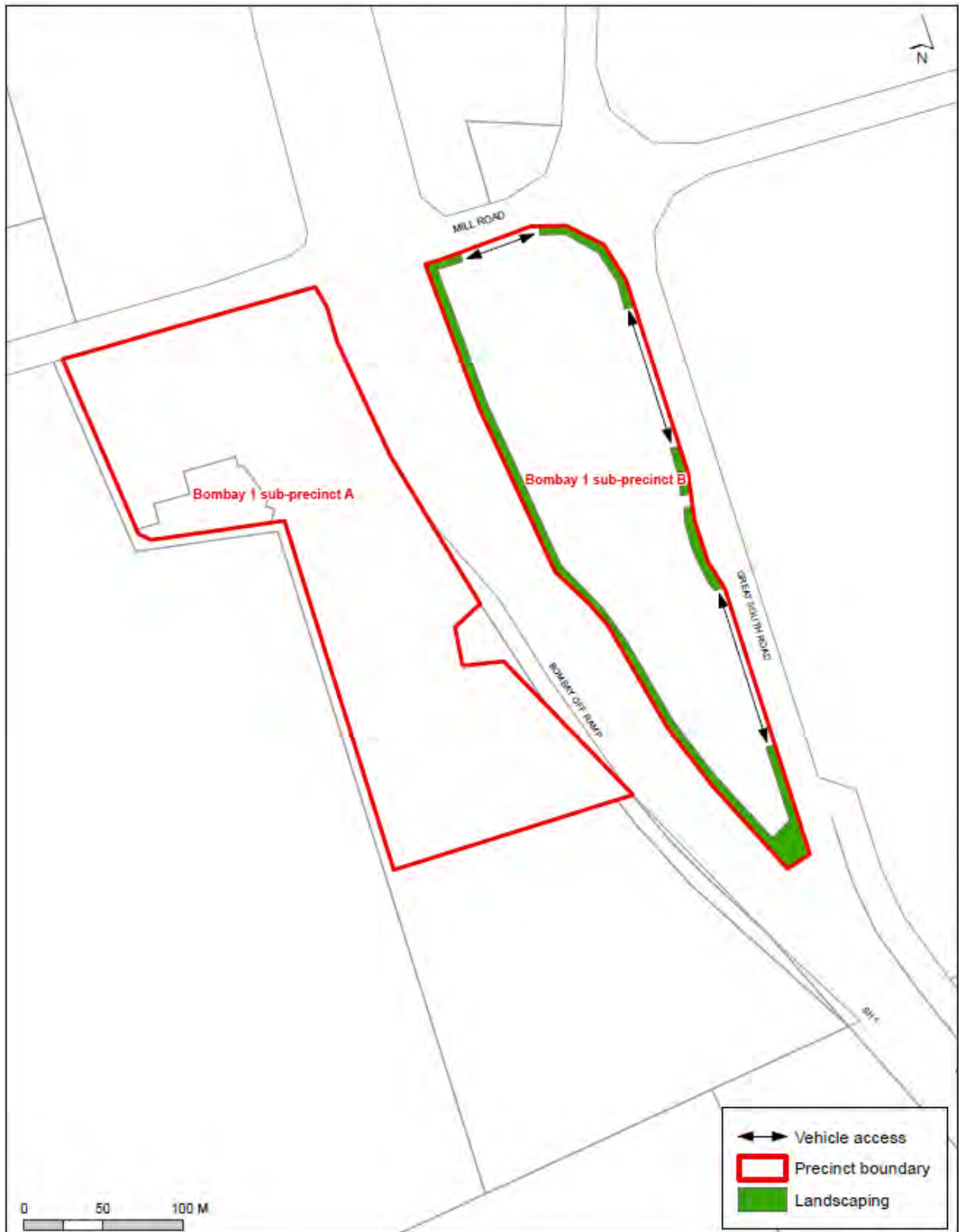
- (a) whether fuel dispensers are positioned so that they do not result in vehicles queuing onto surrounding roads or generate conflict at the access points to the precinct.

I406.9. Special information requirements

There are no special information requirements in this precinct.

I406.10. Precinct plans

I406.10.1 Bombay 1: 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

	I407.6.5 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(4) 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/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 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. Parking

(1) Any loss of existing formed and marked parking spaces from 30 September 2013, must be accommodated elsewhere within the precinct unless the number of parking spaces provided exceeds the requirements set out in E27 Transport – Standard E27.6.2 Number of parking and loading spaces.

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:

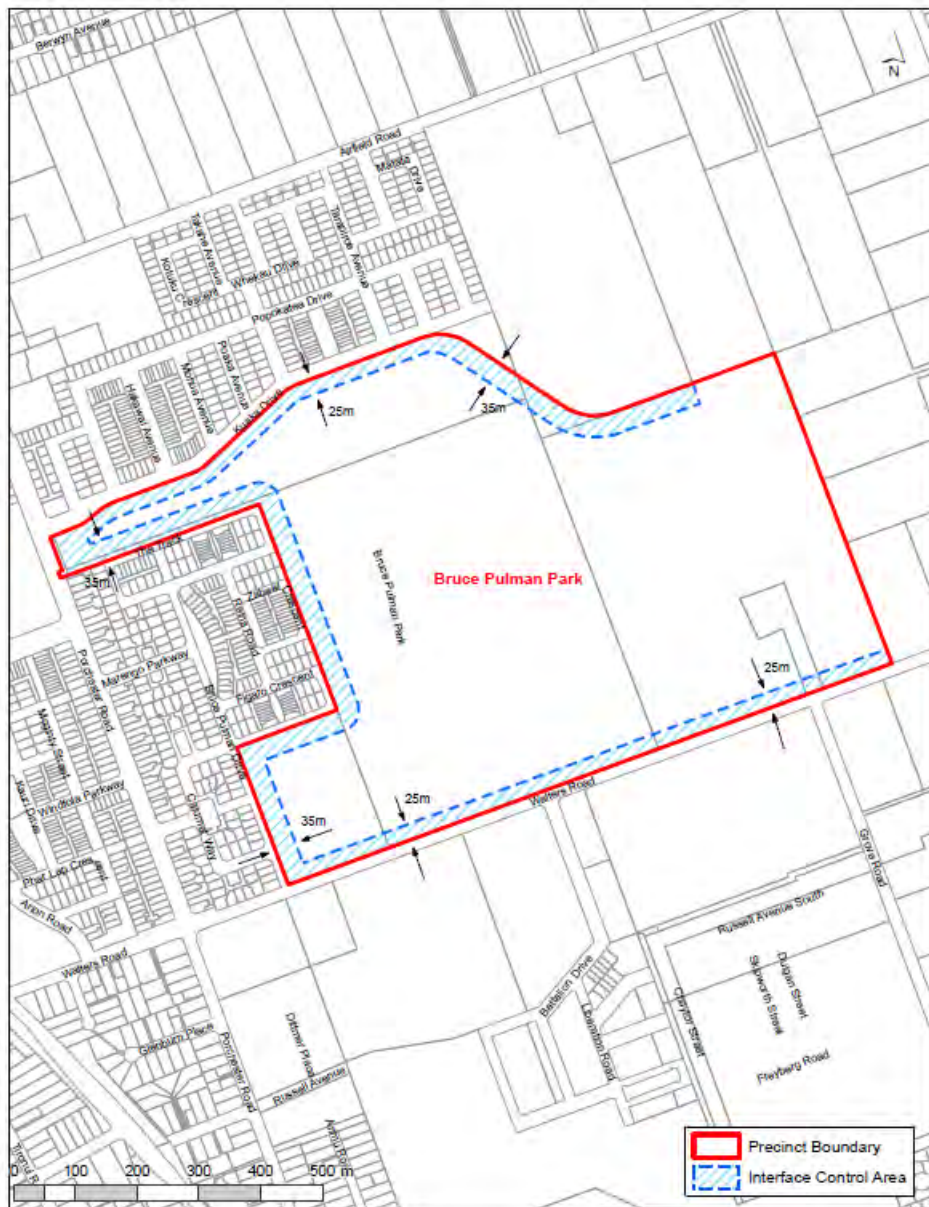
- (a) The extent to which proposed development will affect the perception of built form to open space within the precinct.
- (8) The visual effects of rubbish and storage areas on residential and open space zoned sites:
 - (a) the extent to which screening is practicable.
 - (b) the extent to which distance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



I408. Clevedon Precinct

I408.1. Precinct Description

Clevedon is a rural village situated on the Wairoa River. The precinct area is between the Wairoa River and Taitaia Stream and comprises 847ha. It lies at a key interface between town and country and, for many urban Aucklanders, provides an important connection to rural living and rural activities.

The purpose of the precinct is to incorporate the outcomes of the Clevedon Village Sustainable Development Plan into the PAUP and provide for integrated growth in a coordinated manner and sustainable management of the area.

Key features include open space, indicative walkways, indicative bridle trails, areas of development opportunities and development restriction areas, wetlands, ponds and indicative road network.

The precinct is made up of five sub-precincts:

- Clevedon Village sub-precincts A and B zoned Residential - Single House Zone.
- Clevedon Village sub-precinct C zoned Rural - Countryside Living Zone.
- Clevedon Village sub-precinct D is zoned Business - Neighbourhood Centre Zone.
- Clevedon Village sub-precinct E is zoned Residential - Single House Zone or Open Space – Community Zone or Open Space – Conservation or Open Space – Sport and Active Recreation Zone

Refer to I408.10.1 Clevedon Precinct plan 1: Sub-precincts for the location of the Sub-precincts.

Sub-precinct A is generally located within an 800m radius of the Village Centre. The purpose of the sub-precinct is to create a compact residential area within 10 minutes walking distance of the village centre.

Sub-precinct B applies to land located on the outer edge of the existing village. The purpose of the sub-precinct is to create a transition from the more compact village to the surrounding rural farming area beyond. The sub-precinct provides for homestead type residential development set within larger grounds, reflecting a more rural residential character.

Sub-precinct C is situated at the outer edges of the precinct. The purpose of the sub-precinct is to provide for a range of part time farming activities from which produce can support local activities, such as the Clevedon Farmers' Market. The sub-precinct provides for small rural holdings as a transition between the new residential area and the wider rural area beyond. It is envisaged that these land holdings can enable lifestyle farming and other rural activities.

The provisions within the sub-precinct promote cluster housing to deter the fragmentation of land and at the same time enable small scale equestrian or farming activities. Cluster housing will also assist in reducing the visual impact of development and in preserving key views by grouping buildings, maintaining wildlife corridors and

enabling parcels of land only partially impacted by the floodplain to be developed where there is a suitable building platform and wastewater disposal field (where relevant) outside the floodplain.

I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network identifies areas where additional subdivision is contemplated with a density ranging between 1 dwelling per 2 hectares and 1 dwelling per 10 hectares. The lots with the greatest density opportunity are generally located within 800m from the edge of the business zone, an accepted walkable distance when intensifying areas. These lots also contain sufficient high ground and landscape capacity to accommodate additional units at an increased density.

A section of Papakura-Clevedon Road has been identified as sensitive to development. This may undermine the transition between the residential areas of Clevedon and the wider rural area beyond. I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network also identifies an area where development is restricted on properties along Papakura-Clevedon Road and Tourist Road. The area protects the rural character and experience when travelling into Clevedon by restricting new dwelling units to being located along the road corridor, controlling new vehicle access points and by requiring specific riparian planting that preserve the character along this section of Papakura-Clevedon Road.

Particular rules applying to the development restriction area reinforce the rural village character and landscape qualities of Clevedon, while minimising adverse effects of rural activities on adjoining residential land.

Low lying land subject to flooding is subject to building restrictions to ensure the effects of flooding are not exacerbated and can continue to be managed. Careful siting of dwellings and accessory buildings on higher ground is required to manage flood risk and to maintain the open rural character of the remaining areas of property within flood plains.

Provision for bridle paths at the time of subdivision is also promoted to enhance the amenity values of Clevedon and facilitate the safe movement of horses and riders through the area.

Sub-precinct D applies on and to the west of the main street of Clevedon. The purpose of the sub-precinct is to reinforce the area as a local service centre for Clevedon Village precinct and surrounds and recognise Clevedon village provides services for those travelling, visiting or passing through Clevedon.

Sub-precinct E applies to various sites throughout the precinct that provide for open space and/or community activities. The zone provisions apply for these sites except for provisions relation to floodplains and bridle paths.

Floodplains and Coastal Storm Inundation Areas

Large areas of the Clevedon Precinct are subject to flooding and coastal storm inundation. The Clevedon Precinct includes provisions relating to works, subdivision and development within these areas.

Re-Vegetation Area

The subdivision provisions seek to achieve extensive planting and re-vegetation within the lots identified above to mitigate adverse effects of residential development and enhance natural and amenity values. The location of the re-vegetation takes into account restoration of the riparian margins and floodplains, extension of existing ecological corridors and enhancement of existing vegetation.

Additional subdivision controls apply to Pt Allot 5 Wairoa Psh & Pt Allot 9 DP 3036 & Pt DP 10672 & DP 5258 Blk Wairoa SD & Lot 2 DP 142381 & Lot 3 DP 142381 & Lot2 DP 186158 as shown on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network.

While the subdivision provisions apply to sub-precinct A, B, C and D all re-vegetation is anticipated to be located within the sub-precinct C. I1.10.3 Clevedon Precinct plan 3: Re-vegetation area identifies the location of the planting within this sub-precinct.

The planting and re-vegetation within this area is closely tied to any future development and subdivision. Any development layout, landscape plan and management plans for the landholding will demonstrate the extent of riparian planting along Taitaia stream and nature and extent of planting within the floodplain to ensure that the function of the floodplain to safely store and convey flow is retained.

The re-vegetation area within Sub-precinct C includes a 'no build' 40m wide planted "Village Gateway Corridor" along Papakura-Clevedon Road. This planting buffer is to be located outside the road corridor, on private land and is to be planted as part of the development. This area may include wetlands and ponds as part of the stormwater management plan. It may also provide for new local roading connections to adjoining development. It is anticipated that planting within this area will be part of Stage 1 of any development.

Protection of planting and re-vegetation within the area will be by way of consent notices on titles. Development within this area is anticipated to occur in a comprehensive manner to achieve the outcomes sought by the precinct.

I408.2. Objectives [rp/dp]

- (1) A new boundary for the expansion of Clevedon is established that provides a clear differentiation between urban and rural areas.
- (2) 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, equestrian users, cyclists, public transport facilities, and vehicles; and

- (c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice or engineering standards.
- (3) The collection, treatment and disposal of wastewater is managed to avoid, remedy or mitigate any adverse effects on the water quality of the receiving environments of the Wairoa river catchment.
- (4) The adverse effects on property and the environment from flooding and coastal storm inundation is avoided where practicable or otherwise minimised and mitigated.
- (5) Small-scale retail activities are enabled and large scale retail is restricted within Sub-precinct D.
- (6) Development is serviced with a reliable supply of water of an appropriate quality and quantity for both domestic use and firefighting purposes.

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

I408.3. Policies [rp/dp]

- (1) Require subdivision, use and development to be generally in accordance with I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network.
- (2) Establish a development pattern that has the village core, at its centre dispersing through to the rural environs.
- (3) Subdivision, use and development must:
 - (a) provide a range of living choices and lifestyles;
 - (b) retain significant landscape elements and key views along identified corridors;
 - (c) provide a high degree of connectivity through a well-connected movement network and facilitate safe walking, cycling and horse riding, including the identification of walking, cycling and bridle paths;
 - (d) protect water quality and ensure that the rate of run-off throughout the development cycle is similar to pre-development levels;
 - (e) provide open space and public access to the Wairoa River;
 - (f) promote passive surveillance of public space by design and placement of buildings;
 - (g) ensure that there is a legible boundary to the urban area and countryside living; and
 - (h) maintain or enhance the existing character and its rural environs.

- (4) Enable residential, business, community facilities, rural lifestyle and farming activities and a range of open spaces including a village green.
- (5) Enable the clustering of dwellings in areas identified on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network
- (6) Require subdivision and/or development to provide for a transport network that:
 - (a) as a minimum, is in accordance with the transport network elements shown on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network;
 - (b) supports safe and efficient movement of pedestrians, equestrian users, cyclists, public transport and vehicles; and
 - (c) is designed and constructed in accordance with the requirements of Auckland Transport and any relevant code of practice or engineering standards.
- (7) Require wastewater disposal in all sub-precincts except Sub-precinct C to connect to a public wastewater collection and disposal system.
- (8) Require stormwater run-off to be collected, treated and disposed of in a way that avoids, remedies or mitigates adverse effects on adjacent sites or sites upstream or downstream in the catchment area.
- (9) Require subdivision, use and development within the 1% AEP flood plain and areas affected by coastal storm inundation to:
 - (a) locate building platforms and areas for wastewater disposal within natural contours/landforms outside the floodplain and inundation areas, taking into account the effects of future climate change;
 - (b) avoid significant modification of the 1% AEP flood plain;
 - (c) not compromise or reduce the flood storage and conveyance function of the 1% AEP flood plain and overland flow paths; and
 - (d) manage the provision and development of necessary infrastructure to minimise effects on hydrology.
- (10) Ensure development does not increase adverse effects from flood hazards, including increased flood, depths and velocities, experienced upstream or downstream of the site, taking into account the hydrological characteristics of the catchment and the vulnerability of activities within them.
- (11) Ensure sufficient capacity of water supply of potable standard is available for use including (but not limited to) firefighting requirements.

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

I408.4. Activity table [rp/dp]

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

Table I408.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Clevedon Precinct pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991.

Table I408.4.1 Activity Table

Activity		Activity Status (Sub-precinct)				
		A	B	C	D	E
Use and development						
Activities						
(A1)	Dwellings within Development Restriction Area shown on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network	NA	NA	NC	NA	NA
(A2)	Dwellings on land subject to re-vegetation area shown on Precinct plan 2 that complies with I408.6.6 and Precinct Plan 2: Re vegetation Areas	RD	RD	RD	RD	
(A3)	Dwellings within the 40m 'Village Gateway Corridor' along Papakura Clevedon Road on land subject to the re-vegetation area identified on I408.10.3 Clevedon Precinct plan 3: Re-vegetation area.	NC	NC	NC	NC	
(A4)	Any activity that results in the construction or modification of vehicle access points onto Papakura-Clevedon Road to service development, from land in the re-vegetation area shown on I408.10.3 Clevedon Precinct plan 3: Re-vegetation area	RD	RD	RD	RD	
(A5)	New activities in accordance with zones on lots existing on 19 October 2012.	D	D	D	NA	
Earthworks						
(A6)	Land modifications to the 1% AEP floodplain including construction of building platforms or buildings or private wastewater systems and associated earthworks and fill	D	D	D	D	D
(A7)	Land modification that leads to an	NC	NC	NC	NC	NC

	increase in flood levels upstream or downstream that affects buildings for storm events up to and including the 1% AEP						
Access							
(A8)	Any activity that results in the construction or modification of vehicle access points onto Papakura-Clevedon Road to service development from land subject to the re-vegetation area shown on I408.10.3 Clevedon Precinct plan 3: Re-vegetation area	NC	NC	NC	NC	NA	
Commerce							
(A9)	Retail exceeding 450m ² and up to 1500m ² GFA per tenancy	NC	NC	NC	RD		
(A10)	Retail exceeding 1500sqm GFA per tenancy	NC	NC	NC	D		
(A11)	Supermarket exceeding 450m ² GFA and up to 1500m ² GFA per tenancy	NC	NC	NC	RD		
(A12)	Supermarket exceeding 1500sqm GFA per tenancy	NC	NC	NC	D		
(A13)	One retail tenancy per site exceeding 1500m ² gross floor area	NC	NC	NC	D		
(A14)	Retail services ancillary to a church and not exceeding 100m ² gross floor area	D	NC	NC	NC		
(A15)	Funeral director's premises	D	NC	NC	NC		
(A16)	Light manufacturing and servicing not exceeding 100m ² GFA on sites not fronting Papakura Clevedon Road	NC	NC	NC	RD		
(A17)	Light manufacturing and servicing on sites fronting Papakura Clevedon Road	NC	NC	NC	NC		
(A18)	Trade Suppliers	NC	NC	NC	D		
Rural							
(A19)	Farming (until a connection to a public waste water reticulation system is made available)	P	P	P	P		
(A20)	Farming (when a connection to a public waste water reticulation system is available)	D	D	P	NC		
(A21)	Bridle trails and walkways	RD	RD	RD	RD	RD	
Subdivision							
(A22)	Subdivision that does not comply with I408.6.4 Subdivision or I408.6.5 Minimum site size	NC					

(A23)	Subdivision that does not comply with I408.6.2 Wastewater until 1 October 2016 or until such time as all necessary planning approvals for a public reticulated wastewater treatment and disposal systems are obtained, whichever is the earliest date	Pr	
(A24)	Subdivision that does not comply with I408.6.2 Wastewater after 1 October 2016 or until such time as all necessary planning approvals for a public reticulated wastewater treatment and disposal systems are obtained, whichever is the earliest date	NC	

I408.5. Notification

- (1) The Council will consider restricted discretionary resource consent applications for subdivision without the need for public notification. However, limited notification may be undertaken, including notice being given to any land owner within the precinct who has not provided their written approval.
- (2) Any activity not otherwise listed above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

I408.6. Standards

The zone, Auckland-wide and overlay standards apply in this precinct unless otherwise specified below. All activities listed in Table I408.4.1 Activity table must comply with the following standards.

I408.6.1. Building coverage

- (1) Maximum building coverage within Sub-precinct C for clustered lots is 20 per cent of the net site area.

I408.6.2. Wastewater

- (1) All activities and all new sites, excluding activities or sites created in Sub-precinct C, requiring wastewater servicing must be connected to a public wastewater system.
- (2) Any activity on a lot existing as of 19 October 2012 that does not comply with I408.6.2(1) is a discretionary activity
- (3) Any activity on a lot created after of 19 October 2012 that does not comply with I408.6.2(1) is a non-complying activity.
- (4) Where lots are created in Sub-precinct C, any on-site wastewater servicing should be situated outside of the 1% AEP floodplain.

I408.6.3. Water Supply

- (1) Provision must be made for minimum water storage per household of 50,000 litres where no home sprinklers are installed, or 30,000 litres where home sprinklers are installed.
- (2) 0(1) does not apply where a site is serviced by a reticulated potable water supply.
- (3) Any activity that does not comply with I408.6.23(1) or (2) is a non-complying activity.

I408.6.4. Subdivision

- (1) Where an application for subdivision consent incorporates two or more adjoining existing sites, the total area of the land subject to the application may be treated as one site for the sole purpose of subdivisional configuration and design. "Existing lot" means all the land held in a separate Certificate of Title on 19 October 2012.
- (2) The following standards apply in respect of subdivision in Sub-precinct C:
 - (a) Subdivisions are permitted to be made in stages by reference to the existing lot.
 - (b) The calculation of average lot density is to be based on the gross lot area subject to the subdivision.
 - (c) In respect of any lot within a subdivision that would be capable of further subdivision under these rules, no further subdivision must be undertaken of that lot that would result in the total permitted density being exceeded with respect to the existing lot.
 - (d) Where an application for subdivision consent is for an existing lot that contains land both inside and outside of the Clevedon Precinct, the area of land contained within the Clevedon precinct will be considered the "existing lot" or "parent allotment". The land outside of the Clevedon precinct must not be used in the calculation of the average lot size for subdivision.
 - (e) Each lot created must be between 2,500m² and 6000m² exclusive of any access areas and should contain a building platform along with sufficient land for effluent disposal fields.
 - (f) Balance lot must be held under either single or joint ownership.
 - (g) Housing clusters:
 - (i) must consist of no more than 5 dwellings (where applicable);
 - (ii) must be separated by a planting buffer from the adjoining sub-precinct; and

- (iii) a minimum of 50m separation must be provided between building frontages within clusters to allow sufficient space for the creation of a central communal area.
- (h) No new building platforms for dwellings are to be located within the Development Restriction Area identified in I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network.
- (i) No new vehicle crossings to Papakura-Clevedon Road are to be established to service new lots in the Development Restriction area identified in I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network.

I408.6.5. Minimum site size

- (1) The minimum net site area in Table H1.6.5.1 must be met.

Table I408.6.5.1 Minimum site size

Sub-precinct	Minimum net site area
Sub-precinct A	500m ²
Sub-precinct B	800m ² , with a maximum net site area of 2000m ² and an average net site area of 1000m ²
Sub-precinct C	<ul style="list-style-type: none"> • not exceeding 1 dwelling per 4ha; or • not exceeding 1 dwelling per 2 ha on land identified as areas of increased subdivision opportunity on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network, • not exceeding 1 dwelling per 3.5ha on Lot 2 DP 323974 (CT 96760), or • not exceeding 1 dwelling per 10ha on Pt Allot 2 Wairoa Psh Blk VII Wairoa SD & Pt Allot 21 Wairoa Psh Blk VII Wairoa SD (CT 48C/657) for part of the landholding subject to a development restriction area as identified on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network

I408.6.6. Planting within the re-vegetation area

- (1) All riparian yards and areas within 1% AEP floodplain must be planted in general accordance with I408.10.3 Clevedon Precinct plan 3: Re-vegetation area.
- (2) Planting and re-vegetation within the re-vegetation area must be predominantly of native plant species to achieve a canopy height in the range of at least 6m to 8m at maturity.
- (3) Planting within the Village Gateway Corridor must be no less than 40m wide on either side of the Papakura Clevedon Road corridor as identified on I408.10.3 Clevedon Precinct plan 3: Re-vegetation area and as part of Stage 1 of the development.

(4) Riparian margin planting on both sides of the Taitaia Stream (Pt Allot 2 Wairoa Psh Blk VII Wairoa SD & Pt Allot 21 Wairoa Psh Blk VII Wairoa SD (CT 48C/657)) is to comprise of a selection of species which grow up to at least 2m when mature.

(5) Any activity that does not comply with I408.6.6(1-4) is a non-complying activity.

I408.6.7. Roading Network

(1) Roads are provided in accordance with the indicative alignments and road types in I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network except that the alignment of indicative proposed roads depicted on the network plan should be determined at the time of subdivision.

(2) Roads provided to the east and west of the Business - Neighbourhood Centre Zone are to incorporate public parking as shown on Figure I408.6.7.4.4 Proposed Road East of Clevedon Sub-precinct D.

(3) Roads are to be designed and constructed in accordance with the requirements of Auckland Transport and any relevant engineering standards and codes of practice.

(4) All new roads shown in I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network are built in accordance with Figure I408.6.7.4.1 Proposed local road, Figure I408.6.7.4.2 Proposed typical rural interface local road, Figure I408.6.7.4.3 Proposed road west of Clevedon Sub-precinct D, Figure I408.6.7.4.4 Proposed road east of Clevedon Sub-precinct D and Figure I408.6.7.4.5 Proposed road - re-vegetation area.

(5) A maximum of two vehicle access points along Papakura Clevedon Road and within the planted Village Gateway corridor area may be created. One of these may be located on the northern side of Papakura Clevedon Road and the other on the southern side of this road, to service development planned within the re-vegetation area.

Figure I408.6.7.4.1 Proposed local road

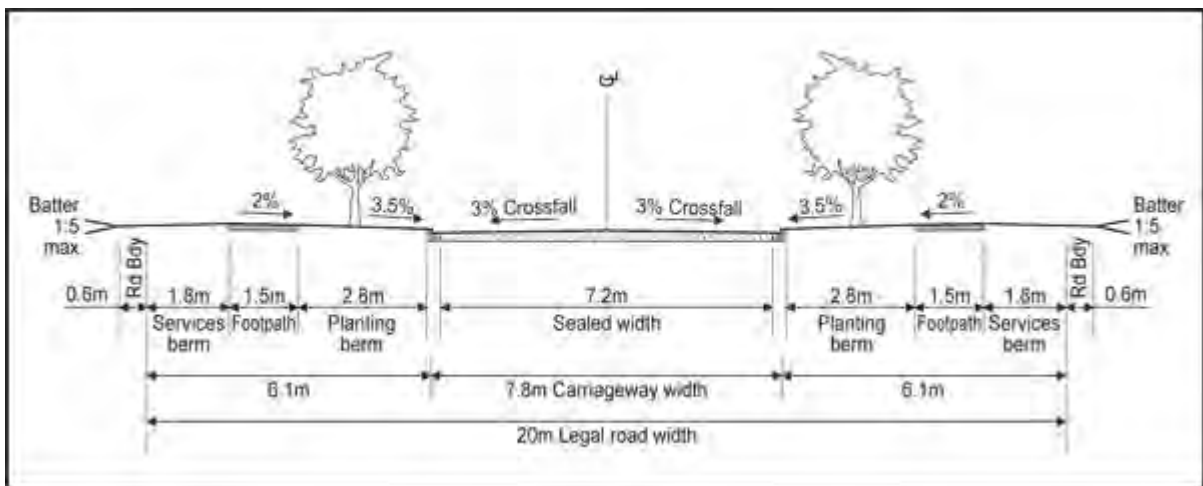


Figure I408.6.7.4.2 Proposed typical rural interface local road

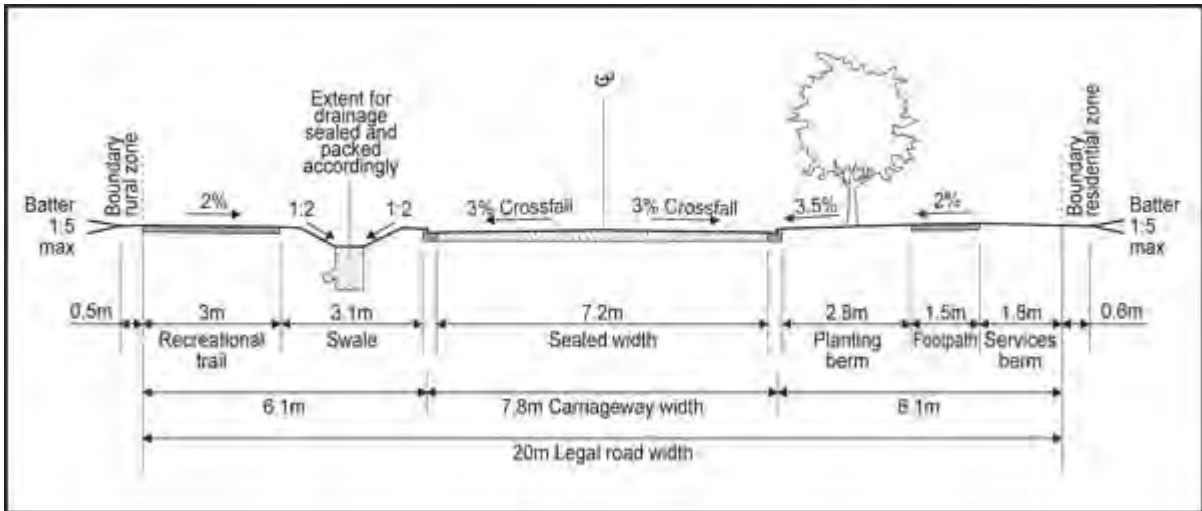


Figure I408.6.7.4.3 Proposed road west of Clevedon Sub-precinct D

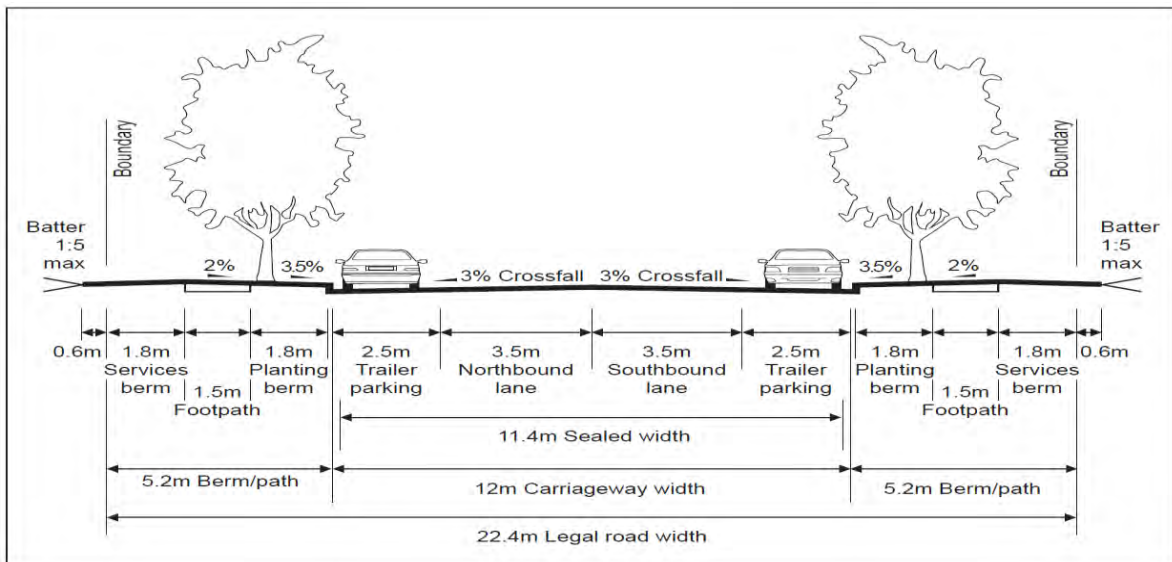


Figure I408.6.7.4.4 Proposed road east of Clevedon Sub-precinct D

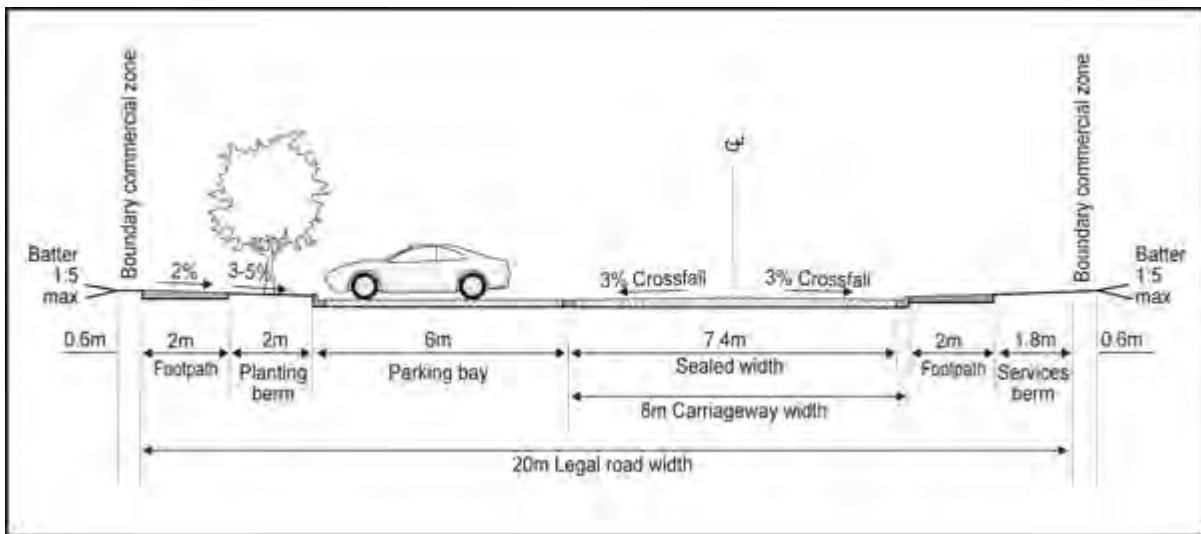
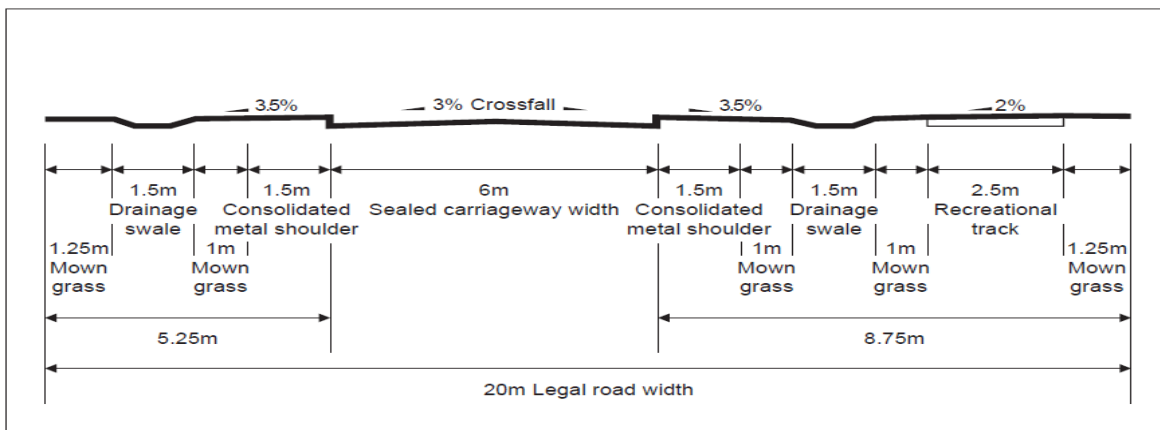


Figure I408.6.7.4.5 Proposed road - re-vegetation area



I408.6.8. Bridle trails and walkways

- (1) Bridle trails independent of road - the minimum width between boundaries must be 5m and an appropriate surface formation width of 3m and water tables and culverts should be provided as required for stormwater control.
- (2) Bridle trails along road berms - the minimum legal width must be 3m and minimum 2m appropriate surface formation should be provided.
- (3) Bridle trails must be marked by way of bollards, fencing or any other suitable method considered appropriate for local conditions.
- (4) Where a walkway route is provided by means of a pedestrian accessway independent of the road, the legal width of the access way at any point must not be less than 6m unless in the opinion of the Council, a reduced width provides the required level of access

- (5) Walkways should be constructed in accordance with NZS HB8630:2004 – Design of Walking Tracks.

I408.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I408.8. Assessment – restricted discretionary activities

I408.8.1. 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.

I408.8.1.1. Dwellings on land in the re-vegetation area shown on I408.10.3 Clevedon Precinct plan 3: Re-vegetation area:

- (1) Landscape and amenity values;
- (2) Retention of vegetation and new planting;
- (3) Screening of buildings;
- (4) Land modifications;
- (5) Siting of buildings in relation to the vegetation buffer; and
- (6) Legal mechanism for the protection of vegetation.

I408.8.1.2. Bridle trails and walkways:

- (1) Design, location, and layout; and
- (2) Legal mechanism for the protection.

I408.8.1.3. Any activity that results in the construction or modification of vehicle access points onto Papakura-Clevedon Road to service development, from land in the re-vegetation area shown on I408.10.3 Clevedon Precinct plan 3: Re-vegetation area:

- (1) Treatment and design of intersections.

I408.8.1.4. Retail between 450m² and 1500m² GFA:

- (1) Design, location and layout;
- (2) Intensity and scale; and
- (3) Design and external appearance

I408.8.1.5. Supermarket between 450m² and 1500m² GFA:

- (1) Design, location and layout;
- (2) Intensity and scale; and

(3) Design and external appearance.

I408.8.1.6. Light Manufacturing & Servicing not exceeding 100sqm GFA:

(1) Design, location and layout;

(2) Intensity and scale; and

(3) Design and external appearance.

I408.8.1.7. Building Coverage 100sqm GFA:

(1) Scale of the buildings.

I408.8.2. 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:

(1) Design, location, layout amenity and scale:

(a) the extent to which the scale and physical development of the site is generally consistent with the scale of development expected by the subdivision controls, objectives and policies applying within the precinct;

(b) the extent to which the design of buildings including their bulk and scale generates adverse effects on the amenity of the Clevedon Precinct;

(c) whether buildings and structures, including any outdoor areas associated with the relevant activity are sited and designed in a manner that avoids adverse effects on amenity including visual dominance, privacy, shading of adjoining properties and whether the building and structures blend in with the existing rural character;

(d) the extent to which there is variety in building design including articulation and utilisation of a range of building materials, and the buildings avoid unrelieved blank walls or facades to all external boundaries of the site; and

(e) whether the siting of buildings in sub-precincts A, B, C and D provides sufficient setbacks so that landscaping can be established between the buildings and the external site boundaries.

(2) Character:

(a) whether the proposal retains existing trees and shelterbelts, where they contribute to rural character and rural amenity;

(b) the extent to which the proposal enhances the character of the Rural - Countryside living Zone and responds sensitively to cultural, natural and landscape values of Clevedon Precinct; and

- (c) whether the proposal protects the view corridors (identified on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network) and creates strong visual connections to the new open areas or spaces that are existing or have been proposed, including bridle trails and pedestrian linkages.

(3) Landscaping and retention of vegetation and new planting:

(a) the extent to which the landscaping:

- (i) Creates a well vegetated environment and is compatible with the surrounding neighbourhood, and the specific planting character of the adjoining streetscape and contributes positively to the streetscape and any adjoining open space;
- (ii) Visually relieves bulk of the proposed buildings and mitigates large areas of impermeable surfaces including car parking areas;
- (iii) Provides visual privacy between building and adjoining properties;
- (iv) Screens other structures and infrastructure, including any above ground water storage tanks are well integrated into the landscape concept for the site; and
- (v) Retains and incorporates existing mature trees on the land including significant vegetation, especially those near property boundaries.

(b) The extent to which the planting within the re-vegetation area is appropriately planted with suitable planting in accordance with I408.10.3 Clevedon Precinct plan 3: Re-vegetation area;

(c) The extent to which the existing vegetation within the flood plain is retained where practicable, and sufficient re-vegetation is provided for screening and as a backdrop where necessary, to ensure that buildings are integrated with the natural character of the landscape;

(d) Siting of buildings in relation to the vegetation buffer:

- (i) the extent to which Earthworks are necessary for the creation of a building platform and access cause disturbance to the landform and character of the site, and such areas should be appropriately planted as soon as practicable, having regard to the planting season; and
- (ii) whether the proposed buildings or building platforms are appropriately located in relation to the vegetation buffer and are sufficiently set-back for the planting to establish and flourish.

(e) Legal mechanism for the protection of vegetation:

- (i) whether the planting and re-vegetation areas should be protected by way of consent notices or other legal mechanism; and

- (ii) whether the subdivision developer or subsequent owner should be responsible for the implementation of the re-vegetation plan/ programme for a period of 2 years from the time of planting;

(4) Location of trails and access:

- (a) the extent to which walkways and bridle trails shown on the plan of subdivision are in general accordance with I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network;
- (b) whether walkways and bridle trails are at a practical grade and alignment and link to any other trails shown or formed on adjacent properties; and
- (c) whether trails that are to be held in private ownership the construction, maintenance, management of stock and public access to the trails are made available through a detailed Trail Management Plan.
- (d) whether the route of the walkways and bridle trails is in general accordance with I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network.
- (e) For land where trails have not been shown:
 - (i) whether the trails are of a practical grade and alignment and linked to any other trails shown on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network or formed on adjoining properties;
 - (ii) in Sub-precinct-C, whether trails give regard to rural uses and in particular livestock farming; and
 - (iii) whether the trails capture the full potential of the landscape; and
- (f) Bridle trails must be located and constructed at a practicable alignment and grade.

(5) Treatment and design of intersections:

- (a) whether appropriate intersection and design upgrades on Papakura Clevedon Road proposed ensures safe movements of vehicles, pedestrians, cyclists and equestrian users to and from new development areas, taking into account the likely operating speeds on this road; and
- (b) whether any works designed to reduce the speed of traffic within the road corridor provides for safe and convenient equestrian users, pedestrian and cycle passage.

(6) Intensity and scale

- (a) the extent to which the intensity and scale of the activity and associated car parking are compatible with the built character and amenity of the village.

(7) Design and external appearance

- (a) the extent to which the design of the buildings and structures including carparking areas maintains the amenity of the village and the qualities of the streetscape surrounding the site.

(8) Scale

- (a) the extent to which the additional building coverage causes dominance or intrusion on adjoining properties;
- (b) the extent to which the additional coverage is compatible with the height and visual character of the streetscape and village character; and
- (c) the extent to which the design and external appearance resulting from increased coverage makes a positive contribution to the streetscape.

I408.9. Special information requirements

Applications for land use or subdivision must be accompanied by the following information (as applicable):

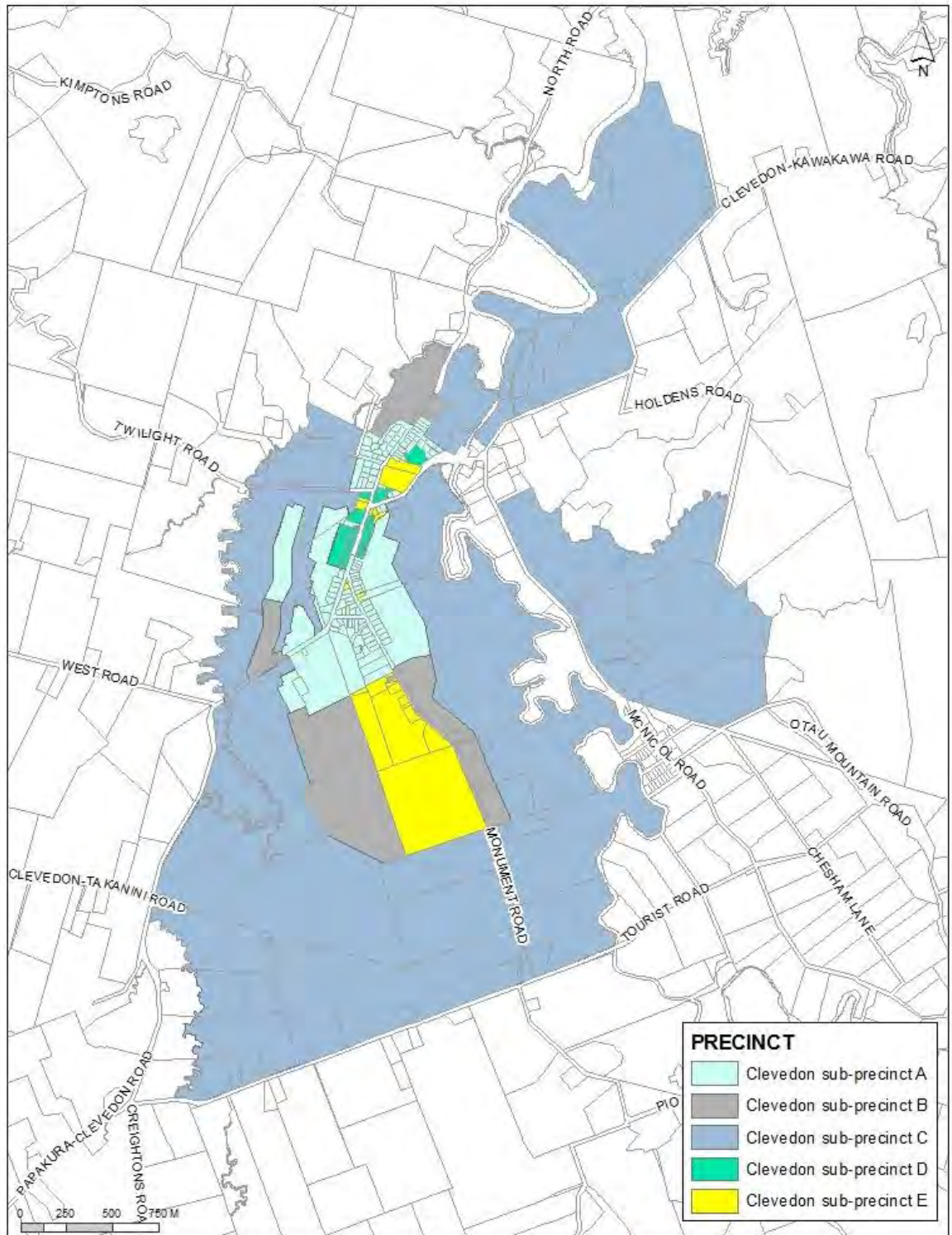
- (1) The exact boundaries of the sub-precinct, which must be identified in general accordance with those in I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network.
- (2) A connected roading pattern, the location and design of all roads, that lie within or are required to access the sub-precinct and confirmation of the final alignment of any indicative proposed roads depicted in I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network.
- (3) The layout of roading and services showing connections with existing networks and capability for future connections.
- (4) A variety of site sizes and location of building platforms outside of 1% AEP floodplain.
- (5) The position and size of reserves including esplanade reserves and stormwater and drainage reserves.
- (6) Alignment of roading and reserves with view corridors in general accordance with I408.10.2 Clevedon Precinct Plan 2: Development restriction area and road network.
- (7) The layout and alignment of bridle trails and walkways.
- (8) The identification and protection of historic heritage, whether or not identified as a historic heritage overlay on the planning maps.
- (9) A streetscape and landscape treatment plan, in sufficient detail to enable establishment of a coherent design throughout the sub-precincts. Such landscaping plan must show and explain:

- (a) Those trees and groups of trees that are proposed to be retained; and
 - (b) the form (including density, species, depth and height) of planting that is proposed to be undertaken within the sub-precinct.
- (10) Detail on how development will avoid or mitigate adverse effects arising from the flood plain /overland flow path identified within the sub-precinct, as part of an integrated Stormwater Management Plan.
- (11) The likely staging of the development.
- (12) Evidence of liaison with any adjoining landowners or affected owners and the council in respect of proposed roads, service and trail way connections between properties to ensure integration.
- (13) A Management Plan for the entire site setting out the details of the future ownership of the sites, design, maintenance and use of the:
- (a) buffer areas;
 - (b) central communal open space;
 - (c) residential access road(s); and
 - (d) any sections of bridle trails and walkways proposed.
- (14) Where trails are proposed to be held under private ownership, this should be supported by a Trail Management Plan and should provide detail on:
- (a) management of public access to the trails including information on hours of access, circumstances and reasons where public access to the trails has been restricted;
 - (b) circumstances and reasons where public access to the trails has been restricted;
 - (c) connectivity between sections of the trails with adjoining properties;
 - (d) promote consistent treatment for signage, surface formation, information, etc across all sections of the trails; and
 - (e) an appropriate legal mechanism for securing the above.
- (15) For re-vegetation areas:
- (a) the layout of predominantly native planting and re-vegetation patterns in relation to riparian margins, stormwater systems and open spaces;
 - (b) planting within the Village Gateway Corridor to be not less than 40m wide measured from the edge of Papakura Clevedon Road road reserve shown on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network.

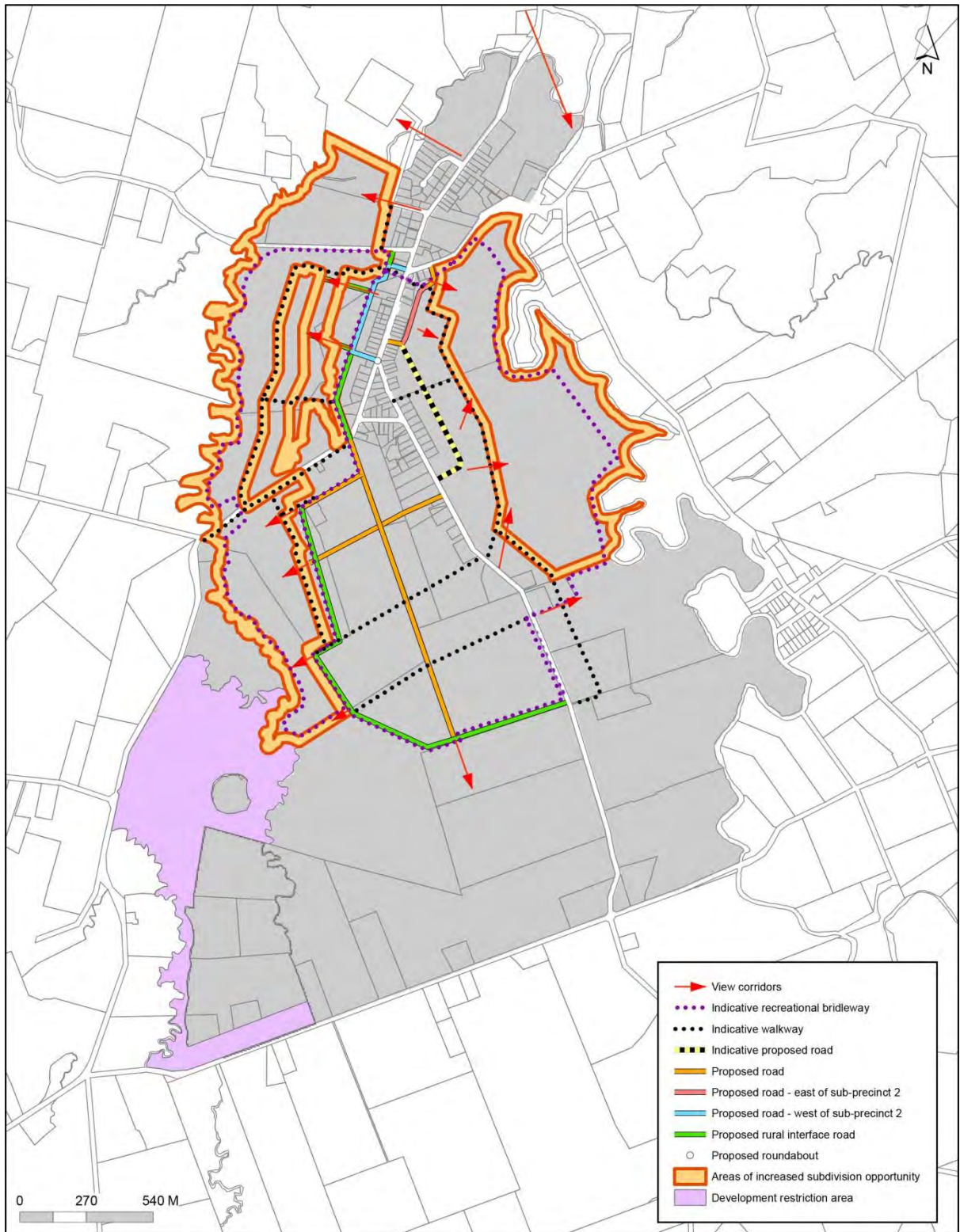
- (c) Native planting and re-vegetation plan including the protection of such planting should be secured by way of consent notice or covenant which should include a requirement for a programme of weed and pest control
- (16) Subdivision proposed on land subject to development restriction area, the subdivision plan must show the location of building platforms clear of the overlay area, the layout and alignment of access using existing vehicle crossings to proposed building platforms.
- (17) An Integrated Transport Assessment.
- (18) Connection to a public wastewater system for all buildings which has been designed and configured to service the upstream catchment in its ultimate land use.

I408.10. Precinct plans

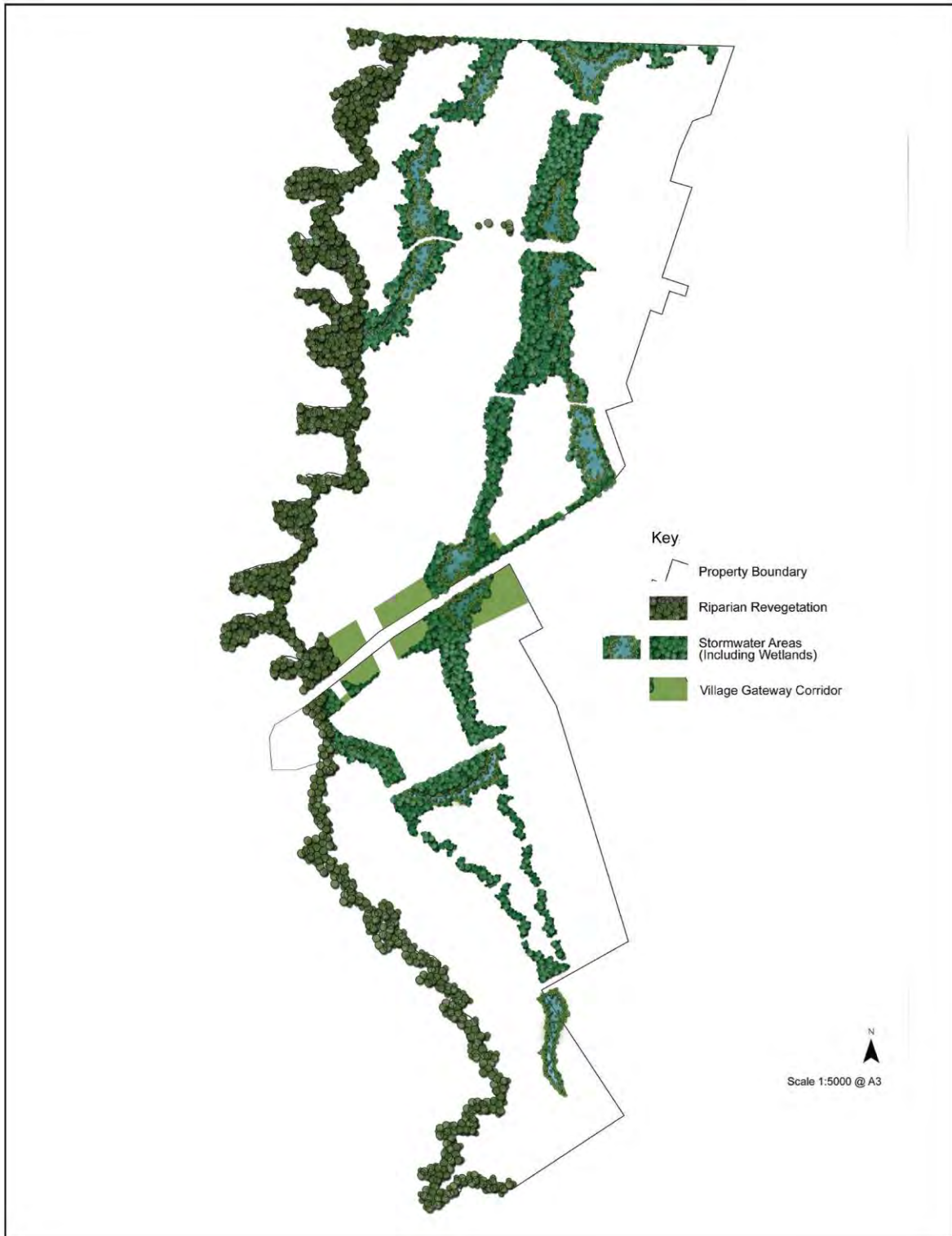
I408.10.1. Clevedon Precinct plan 1: Sub-precincts



I408.10.2. Clevedon Precinct plan 2: Development restriction area and road network



I408.10.3. Clevedon Precinct plan 3: Re-vegetation areas



I409. Clevedon Waterways Precinct

I409.1. Precinct description

The Clevedon Waterways precinct comprises 234.1 hectares of land next to the Wairoa River located approximately 5km to the northeast of Clevedon Village. The precinct includes 123.3 hectares to the east of North Road that will support residential canal housing and 110.8 hectares to the west of North Road to be utilised partly as a wastewater disposal field (if not connected to the Clevedon system), and open space.

The purpose of the Clevedon Waterways precinct is to allow for a canal-based maritime village of up to 350 dwellings together with surrounding public open space, green infrastructure, a small village hub, a lock and weir and a network of walking and cycle trails.

The development of the Clevedon Waterways Precinct will necessitate the declaration of the land required to create the canals. The canals will become part of the Coastal Marine Area (CMA) and will require a number of coastal permits for the design and construction of the works which abut and form the bed of the CMA. It will be necessary to obtain the permits at an early stage of the development process.

The holder of the coastal permits will be responsible for compliance with the terms of the applications and for on-going requirements and conditions of the permits and the terms of any occupation of the CMA by structures. At a subsequent stage the consent holder will need to transfer the permits to an appropriately constituted body made up of those who have secured the right to access the CMA created by the canal development.

It is expected that these permits will include a range of environmental management provisions that will be implemented through some form of berth holders or mooring holders licence that will require the holders of those berths or moorings to be obliged to accept individual responsibility for management of adverse effects on the coastal environment.

The Clevedon Waterways: Precinct plan 1 applies to the whole precinct area and shows sub-precinct boundaries. Key features include canal locations, open space, and indicative walkways. Clevedon Waterways: Precinct plan 2 – Landscape design provides the landscape design vision for the precinct. Figure 1 – Entrance road and Figure 2 – Perimeter road show the indicative road typologies. The precinct is made up of four sub-precincts A, B, C and D:

Sub-precinct A

Sub-precinct A applies to the flat land between North Road and the Wairoa River and is approximately 56 hectares in area. The purpose of the sub-precinct is to create a unique form of canal housing with the associated waterways, boat berths, and the access to the Wairoa River via a lock and weir. Specific design controls for the sub-precinct will reduce the visual impact of the buildings, create building platforms above the 1% AEP floodplain, provide for sea level rise, and give effect to a maritime village identity.

Sub-precinct B

Sub-precinct B is situated adjacent to the main road entrance to the precinct where it meets the canals and is approximately 4.0 hectares in area. The purpose of the sub-precinct is to reinforce the area as a local service centre for Clevedon Waterways precinct and to recognise appropriate business and community uses. More intensive housing options are to be enabled.

Sub-precinct C

The Precinct Plan identifies this area as being located around the perimeter of the precinct and is approximately 62 hectares in area. It provides a buffer and transition between the village area and the surrounding farmland and river/coastal environment. The purpose of Sub-precinct C is the creation of open space intended to reduce the potential impacts of the canal development on the rural and river environment, provide public access to the river, and passive recreation opportunities. It also incorporates the enhancement of the existing natural streams with riparian margin planting and wetlands.

Sub-precinct D

This sub-precinct relates to the 110.8 hectare block of land to the west of North Road. The purpose of Sub-precinct D is to provide a wastewater disposal field on farmland, bush protection, plus walking trails for village residents.

Sub-precinct E

This sub-precinct relates to the canal areas which will have a current zoning of Rural and Coastal Settlement Zone and when development is completed will become part of the Coastal – General Coastal Marine Zone.

The zoning of the Clevedon Waterways precinct is as follows:

- (a) Clevedon Waterways Sub-precinct A is zoned Residential - Rural and Coastal Settlement Zone;
- (b) Clevedon Waterways Sub-precinct B is zoned Business - Neighbourhood Centre Zone;
- (c) Clevedon Waterways Sub-precinct C is zoned Open Space - Informal Recreation Zone;
- (d) Clevedon Waterways Sub-precinct D is zoned Rural - Mixed Rural Zone;
- (e) Clevedon Waterways Sub-precinct E is zoned Residential - Rural and Coastal Settlement Zone but will become Coastal – General Coastal Marine Zone when the canal development is completed.

I409.2. Objectives [rcp/rp/dp]

- (1) The declamation for the canal development and the proposed use and occupation of the Coastal Marine Area for activities associated with the canal development including access and berthing of vessels authorised by the necessary coastal permits.

- (2) On-going responsibility for the exercise of the coastal permits transferred to a body representing those persons who have purchased water frontage sites in the development.
- (3) Subdivision and development occurs in accordance with the Clevedon Waterways precinct plan.
- (4) A new maritime community is created in an integrated and sustainable manner that protects and enhances the existing rural and natural coastal environment.
- (5) A network of appropriately designed canals and islands are created to provide stable building platforms that minimise hazards from flooding and sea level rise, while protecting water quality.
- (6) A unique housing and lifestyle choice is provided through the creation of a high quality residential environment comprising a range of housing densities, and typologies that integrate with the canals.
- (7) A surrounding open space area which mitigates visual impacts to the adjoining rural zones and provides public access to the river and streams, and boat access to the coastal marine area is created.
- (8) Existing streams are enhanced.
- (9) Sites of Value to Mana Whenua and archaeology are sustainably managed.
- (10) Implementation of a stormwater management network that uses Integrated stormwater management, as a core development approach, protects the ecological and cultural values of the receiving environment and integrates with the public open space network is implemented.
- (11) Subdivision and development is integrated and avoids, remedies or mitigates adverse effects on the existing road network.
- (12) The neighbourhood centre is developed in a way that achieves its key functions and role as a commercial and community centre with higher density living for the precinct with a maritime identity and without adversely affecting the Clevedon Village centre.

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

I409.3. Policies [rcp/rp/dp]

- (1) Obtain coastal permits for areas that will abut or form the bed of the Coastal Marine Area at an early stage so that the requirements for design and construction of these areas can be established prior to detailed design of earthworks and site development.
- (2) Require structural elements of the Clevedon Waterways precinct plan to be incorporated into all subdivision and development within the precinct to achieve:

- (a) a network of canals and islands designed to maximise canal water quality;
 - (b) a lock and a weir at the entrance to the Wairoa River to control canal water levels, water quality, sedimentation, recreational boat access and allow public access around the perimeter of the precinct;
 - (c) a perimeter park that provides for pedestrian and cycleway connections and provides areas of native lowland forest, along with riparian planting for existing streams flowing through it;
 - (d) public access to canals adjoining the village business centre via open space where the canal access aligns to provide a visual focus into the precinct; and
 - (e) a landscape design in accordance with the Clevedon Waterways: Precinct plan 2 – Landscape design to frame the canals, integrate the precinct with the rural landscape and restore riparian vegetation.
- (3) Make provision for the constitution of a body representing those persons who have purchased water frontage sites in the development and enable transfer of the exercise of overall coastal permits to that body at an appropriate time.
- (4) Ensure that those persons who have purchased water frontage sites in the development are licenced to use and occupy the Coastal Marine Area subject to compliance with specific provisions to protect the coastal environment in accordance with the requirements of the overall coastal permits.
- (5) Ensure that development provides a mix of lot sizes, housing typologies and densities to reflect a choice in living environment.
- (6) Ensure that the design of buildings at key building locations as defined on Clevedon Waterways: Precinct plan 1 are sensitive to their visually prominent siting and reflect the maritime architectural style.
- (7) Require that development achieves a cohesive maritime architectural style and character with reference to:
- (a) materials and levels of detailing;
 - (b) colour palettes;
 - (c) high quality building and facade designs that are well articulated;
 - (d) building block sizes and envelopes that are limited in length to break up the appearance of mass, weight and bulk; and
 - (e) variation in the canal edge.
- (8) Ensure that the building platforms address potential hazards and do not compromise the hydrology of the Wairoa River during flood events.

- (9) Employ an integrated water management system encompassing water, stormwater and wastewater that maintains or enhances the ecological function of the existing streams and the Wairoa River.
- (10) The relationship of Mana Whenua with the coastal environment is recognised and provided for, and that any land use or development activities within the precinct, and particular those in close proximity to the Wairoa River, do not have significant adverse effects on wāhi tapu and other taonga.
- (11) Require the internal road network to provide for pedestrians and cyclists, to ensure low vehicle speeds, and incorporate lowland native forest plantings.
- (12) Ensure that the intersection with North Road is upgraded to provide safe access into the precinct.
- (13) Enable the establishment of business uses at an appropriate village scale within Sub-precinct B including marine and port activities for the benefit of canal residents.
- (14) Enable community uses, such as clubs directly related to the use of the maritime environment, within Sub-precinct B provided that the scale of use and the design of any structures associated with the use are appropriate.

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

I409.4. Activity table

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

Table I409.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Clevedon Waterways Sub-precinct A pursuant to section 9(3) of the Resource Management Act 1991. The activity status of works, use and occupation of the coastal marine area is specified in Tables I409.4.5 Activity Table - Works (and associated discharges) in the coastal marine area, I409.4.6 Activity Table - Use and activities and associated occupation of the common marine and coastal area and I409.4.7 Activity Table - Structures, occupation of the Coastal Marine Area and their use below.

Table I409.4.1 Activity Status in Sub-precinct A

Activity		Activity status
Residential		
(A1)	Visitor accommodation up to 200m ² gross floor area per site	RD
(A2)	Dwellings	P
Commerce		
(A3)	Restaurants and cafes up to 100m ²	D

(A4)	Maritime passenger operations	D
Community		
(A5)	Clubrooms for marine-related clubs	D
(A6)	Recreation facilities	D
(A7)	Organised sport and recreation	P
Development		
(A8)	Alterations and additions to dwellings	RD
(A9)	Accessory buildings not complying with permitted activity controls	RD
(A10)	Dwellings not exceeding one per site on sites greater than 450m ²	P
Subdivision		
(A11)	Subdivision in Sub-precinct A that is in accordance with the subdivision controls below	RD
(A12)	Subdivision in Sub-precinct A that is not in accordance with the subdivision controls below, or prior to the approval of a structure plan	NC
(A13)	Subdivision that does not comply with I409.6.1 below or will create households over the development cap.	NC

Table I409.4.2 Activity Status in Sub-precinct B specifies the activity status of land use, development and subdivision activities in the Clevedon Waterways Sub-precinct B pursuant to section 9(3) of the Resource Management Act 1991. The activity status of works, use and occupation of the coastal marine area is specified in Table I409.4.5 Activity Table - Works (and associated discharges) in the coastal marine area, I409.4.6 Activity Table - Use and activities and associated occupation of the common marine and coastal area and I409.4.7 Activity Table - Structures, occupation of the Coastal Marine Area and their use below.

Table I409.4.2 Activity Status in Sub-precinct B

Activity		Activity status
Residential		
(A14)	Visitor accommodation up to 200m ² gross floor area per site	D
Commerce		
(A15)	Marine retail	P
(A16)	Marine industry	D
(A17)	Maritime passenger operations	D
(A18)	Storage and sale of fuel and oil for vessels – maximum of 100m ² gross floor area	D
Community		
(A19)	Community facilities	RD
(A20)	Clubrooms for marine-related clubs	RD

(A21)	Recreation facilities	RD
(A22)	Organised sport and recreation	P
(A23)	Public transport facilities	P
(A24)	Public amenities	P
Development		
(A25)	Maritime passenger facilities	D
(A26)	Park and ride facilities	D
Subdivision		
(A27)	Subdivision in Sub-precinct B that is in accordance with the subdivision controls below	RD
(A28)	Subdivision in Sub-precinct B that is not in accordance with the subdivision controls below, or prior to the approval of a structure plan	NC
(A29)	Subdivision that does not comply with I409.6.1 below or will create households over the development cap.	NC

Table I409.4.3 Activity Status in Sub-precinct C specifies the activity status of land use, development and subdivision activities in the Clevedon Waterways Sub-precinct C pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991. The activity status of works, use and occupation of the coastal marine area is specified in Table I409.4.5 Activity Table - Works (and associated discharges) in the coastal marine area, I409.4.6 Activity Table - Use and activities and associated occupation of the common marine and coastal area and I409.4.7 Activity Table - Structures, occupation of the Coastal Marine Area and their uses below.

Table I409.4.3 Activity Status in Sub-precinct C [rp/dp]

Activity		Activity status
Residential		
(A30)	Visitor accommodation up to 200m ² gross floor area per site	NC
Commerce		
(A31)	Restaurants and cafes, up to 100m ² excluding a drive-through facility, which are up to 100m ² gross floor area and accessory to a permitted activity	D
Infrastructure		
(A32)	Wastewater treatment plant	D
(A33)	Stormwater management devices	RD
(A34)	Lock and weir for boat passage and associated earthworks	RD
(A35)	Vehicle parking and associated vehicle access	D
Community		
(A36)	Clubrooms for marine-related clubs	D
(A37)	Recreation facilities	D

(A38)	Organised sport and recreation	P
Development		
(A39)	New buildings and external alterations to existing buildings	RD
(A40)	Floodlighting, fittings and supports and towers	RD
(A41)	Observation areas, viewing platforms, and boardwalks	P
Subdivision		
(A42)	Subdivision in Sub-precinct C apart from network utilities	NC
(A43)	Subdivision that does not comply with I409.6.1 below or will create households over the development cap.	NC

Table I409.4.4 Activity Status in Sub-precinct D specifies the activity status of land use, development and subdivision activities in the Clevedon Waterways Sub-precinct D pursuant to section 9(3) and 15 of the Resource Management Act 1991. The activity status of works, use and occupation of the coastal marine area is specified in Table I409.4.5 Activity Table - Works (and associated discharges) in the coastal marine area, I409.4.6 Activity Table - Use and activities and associated occupation of the common marine and coastal area and I409.4.7 Activity Table - Structures, occupation of the Coastal Marine Area and their uses below.

Table I409.4.4 Activity Status in Sub-precinct D [rp/dp]

Activity		Activity status
Use		
Residential		
(A44)	Existing Dwellings and accessory buildings	P
(A45)	Any land use, activity not in accordance with the Clevedon Waterways precinct plan, except as specified	D
Farming		
(A46)	Farming	P
Development		
(A47)	Wastewater treatment activities related to Clevedon Waterways precinct	RD
(A48)	Any development not in accordance with the Clevedon Waterways precinct plan, except as specified	D
Subdivision		
(A49)	Any subdivision not in accordance with the Clevedon Waterways precinct plan, except as specified	D
(A50)	Subdivision that does not comply with I409.6.1 below or will create households over the development cap.	NC

Tables I409.4.5 Activity Table - Works (and associated discharges) in the coastal marine area, I409.4.6 Activity Table - Use and activities and associated occupation of the common marine and coastal area and I409.4.7 Activity Table - Structures, occupation of the CMA and their uses specify the activity status on use of coastal marine area pursuant to sections 12(1), 12(2) and 12 (3) of the Resource Management Act 1991

including any associated discharges of contaminants into water pursuant to section 15 of the Resource Management Act 1991.

The provisions in the Coastal – General Coastal Marine Zone apply to the coastal marine area of the Coastal – Marina Zone unless otherwise specified in the following provisions.

Table I409.4.5 Activity Table - Works (and associated discharges) in the coastal marine area (Sub-precinct E) [rcp]

Activity		Status in the coastal marine area [rcp]
Works (and associated discharges) in the coastal marine area (pursuant to section 12(1) and section 15 of the Resource Management Act 1991)		
(A51)	Declamation	D
(A52)	Declamation for boat berths adjoining residential and neighbourhood centre canal lots that do not exceed 8m width and 12m depth.	RD

Table I409.4.6 Activity Table - Use and activities and associated occupation of the common marine and coastal area (Sub-precinct E) [rcp]

Activity		Status in the coastal marine area [rcp]
Use and activities (pursuant to section 12(3) of the Resource Management Act 1991) and associated occupation of the common marine and coastal area (pursuant to section 12(2) of the Resource Management Act 1991)		
(A53)	Maritime passenger operations	D
(A54)	Dwellings	NC
(A55)	Recreation facilities when the activity is on an existing CMA structure or where consent is being sought for that structure	P
(A56)	Organised sport and recreation when the activity is on an existing CMA structure or where consent is being sought for that structure	P
(A57)	Storage and sale of fuel and oil for vessels – maximum of 100m ² gross floor area when the activity is on an existing CMA structure or where consent is being sought for that structure	D
(A58)	Marine retail when the activity is on an existing CMA structure or where consent is being sought for that structure	P
(A59)	Clubrooms for marine-related clubs when the activity is on an existing CMA structure or where consent is being sought for that structure	P
(A60)	Marine industry when the activity is on an existing CMA structure or where consent is being sought for that structure	RD
(A61)	Vehicle parking on lawfully existing CMA structures associated	P

	with a marina	
(A62)	Marine and port activities.	P

Table I409.4.7 Activity Table - Structures, occupation of the CMA and their use (Sub-precinct E) [rcp]

Activity	Status in the coastal marine area [rcp]	
Structures, construction in the coastal marine area (pursuant to section 12(1) of the Resource Management Act 1991), and occupation of the Common Marine and Coastal Area (pursuant to section 12(2) of the Resource Management Act 1991) and their use (pursuant to section 12(3) of the Resource Management Act 1991)		
(A63)	Lock and weir for boat passage and associated earthworks	RD
(A64)	Marina Berths including occupation and use by vessel to be moored	RD
(A65)	Wharves, jetties, piers and boat ramps	RD
(A66)	Marine and port accessory structures and services	RD
(A67)	Maritime passenger facilities	RD
(A68)	Public transport facilities	P
(A69)	Observation areas, viewing platforms and boardwalks	RD
(A70)	CMA structures or buildings not otherwise provided for	D

I409.5. Notification

- (1) Any application for resource consent for an activity listed in Table I409.4.1 Activity Status in Sub-precinct A 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).

I409.6. Standards

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

All activities listed as permitted in Table I409.4.1 Activity table in Sub-precinct A and Table I409.4.2 Activity table in Sub-precinct B must comply with the following permitted activity standards.

I409.6.1. Development cap

Purpose: To ensure that the wastewater system can meet demand.

- (1) The total number of households must not exceed 350 over the precinct.

I409.6.2. Density

- (1) The number of dwellings in Sub-precinct A on a site must not exceed the limits specified below.

Table I409.6.2.1 Number of dwellings in Sub-precinct A

House Typology	Dwellings
Single dwelling	1 dwelling per site
Attached Housing site Duplex – two units side by side sharing a common wall	2 dwellings
Attached Housing site Triplex – three units side by side sharing a common wall between each unit	3 dwellings

- (2) Attached housing sites cannot exceed 20 per cent of the total number of dwellings in the whole of the Sub-precinct A.

I409.6.3. Maximum height of buildings

- (1) Buildings in Sub-precinct A must not exceed a height of 8m.
- (2) Buildings in Sub-precinct B must not exceed a height of 10m.
- (3) Development that does not comply with this standard is a discretionary activity.

I409.6.4. Height in relation to boundary

Purpose: To ensure that buildings are orientated to the canals and incorporate maritime design features.

- (1) The height in relation to boundary control does not apply to the boundaries on the canal frontage.

I409.6.5. Common walls

Purpose: enable attached dwellings where provided in Sub-precincts A and B.

- (1) The side yard in I409.6.6(1) below does not apply in Sub-precincts A and B where a common wall is proposed.

I409.6.6. Yards

Purpose:

- Front, and Rear yards: to promote a feeling of spaciousness in the village setting.
- Canal Frontage Yard: to maintain a separation to the canals to allow access and an openness in keeping with the maritime setting.

Note: for the purposes of this standard "Canal Frontage Yard" means a yard between the boundary fronting any canal and a parallel line to this extending the full width of the site.

(1) Yards must comply with the following:

Table I409.6.6.1 Yard distances

Yard	Sub-precinct A	Sub-precinct B
Front	6m	0m
Side	1m	1m
Rear	3m	3m
Canal Frontage Yard	2m	2m

(2) Buildings, decks and terraces must not exceed a height of 0.5m above ground level in any Canal Frontage yard. Any associated handrail shall not exceed a height of 1m above such a deck or terrace.

(3) Carports and garages must not be located in the front yard.

I409.6.7. Building coverage and impervious areas

Purpose: Provide for a suitable dwelling floor area whilst still maintaining a rural/coastal character, and manage the stormwater runoff generated on-site.

(1) The maximum building coverage and maximum impervious area for all sites in Sub-precincts A and C shall not exceed the percentages set out below

Table I409.6.7.1 Building coverage and impervious areas

Sub-precinct	A	C
Building coverage	45% for Attached Housing sites	5%
Impervious area	60%	Lesser of 10% or 5000m ²

I409.6.8. Fences

Purpose: provide an open character to the canals and roads in the precinct to reflect the coastal and rural setting.

(1) There shall be no fences within the front yard or canal frontage yard.

I409.6.9. Landscaping

Purpose: Provide for the integration of the precinct into the rural and coastal landscape, and to create a unique canal character, minimising the discharge of stormwater contaminants.

(1) In Sub-precinct A, landscaped areas which in total comprise at least 40 per cent of each site must be provided. The landscaped area must be in accordance with a Council approved planting plan.

(2) Within Sub-precinct C no less than 30 per cent shall be planted for re-vegetation purposes in accordance with a Council approved planting plan. The planted area may include areas re-vegetated for the purposes of on-site stormwater mitigation and riparian restoration.

- (3) Planting must be maintained for a period of not less than 2 years and any plants that die during that time must be replaced.

I409.6.10. Water supply

Purpose: ensure new dwellings and activities have adequate water supply and wastewater services that minimise effects on water quality.

- (1) All new dwellings are designed to achieve the following:
- (a) water conservation devices in all proposed buildings must, as a minimum, include:
 - (i) Dual flush 11/5.5 litre toilets or 6/3 litre flush toilets with standard fixtures;
 - (ii) Showerhead flow restrictors; and
 - (iii) Aerator taps;
 - (b) potable water requirements supplied by rainwater tanks. Rain tank capacity for attached housing and apartment typologies can be provided in either individual or as communal rainwater systems. Provision may be made for topping up the tanks from a supplementary communal groundwater source;
 - (c) provision must be made for sufficient water supply and access to water supplies for fire fighting consistent with NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008;
 - (d) within Sub-precincts A and B water storage tanks must be screened from the street frontage and Open Space zones; and
 - (e) where a site is serviced by a reticulated potable water supply, standard I409.6.10(1)(b) shall not apply.

I409.6.11. Minimum lot size Sub-precinct A

- (1) Subdivision for stand-alone dwellings in Sub-precinct A must not create sites having a site area of less than 450m² and the average net site area of the sites in any application must not be less than 700m²
- (2) Attached housing developments must comply with the following minimum net site areas:

Table I409.6.11.1 Minimum net site size Sub-precinct A

Sub Precinct A	Minimum net site area
Duplex (Two units side by side sharing a common wall)	500m ²
Triplex (Three units side by side sharing a common wall between each unit)	750m ²

- (3) Subdivision of attached housing sites to create individual sites for dwellings may only occur once land use consent has been granted, or in combination with a land use consent for dwellings on the sites. In such cases, the number, size and location of all sites for the subdivision must be in accordance with the land use consent.

I409.6.12. Site Layout

- (1) The layout of the sites within Sub-precinct A shall have a minimum frontage of 12m to the canals.
- (2) Sub-precinct B shall provide an open space as a village square with frontages to the canals and entrance road to the precinct, and be of at least 1200m² in size.
- (3) There are to be central open spaces, and headland open spaces abutting the main canal on each island, and open spaces opposite these on the canal perimeter.

I409.6.13. Roading Standards

Purpose: Provide a safe and legible street network within the precinct, and appropriate improvements to existing roads immediately adjoining the precinct.

- (1) Roads and bridges within the precinct must be located generally as illustrated on the Clevedon Waterways: Precinct plan 1, and in general accordance with the roading typologies shown on Figure 1 – Entrance road and Figure 2 – Perimeter road.
- (2) All roads must be constructed at least 0.5m above the 1% AEP floodplain.
- (3) The entrance and perimeter roads shall be designed to maximise pedestrian and cycling access in accordance with Figure 1 – Entrance road and Figure 2 – Perimeter road and in accordance with relevant infrastructure design standards.
- (4) The roads on the islands shall be shared spaces.
- (5) Subdivision applications must be accompanied by a programme detailing the upgrading of North Road at the intersection into the proposed precinct, including a description of any upgrade works that will be undertaken, and the timing of the upgrade works.
- (6) The roads shall be planted with street trees in accordance with Clevedon Waterways: Precinct plan 2 - Landscape design and in conjunction with stormwater management devices as per Clause I409.6.13(7) below
- (7) Stormwater management devices shall be located within the road reserve to fully mitigate the effects of stormwater discharges from accessways and roads, on the canal and river water quality.
- (8) Driveways and vehicle crossings shall be located so that they integrate with on-road stormwater treatment devices and on-street vehicle parking areas and runoff shall not flow directly onto the road surface.

I409.6.14. Wastewater servicing

Purpose: To ensure wastewater disposal is provided by a system that can function effectively.

- (1) Every residential and commercial unit shall be connected to the Clevedon Waterways Wastewater Treatment Plant and shall include any primary on-site treatment facility.
- (2) If the precinct is to be serviced by a reticulated public wastewater network, clause I409.6.14(1) above shall not apply.

I409.6.15. Stormwater Management

Purpose: To minimise the adverse effects on the quality of stormwater entering the canals and river.

- (1) 100% of the total constructed impervious areas are required to be mitigated (excluding roofs) to remove 75% of total suspended solids on a long-term average basis.
- (2) For Sub-precinct C:
 - (a) all riparian margins are to be planted in accordance with a Council approved planting plan, and incorporate any stormwater management devices in accordance with Clevedon Waterways: Precinct plan 2 – Landscape design.

I409.6.16. Landscaping

Purpose: To integrate the precinct with the surrounding rural landscape, restore a native backdrop to the river edge, and to create a unique canal character.

- (1) Any subdivision in Sub-precincts A and B shall be designed in accordance with Clevedon Waterways: Precinct plan 2 – Landscape design. All applications for subdivision must be accompanied by a landscaping plan as specified in the special information requirements of this precinct.
- (2) Within Sub-precincts A and B the planting and landscaping must be provided in the road corridors and other identified open spaces in accordance with an approved landscaping plan.
- (3) The design of the parkland in Sub-precinct C shall incorporate the enhancement of existing natural streams and riparian planting, along with native kahikatea planting in accordance with Clevedon Waterways: Precinct plan 2 – Landscape design.

I409.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I409.8. Assessment – restricted discretionary activities

I409.8.1. 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) Matters of discretion for all restricted discretionary activities listed in Tables I409.4.1 to I409.4.7:
 - (a) consistency with Clevedon Waterways: Precinct plan 1;
 - (b) consistency with Clevedon Waterways: Precinct plan 2 – Landscape design;
 - (c) geotechnical matters including site stability and flooding;
 - (d) canal engineering and earthworks methodology;
 - (e) stormwater management, effects on coastal processes, and water quality;
 - (f) development design and its interface with the public open spaces including canals and roads;
 - (g) traffic and parking;
 - (h) noise levels, lighting and hours of operation; and,
 - (i) views and visual amenity.
- (2) Additional Matters for discretion for the following activities:
 - (a) subdivision in Sub-precincts A and B that is in accordance with the Clevedon Waterways precinct plan:
 - (i) the extent of retention, protection and enhancement and adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural, ecological and landscape features;
 - (ii) protection or enhancement of cultural heritage and archaeological sites;
 - (iii) intensity and scale, including in relation to adjoining rural and coastal amenity;
 - (iv) design of open spaces, and effects on public access, navigation and safety;
 - (v) on-going maintenance and ownership structure; and

- (vi) subdivision into sites for attached housing.
- (b) visitor Accommodation.
- (c) recreation facilities.
- (d) new buildings and alterations to existing buildings in Sub-precinct C:
 - (i) the extent of retention, protection and enhancement and adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural, ecological and landscape features;
 - (ii) protection or enhancement of cultural heritage and archaeological sites;
 - (iii) intensity and scale, including in relation to adjoining rural and coastal amenity; and
 - (iv) design of open spaces, and effects on public access, navigation and safety.
- (e) Alterations and additions to dwellings and accessory buildings:
 - (i) The extent of retention, protection and enhancement and adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural, ecological and landscape features;
 - (ii) Protection or enhancement of cultural heritage and archaeological sites;
 - (iii) Intensity and scale, including in relation to adjoining rural and coastal amenity; and,
 - (iv) Design of open spaces, and effects on public access, navigation and safety.
- (f) Restaurants and Cafes:
 - (i) Protection or enhancement of cultural heritage and archaeological sites;
 - (ii) Intensity and scale, including in relation to adjoining rural and coastal amenity; and
 - (iii) Design of open spaces, and effects on public access, navigation and safety.
- (g) Weir and lock:
 - (i) Protection or enhancement of cultural heritage and archaeological sites;

- (ii) Design of open spaces, and effects on public access, navigation and safety; and
 - (iii) On-going maintenance and ownership structure.
- (h) Observation areas, viewing platforms, and boardwalks:
- (i) The extent of retention, protection and enhancement and adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural, ecological and landscape features;
 - (ii) Protection or enhancement of cultural heritage and archaeological sites;
 - (iii) Intensity and scale, including in relation to adjoining rural and coastal amenity;
 - (iv) Design of open spaces, and effects on public access, navigation and safety; and
 - (v) On-going maintenance and ownership structure.
- (i) Marine industry and other marine and port activities:
- (i) The extent of retention, protection and enhancement and adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural, ecological and landscape features;
 - (ii) Protection or enhancement of cultural heritage and archaeological sites; and
 - (iii) Intensity and scale, including in relation to adjoining rural and coastal amenity.
- (3) Additional matters of discretion for the following activities:
- (a) Marine and Port facilities:
- (i) The extent of retention, protection and enhancement and adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural, ecological and landscape features;
 - (ii) Protection or enhancement of cultural heritage and archaeological sites;
 - (iii) Intensity and scale, including in relation to adjoining rural and coastal amenity;

- (iv) Design of open spaces, and effects on public access, navigation and safety; and
 - (v) On-going maintenance and ownership structure.
- (b) Wharves, jetties, piers and boat ramps.
- (c) Marina berths, including occupation and use by vessel to be moored.
- (d) Marine and port accessory structures and services:
- (i) The extent of retention, protection and enhancement and adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural, ecological and landscape features;
 - (ii) Protection or enhancement of cultural heritage and archaeological sites;
 - (iii) Intensity and scale, including in relation to adjoining rural and coastal amenity;
 - (iv) Design of open spaces, and effects on public access, navigation and safety; and
 - (v) On-going maintenance and ownership structure.
- (e) Community facilities:
- (i) The extent of retention, protection and enhancement and adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural, ecological and landscape features;
 - (ii) Protection or enhancement of cultural heritage and archaeological sites;
 - (iii) Intensity and scale, including in relation to adjoining rural and coastal amenity; and
 - (iv) On-going maintenance and ownership structure.
- (f) Declaration for boat berths adjoining residential and neighbourhood centre canal lots that do not exceed 8m width and 12m depth:
- (i) Protection or enhancement of cultural heritage and archaeological sites;
 - (ii) Intensity and scale, including in relation to adjoining rural and coastal amenity; and
 - (iii) Design of open spaces, and effects on public access, navigation and safety.

(4) Matters of discretion for the following activities:

- (a) Infringement of standard I409.6.6 Yards:
 - (i) Location of carports and garages;
 - (ii) Orientation of buildings to the canals;
 - (iii) Access adjoining the canals; and
 - (iv) Landscape character of the coastal environment.
- (b) Infringement of standard I409.6.7 and I409.6.9, building coverage, impervious areas and landscaping:
 - (i) Landscape character of the coastal environment; and
 - (ii) The avoidance of impacts on water quality of the canals and Wairoa River.

I409.8.2. 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 in Sub-precincts A and B that is in accordance with the Clevedon Waterways precinct plan and amendments to structure plan:
 - (a) the extent to which the proposal is consistent with the precinct objectives and policies and Clevedon Waterways: Precinct Plan 1, Clevedon Waterways: Precinct Plan 2 – Landscape design, and Figure 1 – Entrance road and Figure 2 – Perimeter road;
 - (b) whether the proposed layout creates a canal environment where the majority of the lots within the neighbourhood centre have frontage to the canals;
 - (c) whether the proposed open spaces within the islands and canal perimeter are designed to create bands of kahikatea dominant planting through the housing areas and provide a natural element to the main canal;
 - (d) the extent to which the edge of the canal is varied and indented to create interest and a unique coastal character, and to allow a variety of marina berth options;
 - (e) whether the design provides lots for buildings in key locations, particularly along the main canal to create a distinctive character;
 - (f) the extent to which the subdivision demonstrates appropriate sediment control techniques to create the canals to ensure that water quality of the Wairoa River is not altered during construction;

- (g) whether building platforms of engineered fill are of sufficient height to be above the 1% AEP floodplain flood level plus 1m sea level rise, following the settlement of fill;
- (h) whether sufficient public access is provided to the canals by way of shore based facilities;
- (i) the extent to which the roading layout provides safe and attractive, non-linear transport routes that maximise the safety of cyclists and pedestrians, integrates stormwater treatment devices and landscaping, and are safe with respect to natural hazards;
- (j) the extent to which the sites of value to Mana Whenua and archaeological sites are avoided where possible particularly in proximity to the riverbank of the Wairoa River, with the resulting design recognising Mana Whenua values;
- (k) whether building design themes established through design guidelines achieve cohesive high quality architecture integrated with the waterways, with an emphasis on maritime and natural character;
- (l) the extent to which subdivision into sites of not less than 500m² for attached housing developments ensure that:
 - (i) the proposed attached housing development area and associated housing typology is in accordance with any approved structure plan;
 - (ii) the number of dwellings in all attached housing areas within the precinct will not exceed 20% of the likely total number of dwellings in the whole of the precinct;
 - (iii) each dwelling unit has least an 8m frontage to the canals or immediately adjacent public access to the canals; and
 - (iv) the site is not a rear site.
- (2) Infringements of standards I409.6.6, I409.6.7 and I409.6.9:
 - (a) whether carports and garages located in the front yard avoid adverse effects on the maintenance of the rural/coastal character;
 - (b) whether buildings are orientated towards the canals, while maintaining privacy between sites;
 - (c) whether access is maintained adjoining the canals to allow for engagement with the canal 'streets';
 - (d) whether landscape character of the coastal environment and precinct is maintained; and
 - (e) whether the proposal appropriately manages any potential impact on the water quality of the canals and of the Wairoa River.

- (3) The Council will consider the relevant assessment criteria below for the other activities listed in I409.8.1 above:
- (a) the objectives and policies for the precinct;
 - (b) whether visitor accommodation is small in scale and complements the canal environment, providing a boat-house style of accommodation;
 - (c) whether the design of buildings engages with the canals, with their primary orientation to the water, with materials employed to merge with the rural/coastal landscape;
 - (d) the extent to which any proposed development design accords with design guidelines;
 - (e) whether buildings on CMA structures are minor in extent, have regard to navigational moorings and the coastal environment;
 - (f) whether community/recreation buildings demonstrate the ability to be used for a variety of purposes;
 - (g) the extent to which redevelopment, additions and alterations complement the existing maritime character and have regard to the architectural elements which contribute to character such as cladding and the relationship with the canal edge;
 - (h) the extent to which landscape treatment creates a woodland setting with a lowland native theme, softens the canal edge and is integrated with planting on the road reserve to provide a high standard of amenity;
 - (i) the extent to which business uses serving the local community in the Neighbourhood Centre are designed, developed, and operated to:
 - (i) be easily accessible by walking, cycling or boat;
 - (ii) have an attractive canal and street frontage; and
 - (iii) provide a wide esplanade walkway along the canal edge for public access;
 - (j) whether marine industry is provided to service the local community or maritime transport;
 - (k) whether changes to the canal edge are minor in extent and provide variation in the canal edge;
 - (l) whether the lock and weir provides public access across, and is located to minimise adverse effects on the river, including its cultural heritage and ecology;

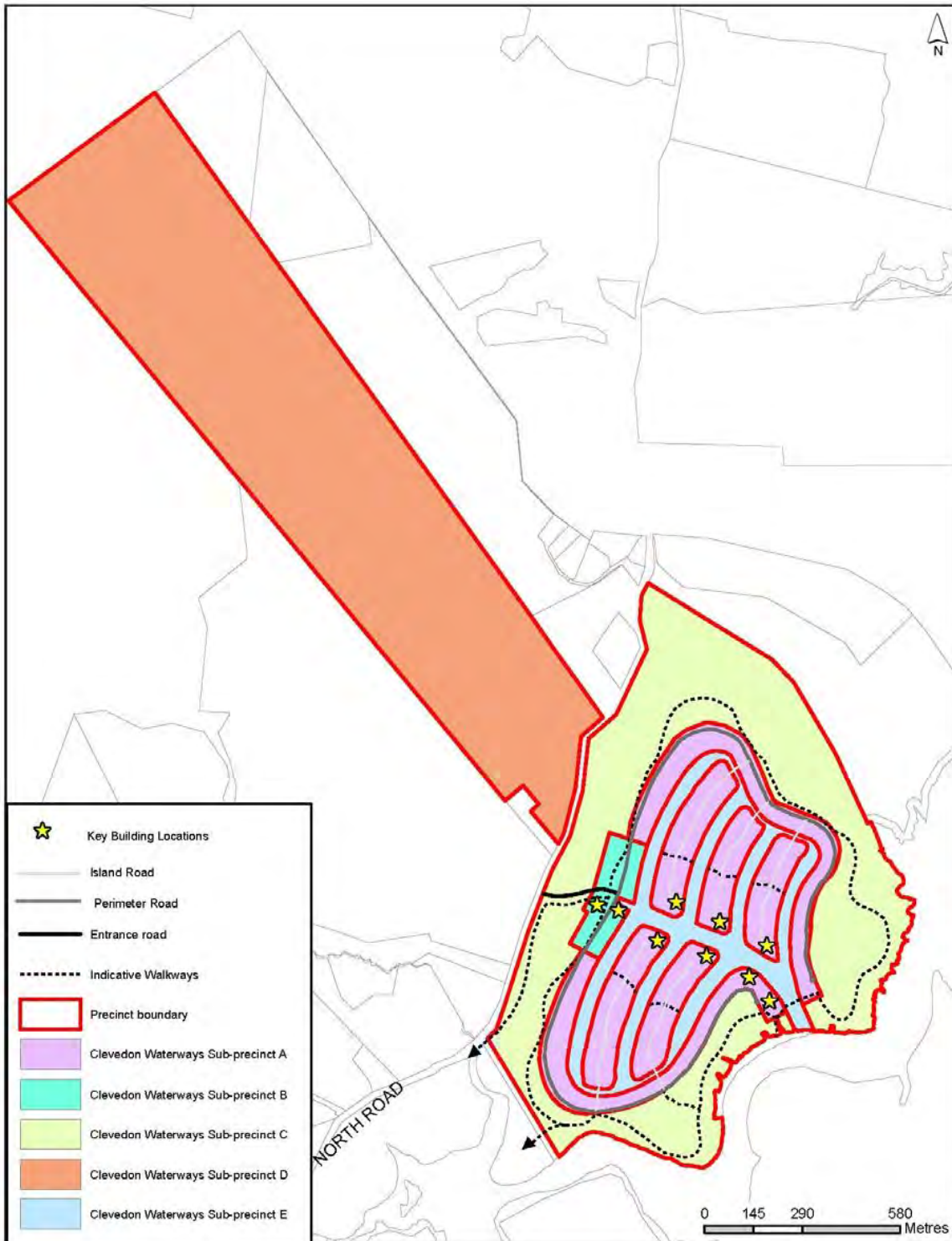
- (m) the extent to which car parking avoids large areas of sealed parking unrelieved by landscape work or planting and demonstrates consistency with the Precinct planting plan;
- (n) the extent to which infrastructure for stormwater, wastewater and water supply are designed to ensure minimisation of water use, stormwater and wastewater generation and maximise water re-use; and
- (o) whether sites of value to Mana Whenua and archaeological sites are avoided to the extent possible, particularly in proximity with the riverbank of the Wairoa River where known sites are given enhanced protection.
- (p) Whether Mana Whenua values are recognised.

I409.9. Special information requirements

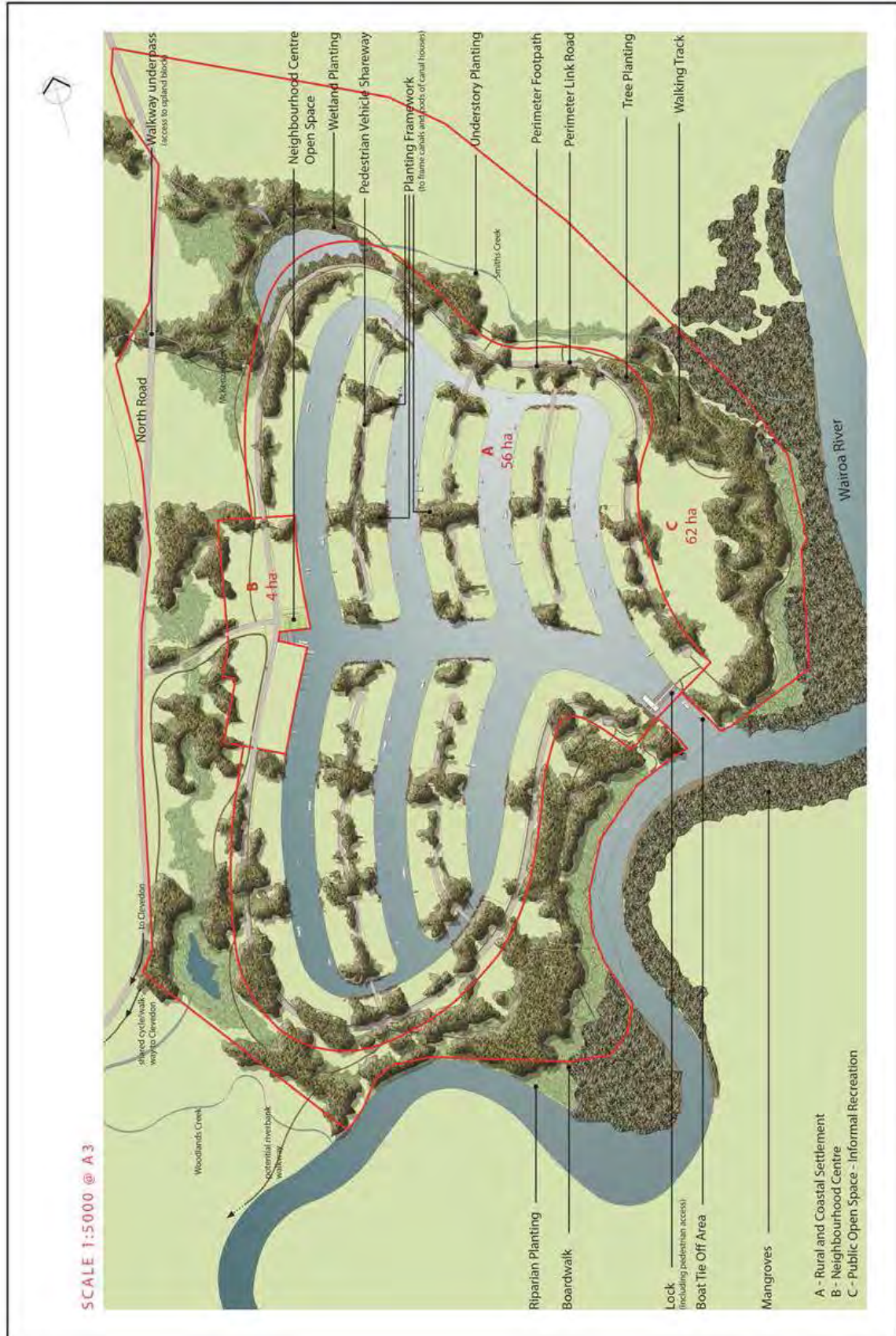
- (1) An application for restricted discretionary activities and dwellings must be accompanied by:
 - (a) a landscape plan which must include the following information:
 - (i) identification of the area of land to be planted;
 - (ii) identification of all existing areas of vegetation and any riparian or coastal planting;
 - (iii) details of soil quality and depth including any required soil reconditioning of compacted areas as the result of declamation and fill processes;
 - (iv) species types, source of plant material, maturity of planting and density of planting;
 - (v) details of timing of planting and possible staging of planting;
 - (vi) details of maintenance programme to be implemented and a programme for replanting where the survival rate of planting is less than 90 per cent;
 - (vii) details of on-going maintenance and ownership structure; and
 - (viii) identification of areas of land on which cultural heritage and archaeological sites are located, and details of appropriate planting, fencing and on-going maintenance of those areas.
- (4) Applications for development in Sub-precinct A and B may be accompanied by a design assessment report from the Clevedon Waterways Design Review Panel subject to such a panel being constituted.
- (5) Any application for subdivision must be accompanied by a site/development design guide for the relevant Sub-precinct.

I409.10. Precinct plans

I409.10.1. Clevedon Waterways: Precinct plan 1



I409.10.2. Clevedon Waterways: Precinct plan 2 - Landscape design



I410. Drury South Industrial Precinct

I410.1. Precinct description

The Drury South Industrial Precinct applies to approximately 361ha 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, and Open Space – Conservation Zone. The purpose of the precinct is to provide for land extensive industrial activity and employment opportunities 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 115ha)
- Sub-precinct B Motorway Edge (Light Industry) (approximately 80ha)
- Sub-precinct C Commercial Services (Light Industry) (approximately 21ha)
- Sub-precinct D Open Space / Stormwater Management (approximately 101ha)
- Sub-precinct E: Heavy Industry (approximately 46ha).

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 – Light Industry Zone. The sub-precinct provides for offices, commercial services and small-scale retail activities (such as food) and activities to support the industrial activities in the majority of the precinct.

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-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 commercial service precinct is facilitated.
- (6) The timely and co-ordinated provision of robust and sustainable road, 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) Development and subsequent land use within the precinct avoids reverse sensitivity effects on the operations of the Drury Quarry, activities within the Business – Heavy Industry Zone or the adjoining rural area.
- (9) Development and land use within the precinct avoids adverse effects on significant existing high voltage electricity, natural gas and communications infrastructure.
- (10) Subdivision and development in the precinct area avoids 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 traffic noise are controlled on the strategic freight network (Spine Road and New Quarry Access Road) serving the Drury Quarry.

I410.3. Policies [rp/dp]

The policies of the underlying Light Industry zone apply in sub-precincts A-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) Locate higher employee generating activities in Sub-precinct C close to potential public transport routes.
- (11) Provide for transport infrastructure and connections including the spine road to support safe and efficient movement within 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 industrial activity within the precinct.

- (14) Co-ordinate road network (including the state highway) improvements both within and outside the precinct with development within the precinct.
- (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 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) Avoid the establishment of sensitive residential land uses within the precinct.
- (24) Avoid locating potentially sensitive commercial services within 500 metres of the Quarry zone boundary or within 100 metres of the Business – Heavy Industry Zone or any rural zone boundary.
- (25) Control activities potentially sensitive to traffic noise on the strategic freight network (Spine Road and New Quarry Access Road) serving the Drury Quarry.
- (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.

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-C and 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 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)	RD
(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 Spine Road shown on Precinct Plan 2 which also has frontage to another road shown on that Plan	RD

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	Pr
(A10)	Activities that do not comply with standards in I410.6.2	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
(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	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 (Light Industry - Commercial Services)

Activity		Activity status
Use		
Commerce		
(A21)	Commercial services	P
(A22)	Dairies up to 200m ² gross floor area	P
(A23)	Drive-through restaurants	P
(A24)	Retail over 450m ²	Pr
(A25)	Offices	P
Community		
(A26)	Childcare centres	P
(A27)	Tertiary Education facilities for industrial training purposes	P

	only	
(A28)	Healthcare facilities	P
Development		
(A29)	New buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities	C
(A30)	Additions to buildings that are less than: <ul style="list-style-type: none"> • 10 per cent of the existing GFA of the building; or • 250m² whichever is the lesser	P
(A31)	Internal alterations to buildings	P
(A32)	Activities that do not comply with Standards I410.6.1.1 - I410.6.1.4	NC
(A33)	Activities that do not comply with the standards in I410.6.2	D

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(4) 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.

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. Dairies

- (1) Dairies must not exceed 200m² gross floor area.
- (2) Dairies must be located more than 100 metres from the nearest rural zone boundary.

I410.6.1.2. Food and beverage

- (1) Food and beverage must not exceed 200m² gross floor area.
- (2) Food and beverage must be located more than 100 metres from the nearest rural zone boundary.

I410.6.1.3. Childcare centres

- (1) Childcare centres must be located more than 500 metres from the nearest Business – Heavy Industry Zone boundary.
- (2) Childcare centres must be located more than 100 metres from the nearest rural zone boundary.

I410.6.1.4. Healthcare facilities

- (1) Healthcare facilities must be located more than 500 metres from the nearest Business – Heavy Industry Zone boundary.

- (2) Healthcare facilities must be located more than 100 metres from the nearest rural zone boundary.

I410.6.2. Sub-precincts A-E

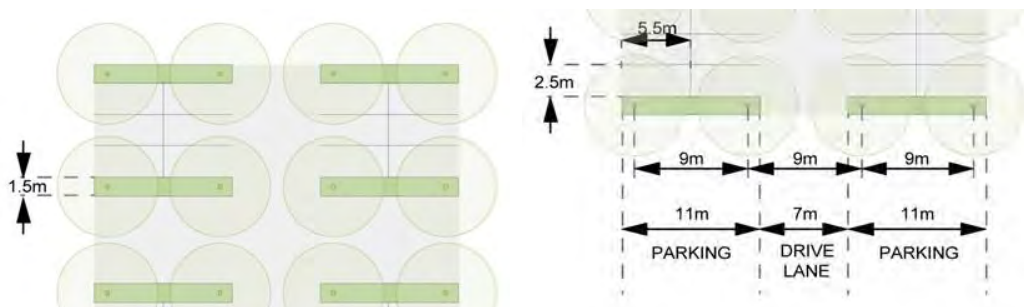
The standards are those listed in the Auckland-wide rules (in respect of sub-precincts A-E), Business – Light Industry Zone (in respect of sub-precincts A-C), the Open Space – Informal Recreation Zone (in respect of sub-precinct D) and the Business – Heavy Industry Zone (in respect of Sub-precinct E)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

- (1) A minimum parking rate of 1 space per 40m² gross floor area applies to commercial services in Sub-precinct C
- (2) Buildings must not exceed 25m in height in Sub-precinct E.
- (3) Within the Drury South Industrial 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) The front yard landscaping of sites used for an industrial purpose must comprise a 3 metre wide continuous (except for those areas used for vehicle and pedestrian access) planting of multi-row Phormium tenax (flax) planted at 1.5 metre centres in staggered rows on a grid. This planting requirement must not apply to sites within sub-precincts B or C. 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) All side boundaries of sites in the Business – Light Industry Zone and all side and rear boundaries of sites in the Business – Heavy Industry Zone must be planted with a row of either Leyland Cypress, Casuarina (sheoak) or Macrocarpa at 3 metre centres located 1.5 metres in from the side or rear boundary and buildings must be setback from the relevant boundary by a minimum of 3.5 metres. This requirement must not apply to sites within sub-precincts B, C or D. Where sites with side or rear boundaries abut State Highway 1 within Sub-precinct B, all such boundaries must be

planted with a double row of Leyland Cypress with 2 metres between rows and trees within each row planted at 3 metre centres. Tree rows are to be staggered and the first row is to be located 1.5 metres in from the side or rear boundary and buildings must be setback from the relevant boundary by a minimum of 5.5 metres accordingly. Any noise attenuation wall or fence designed to deflect noise arising from State Highway 1 must be fully screened by planting in views from the motorway.

- (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) Within the Sub-precinct C the ground floor of all buildings must have a minimum floor to ceiling height of 4.5 metres to allow long term adaptive reuse of light industrial buildings for commercial services activities.
- (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 constructed and vested in council upon subdivision or development of the relevant area at no cost to the council. Proposed roads must be located generally in the position indicated on Precinct plan 1 but the precise location will be subject to detailed engineering and subdivision design.

- (2) The land identified as part of Sub-precinct D on the Precinct plan 1 and Precinct Plan 2 must be developed and vested in council upon subdivision or development of the relevant area at no cost to the council. Proposed reserves and stormwater management areas must be located generally in the position indicated on the structure plan but precise location will be subject to detailed engineering and subdivision design. 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.

I410.7. 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) 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.

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;
- (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 Spine 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) 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 would be 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; or
- (ii) the extent to which built development fronts the street with a quality recognisable pedestrian entry to the street;

(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:

- (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 Spine 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;

(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.

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 Spine 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.

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;
 - (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;
 - (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 Industrial 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 'Spine 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 'Spine 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, is closed to all vehicular traffic by the time 58 hectares of the developable area in the Ramarama Road Transport Area defined on Precinct Plan 2 has been subdivided or developed;
- (v) whether the Link Road from the Spine 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 Spine Road shown on Precinct Plan 2 is provided as the adjacent Sub-precinct C is developed;
- (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 Spine 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 Spine 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 Spine 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 Spine Road where the sites in question are held in the same ownership.

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

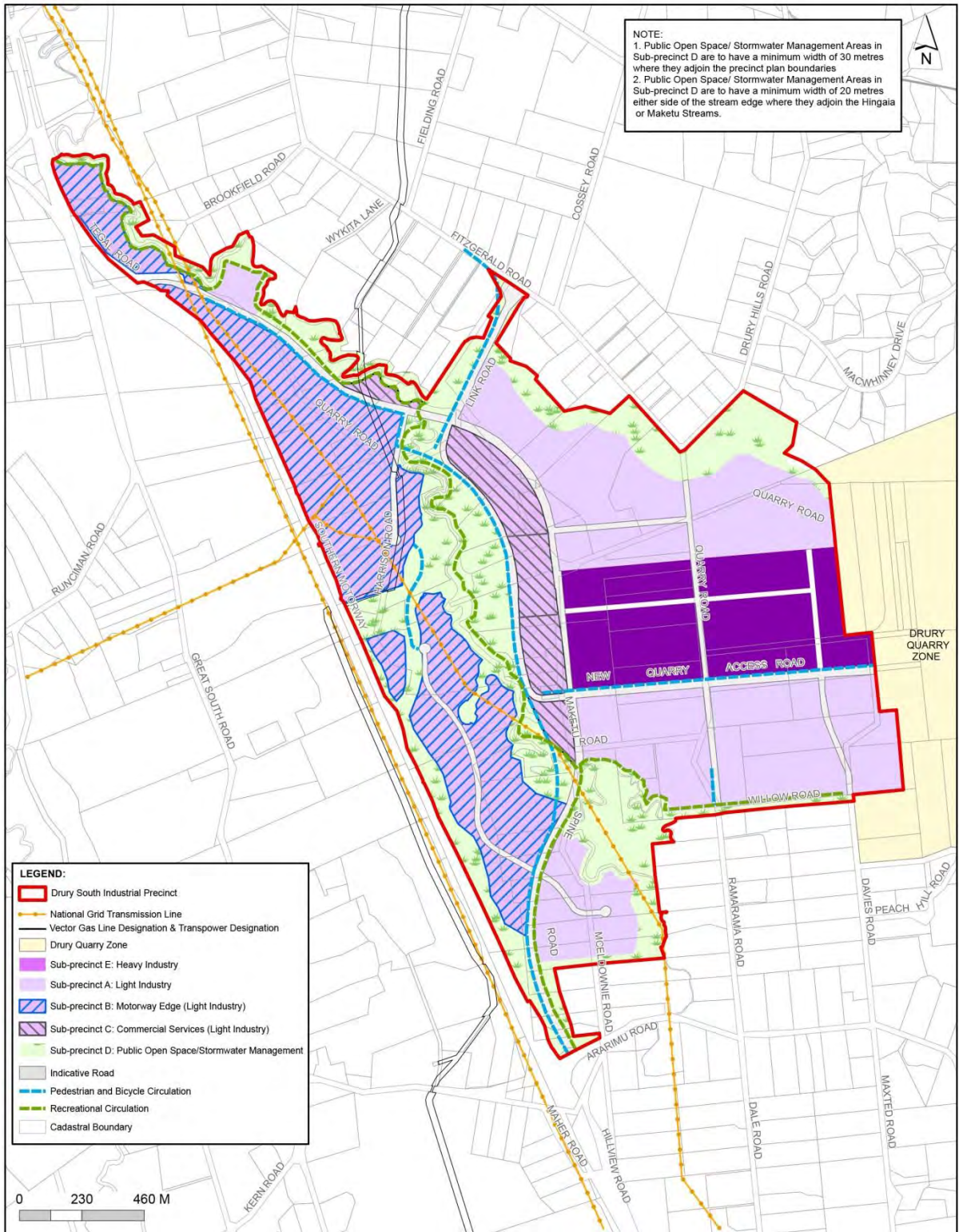
- (1) In respect of any new areas of planting in Sub-precinct D the following must be provided:
 - (a) a weed and pest management programme for any new areas of planting within the stormwater management areas and wetland areas and remaining indigenous forest fragments in Sub-precinct D; and
 - (b) a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

I410.9.3. Stormwater management report and plans

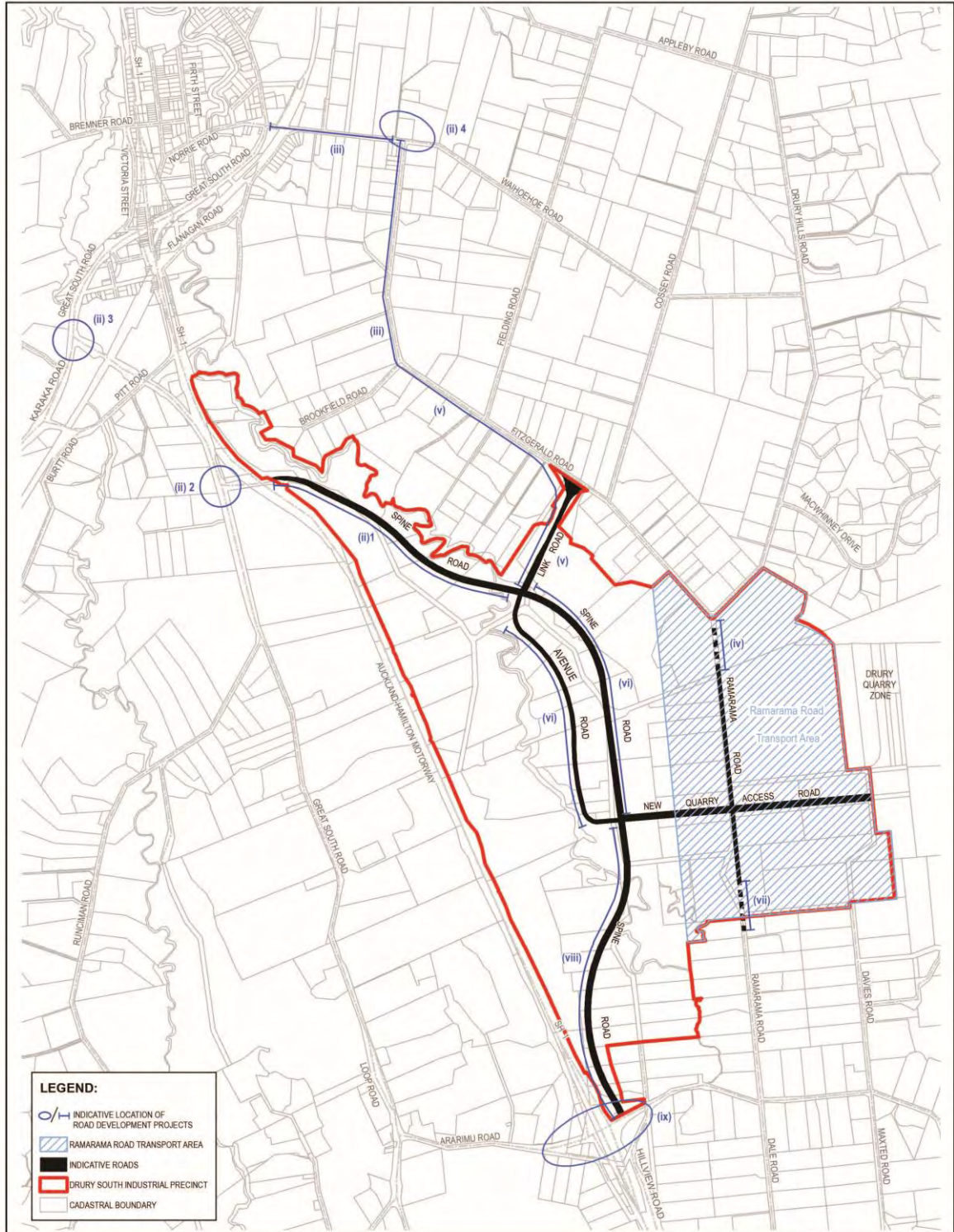
- (1) Any application for subdivision or development preceding subdivision must be accompanied by detailed stormwater management report and plans. Such report and plans must:
 - (a) describe how the plans comply with the conditions of any relevant discharge consent;
 - (b) identify overland flow paths;
 - (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.

I410.10. Precinct plans

1410.10.1 Drury South Industrial: Precinct plan 1



I410.10.2 Drury South Industrial: Precinct plan 2



I410.11. Appendices

I410.11.1 Drury South Industrial: Appendix 1

APPENDIX 5B.4.A: DRURY SOUTH STRUCTURE PLAN AREA –
SUBDIVISION DESIGN ASSESSMENT CRITERIA

PURPOSE OF APPENDIX 5B.4.A

Within the Drury South Structure Plan area, applications for restricted discretionary activity subdivision consent will be assessed in terms of a series of matters to which the Council will restrict the exercise of its discretion. One of the matters which the Council will have regard to as set out in Rule 6.15.2.5 is:

The extent to which the subdivision design and layout complies with and gives effect to the objectives and policies identified on the Drury South Structure Plan in Part 5B.4 Section 1 of the District Plan and the assessment criteria set out in Appendix 5B.4.A

In addition, the criteria will also be used in the consideration of discretionary applications for subdivision, as appropriate.

This appendix sets out assessment criteria under a number of “Design Elements”. Accompanying illustrations are intended to support the text and represent good design solutions, but are not intended to represent the only design solution. All illustrations are indicative only.

Each Design Element includes an explanation, which summarises the rationale for the particular Design Element and expands on the individual criteria. The explanation may be used as further guidance in interpreting the intention of the criteria and assessing the extent to which the proposal accords with them.

INFORMATION REQUIREMENTS

The applicant shall provide a written assessment describing how the criteria for each Design Element are addressed. Applicants will have to demonstrate that the provisions of the criteria have been acknowledged.

It is recognised that certain proposals will not achieve absolute accord with all criteria. Where necessary, in regard to a criterion demonstrably not met, the applicant shall explain with reference to the explanation for the particular Design Element:

- Whether site constraints inhibit the ability to address the criterion, and/or;
- How the intention of the criterion is met by the proposal, and/or ;
- Whether the proposal represents a better design solution than that suggested by the criterion.

Planting plans and maintenance plans for recreation and esplanade reserves and stormwater management areas will need to be submitted with applications for subdivision consent and approved by the Council.

Design Element 1 – Road, Reserve and Access Networks:

1. Earthworks should be undertaken principally at the initial subdivision stage, and where appropriate the creation of reasonably flat sites should occur at the bulk earthworks stage (in order to avoid creating retaining walls at site development stage).
2. Road patterns should maximise convenient / direct access to the spine road and limit connection to existing rural roads (such as Ararimu Road) except where this relates to the wider essential network.
3. The road pattern should facilitate access to and accessibility within 'commercial service precincts'.
4. Road patterns should be logical and contribute to the legibility of and ease of wayfinding within the area (refer Diagrams 1 and 2 for generic legibility and proposed street hierarchy).
5. Subdivision layout design should achieve protection and enhancement of all significant streams / tributaries to be retained and their riparian corridors (20m minimum either side from edge of stream) and concentrate open space as part of the riparian network (refer Diagram 3).
6. Subdivision layout design should achieve an interconnected open space and movement network.
7. Safe pedestrian and cycle routes through the structure plan area should be integrated with the riparian, reserve and road design.
8. Equestrian bridle trails should be integrated with riparian reserve development and provide access to the large centrally located public open space / stormwater management area.
9. Layouts should retain mature trees within the riparian corridors, particularly those of indigenous species.
10. In Motorway Edge Precinct areas layouts should seek to retain as many existing established trees, particularly those of indigenous species, as possible.
11. In Motorway Edge Precinct areas access to sites off the spine road should be combined wherever practicable.

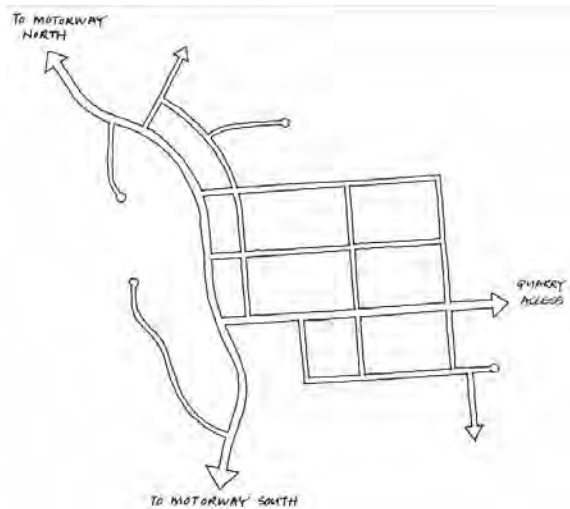


Diagram 1: Legible road hierarchy to assist wayfinding



Diagram 2: Road hierarchy

Explanation:

Design Element 1 pertains to the overall site topography and the general layout of the networks of roads, reserves and other access linkages that make up the public space of the industrial business zone. These should be considered in an integrated fashion together with the development blocks that they create.

The existing site topography within the proposed zone area is relatively flat although bulk earthworks including cut and fill will be required to establish levels for future development above the flood plain and appropriate falls across the land

The riparian corridors of the Hingaia and Maketu Streams and their significant tributaries will remain an important feature of the site topography once the zone is established. Vegetation associated with these corridors is also important to the structuring, screening and ecology of the area and its proposed activities.

The riparian corridors also provide a focus for future recreation and open space development and form part of the enhancement framework for the zone.



Diagram 3: Open space concentrated along Hingaia Maketu, Roslyn and Northern Diversion Stream corridors

The road network and hierarchy (refer Diagrams 1 and 2), as illustrated in the Drury South Structure Plan has been designed to efficiently direct traffic into and out of the zone connecting to the Southern Motorway (SH1) at both the Ramarama (south) and Drury (north) interchanges. The Ramarama interchange and Quarry Road / Great South Road through to the Drury Interchange will be upgraded to improve vehicle access and safety. The proposed spine road link is important to the legibility and traffic efficiency of the proposed zone area; this route will provide the primary connection into and out of the zone with other streets connected to the spine road through corridor.

The proposed street network has also been designed to limit the impact of vehicles destined for the new zoned area on existing rural residential and community roads such as the road accessing and adjacent to the Ramarama School. Implementation of the street network to achieve the beneficial improvements to heavy vehicle (including quarry truck) and other zone related traffic movement is imperative as a part of delivery of the zone.

By their nature the Commercial Services Precinct areas will require a finer grain street network with smaller street blocks, greater walkability, good service access and parking.

A legible road pattern (refer Diagram 1) is one that is easily understandable for the people that use it and that provides cues for first time users as well as those habitual users. Consistent road design and landscape themes can further emphasise the position of each street in the road hierarchy and in the pattern of streets in the wider area. Road patterns that are logical and easy to comprehend and navigate make an area feel more comfortable and help to provide a sense of identity.

Design Element 2 – Block Size, Lot Type and Orientation:

1. Blocks should be of a scale and shape to achieve a permeable street layout suited to the industrial landuse.
2. All lots should front onto and be accessed directly from a legal road. Rear lots are to be avoided (*refer Diagram 4*).
3. Through lots (with dual road frontage) are permissible (*refer Diagram 4*).



Explanation:

Design Element 2 describes the principles for consideration in the layout of blocks and lots within the proposed business zone area.

Blocks within an industrial area can be larger than those within finer grain residential or Commercial Services areas. A good permeable and well connected street network is however still required to facilitate access, provide an appropriate street address and reduce traffic volumes on side streets.

Diagram 4: All lots should front onto a legal road; through lots are permissible

Lots need to be of a size and shape to accommodate large scale, land extensive landuses and flexible to enable reasonable long term growth. At the same time rear lots are considered undesirable with a preference for development to address the street.

Design Element – Roads and Accessways:

1. In addition to transport engineering and Council’s Code of Practice requirements, road cross sections should be appropriate to the nature of the function that they provide and also reflect urban design legibility considerations – i.e. wayfinding. Refer typical cross sections (Appendix 1) for road hierarchy comprising; Arterial (e.g. spine road extension); Link Road, new quarry access road (Parkway Road) (*refer also Diagram 2 for street hierarchy*).
2. Cyclists should be accommodated on the street carriageway or on a shared footpath/cycle route with wider dimension to accommodate both functions.
3. A consistent palette of traffic management tools should be used across the Drury South business zoned land. Traffic management devices such as chicanes, speed humps and other such restrictive management devices are not expected, however the use of thematic planting and measures such as localised narrowing to create thresholds or define changes in the street environment could be used.
4. All streets are required to accommodate strong avenue specimen tree planting. Refer Cross Sections Appendix 1. This planting is required to achieve the breaking up of the overall scale of the development particularly as seen from elevated locations, as well as to establish the enhanced amenity and character of the zone.
5. In addition to the street avenue planting a planted central median is (with and without specimen trees) also required on the roads identified as ‘Arterial’ (Spine and Link Roads) and ‘Parkway’ refer Appendix 1 Cross Sections.

Explanation:

Design Element 3 pertains to principles for the design of roads and other access routes within the zone. Road design should be appropriate to function and provide practical widths for vehicular access, including for emergency vehicles, parking, planting and services. Useful minimum dimensions are:

- Four traffic lanes on arterial road 15.2m
- Two traffic lanes on local road 8.2m
- Cycle lane 1.5m
- Parallel parking lane 2.5m
- Service/utilities strip 3.0m
- Footpath 1.5m to 3.0m

The use of parallel kerbside parking is efficient in using the road as circulation area and reducing the need for onsite visitor parking. Kerbside parking lanes may be defined and delineated with planting bays if desired as illustrated in the road Cross Sections Attachment1.

Pedestrian and cycle paths should generally be integrated with road and reserve design. Paths which are separated from vehicle routes should be designed for safety.

Design Element 4 – Reserves, Stormwater Management Areas and Riparian Planting:

1. Stormwater detention and treatment reserves should be located in general accordance with the locations shown in the Drury South Structure Plan and in accordance with the adopted Catchment Management Plan, the Council's code of practice and relevant regional technical publications. The Cross Sections (Attachment 2) illustrate the Typical Wetland Stormwater Pond and Typical Stream Corridor Cross Sections.
2. Stormwater ponds should be designed to fit in with the surrounding landscape and appear as an integrally designed infrastructural component of the overall setting.
3. Vegetated buffers, not less than 40m in total width for any retained permanent or diverted stream, should be provided on the margins of streams, ponds and wetlands and should:
 - Include native species as identified in Attachment3
 - Include native trees on the lower and upper banks of ponds predominantly to the north and west to provide shade.
 - Provide a minimum of 10m of native planting either side of the stream corridor including shallow water rushes and sedges.
 - Avoid vegetation that will exacerbate flooding and the blockage of water flood flows along the immediate riparian corridor.

The only exception to these requirements is the retained permanent stream in the northwest of the structure plan area (adjacent to the Transpower site) which will be subject to a minimum requirement of 10m of native planting either side of the stream corridor only.

Note: Attachment 5 sets out 'Stream and Wetland Rehabilitation Guidelines (June 2013) for the DSSP area.

4. Walkways / cycleways along riparian corridors and through buffer planting should be designed to minimise any impacts on ecological function and give due consideration to personal safety and CPTED principles (refer Attachment2).
5. Edge buffer reserves should be located in accordance with the Drury South Structure Plan, be a minimum of 30m in width and be planted in generally accordance with Diagram 5 below.



Diagram 5: Typical landscape buffer cross section

6. Suitable mechanisms to ensure the establishment and ongoing maintenance of landscaping of reserves and stormwater management areas until those areas are vested in the Council will be required to ensure the long term success of any landscaping.

Explanation:

Design Element 4 pertains to matters for consideration for locating, sizing and designing reserves stormwater management areas and riparian planting. These areas will be generally located in accordance with the locations shown in the Drury South Structure Plan; regard should also be given to Design Element 5 when designing reserves within the zone area.

The principal reserve network within the zone, as illustrated in the Drury South Structure Plan, is structured around riparian protection and enhancement as well as stormwater management including detention and treatment. The reserve network is however designed for multiple functions and values including passive and active recreation, pedestrian / cycle commuter access, ecological values, visual screening / separation and aesthetic amenity.

The zone also includes buffer reserves the main purpose of which is to physically and visually screen and separate adjacent existing land uses and residents from the zone. These reserves are planted to maintain a robust rural character with a woodlot/ shelter belt form of land management. Whilst providing multiple functions including walking / cycling, biodiversity and aesthetic values their primary function will remain as that of a buffer to landuses outside of the zone.

Design Element 5 – Reserve Interface Design:

1. Reserves intended for public recreation and use should be designed to be bounded by public roads as much as possible given topographical and natural feature constraints. (Note proposed buffer reserves are not intended to be bounded by public roads)
2. Where reserves or riparian buffer areas adjoin lots the boundary should be securely delineated and fenced to avoid encroachment (refer Diagram 5).

Explanation:

Reserves intended for public use that are well fronted by public roads are more secure because of the informal surveillance from the road and activities that interface with the road across the carriageway. Ideally not less than half the total length of legal boundary of any reserve should adjoin a legal road.

Design Element 5a – Earthworks and Retaining Walls

1. Changes of level adjoining streets and open space corridors should be achieved by gently battering and contouring land.
2. Where retaining walls are required, they should be screened from public view. This may be achieved by planting and breaking up the vertical extent of walls through physical stepping.

Additional Overlay Precinct Criteria

In the case of subdivision within the Motorway Edge Precincts and the Commercial Service Precincts the following criteria shall also apply and take precedence over the general assessment criteria for subdivision stated above, where this is inconsistency or conflict.

Additional Design Element 6: Subdivision within Motorway Edge Precinct

1. Earthworks should be designed to retain a more natural, undulating topography and character outside of building platforms and other areas required through function to retain a flat topography.
2. Intersections between public roads serving the precinct and the north south primary road (spine road corridor) should be minimised.

Additional Design Element 7: Subdivision within Commercial Services Precinct

1. Where through lots with dual street frontage are created, these should provide frontage to both street edges (i.e. no rear elevations to the street). The primary frontage should be to the spine road.

APPENDIX 5B.4B: DRURY SOUTH STRUCTURE PLAN AREA – MOTORWAY
EDGE PRECINCT AND COMMERCIAL SERVICES
PRECINCT ASSESSMENT CRITERIA

PURPOSE OF APPENDIX 5B.4.B

In the Motorway Edge Precinct and Commercial Services Precinct within the Drury South Structure Plan area building design and appearance, landscape design and internal site layout are listed as controlled activities if they also comply with the standards and terms specified in 6.11.7.2.

Rule 6.15.1 sets out controlled activity assessment criteria for all controlled activities in the industrial zones and contains the following clause:

“In the case of the Motorway Edge Precinct and the Commercial Service Precinct within the Drury South Structure Plan Area (Part 5B.4 in Section One of the District Plan) the Council will, in addition to the criteria set out in (a) to (f) above, assess the application against the criteria set out for those precincts in Appendix 5B.4.B in Section One of the District Plan.”

In addition, these criteria will also be used as appropriate in the consideration of restricted discretionary and discretionary activity applications involving the construction or alteration of buildings.

This Appendix sets out assessment criteria under a number of “Design Elements” for both the Motorway Edge Precinct and the Commercial Services Precinct.

The criteria listed under each Design Element are intended to give flexibility, enabling site responsive designs, while ensuring that development provides a positive contribution to the amenity of the Drury South Structure Plan Area.

The criteria are intended to guide development rather than prescribe exact design and layout. Most criteria are illustrated. The illustrations are intended to support the text and are representative of good design solutions, but are not necessarily intended to represent the only design solution.

Each Design Element includes an explanation, which summarises the rationale for the particular Design Element and expands on the individual criteria. The explanation may be used as further guidance in interpreting the intention of the criteria and assessing the extent to which the proposal accords with them.

INFORMATION REQUIREMENTS

The applicant shall provide a written assessment describing how the criteria for each Design Element are addressed. Applicants will have to demonstrate that the provisions of the criteria have been acknowledged. It is recognised that certain proposals will not achieve absolute accord with all criteria. Where necessary, in regard to a criterion demonstrably not met, the applicant shall explain with reference to the explanation for the particular Design Element:

- whether site constraints inhibit the ability to address the criterion, and/or;
- how the intention of the criterion is met by the proposal, and/or ;
- whether the proposal represents a better design solution than that suggested by the criterion.

Applicants will also be required to provide a Landscape Concept Plan with sufficient detail to ensure that the relevant assessment criteria are able to be considered, identifying hard and soft landscaping treatment, large grade specimen trees (species and planting size), groupings of ground covers and shrubs with species schedule.

MOTORWAY EDGE PRECINCT DESIGN ASSESSMENT CRITERIA

The following criteria shall apply to building design and appearance, landscape design and internal site layout within the Motorway Edge Precinct where activities are listed as controlled activities.

Design Element – Internal Private Access Roads:

1. Specimen tree planting should be provided on all public and internal private access roads within the Motorway Edge Precinct.

Design Element – Existing Vegetation:

1. Where ever possible layouts should retain and protect existing mature trees, particularly those of indigenous species, where these contribute to the site character and amenity.

Design Element – Planting:

1. Planting should be designed to have a large scale landscape effect and combine native as well as appropriate exotic species to provide seasonal change and quality amenity.
2. Where reserve land adjoins the motorway boundary planting that creates a continuous visual barrier to eastward views from the SH1 (Southern Motorway) corridor should be avoided, however landscape design should emphasise the current sequence of intermittent views to the Hunua Ranges from the SH1 corridor and the pattern of variable depth of such views.
3. Where industrial sites adjoin the motorway boundary, a detailed rule applies requiring a double row of Leyland Cypress to create the appearance of a rural shelterbelt providing a continuous visual barrier defining the curve in the motorway alignment.

Design Element – Buildings:

1. Buildings should be located with design consideration for their visibility and reduced visual impact as viewed from the SH1, (Southern Motorway) corridor and the desirability of maintaining a sense of openness as seen from the motorway.
2. The visual mass of larger buildings should be 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.

Design Element – Parking Areas:

1. Parking areas should be designed to incorporate trees to break up the scale of hard surface areas.
2. Adoption of the Fully Planted Permeable Carpark Design Layout (refer Diagram 6) style of parking is advocated within the Motorway Edge Precinct.

Design Element – Internal Site layout:

1. Storage and waste management activities should be located and / or designed to be screened from view of the State Highway.

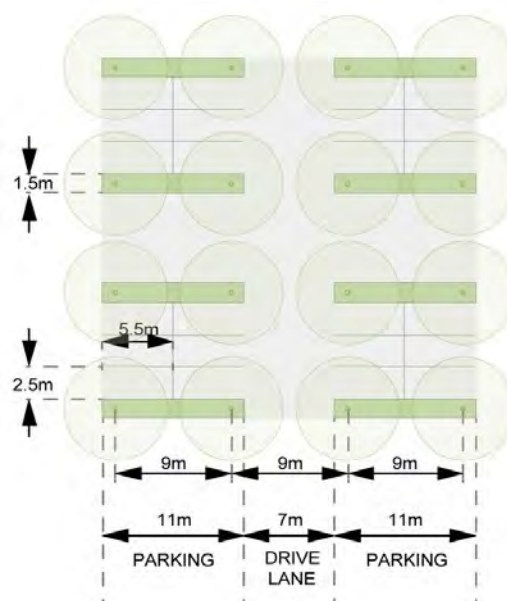


Diagram 6: Fully planted permeable carpark design layout - detail

COMMERCIAL SERVICES PRECINCT DESIGN ASSESSMENT CRITERIA

The following criteria shall apply to building design and appearance, landscape design and internal site layout within the Commercial Services Precinct where activities are listed as controlled activities.

Design Element – Block Size, Lot Type and Orientation:

1. Buildings on corner lots should be designed to provide for a quality architectural response to the corner. Appropriate design responses would be provision of additional height at the corner, windows and activities addressing both street frontages (avoidance of blank walls to one or both sides of the corner). Service activities such as loading docks or storage yards should not be located on corners or any site frontage.

Design Element – Street Interface Design:

1. Built development should front the street with a quality recognisable pedestrian entry to the street.
2. Parking should be provided on the road network adjacent to Commercial Service Precinct areas with on site parking layouts designed in accordance with the typical layout identified (refer Attachment 4).

Design Element – Signage:

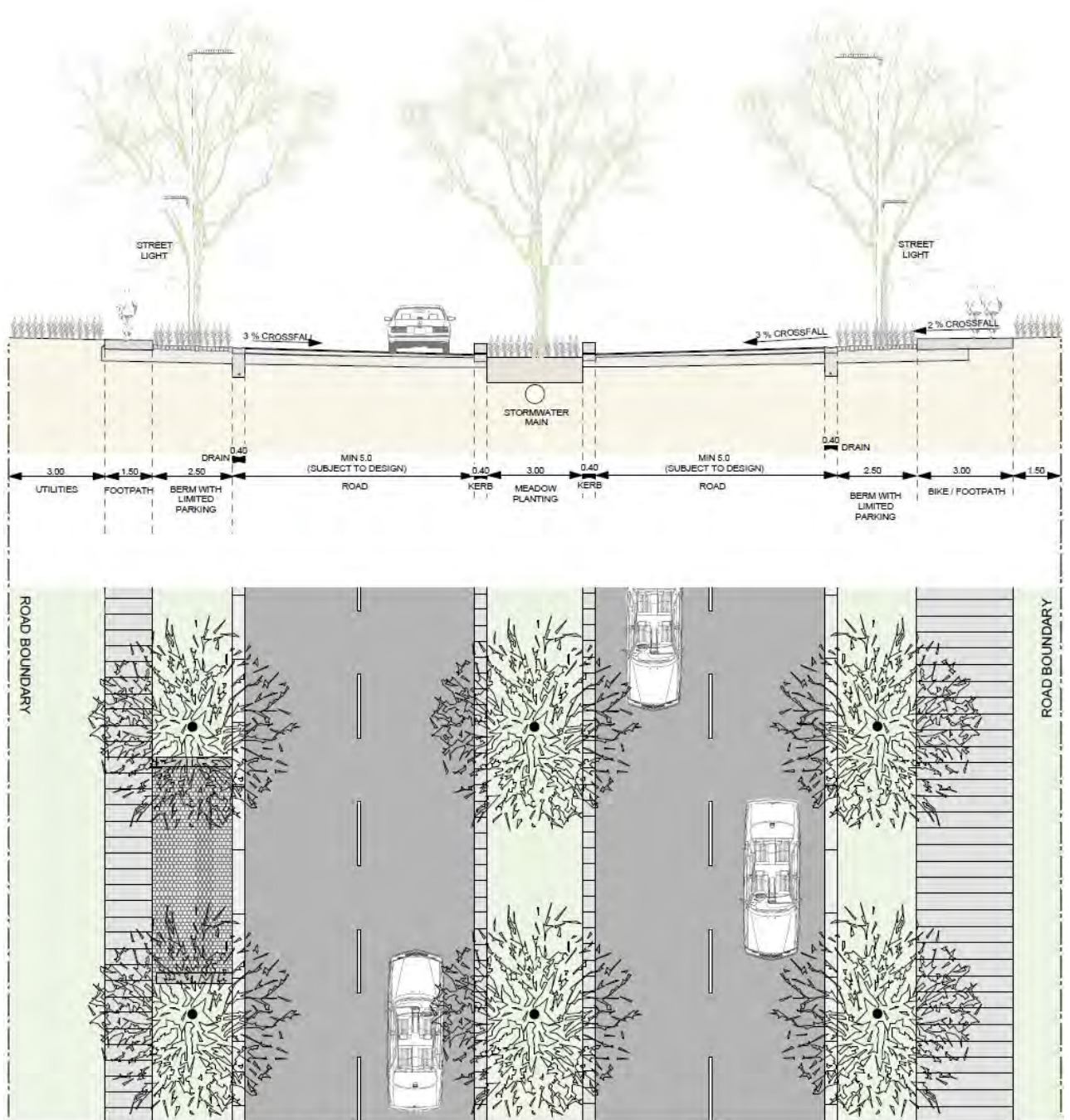
1. Signage for each Commercial Services Precinct development should be coordinated including the physical location of signs, their type face, style and content with a maximum of two signs per business, one located to address the street frontage and one to identify the building entry (a third sign is permissible where the service access is separate from building entry or there are multiple entries).

Design Element – Service Areas:

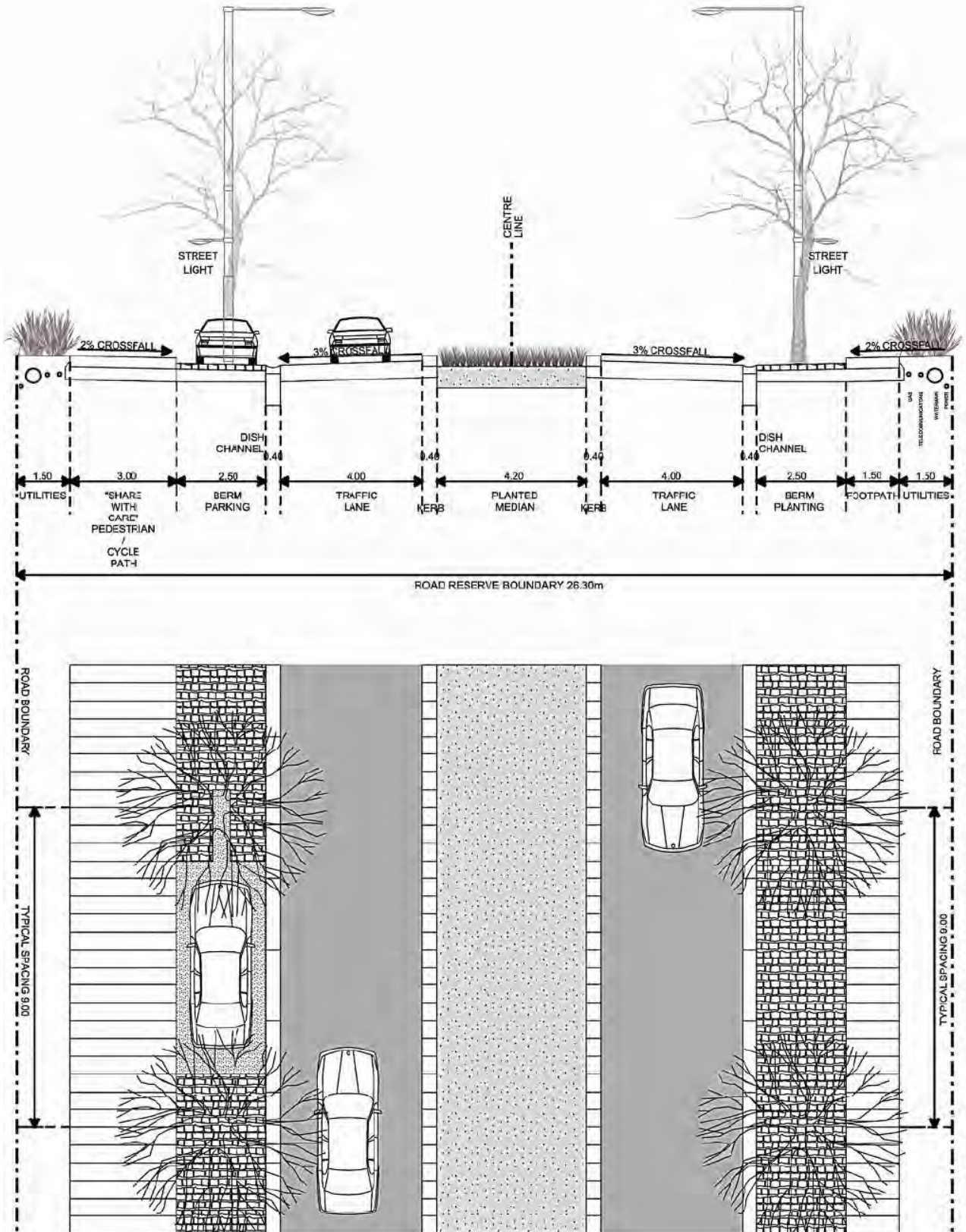
1. Service areas should be located so as to avoid observation from a public road with access either from a service lane, incorporation within the main building or full screening of service / storage and dock areas.

Attachment 1

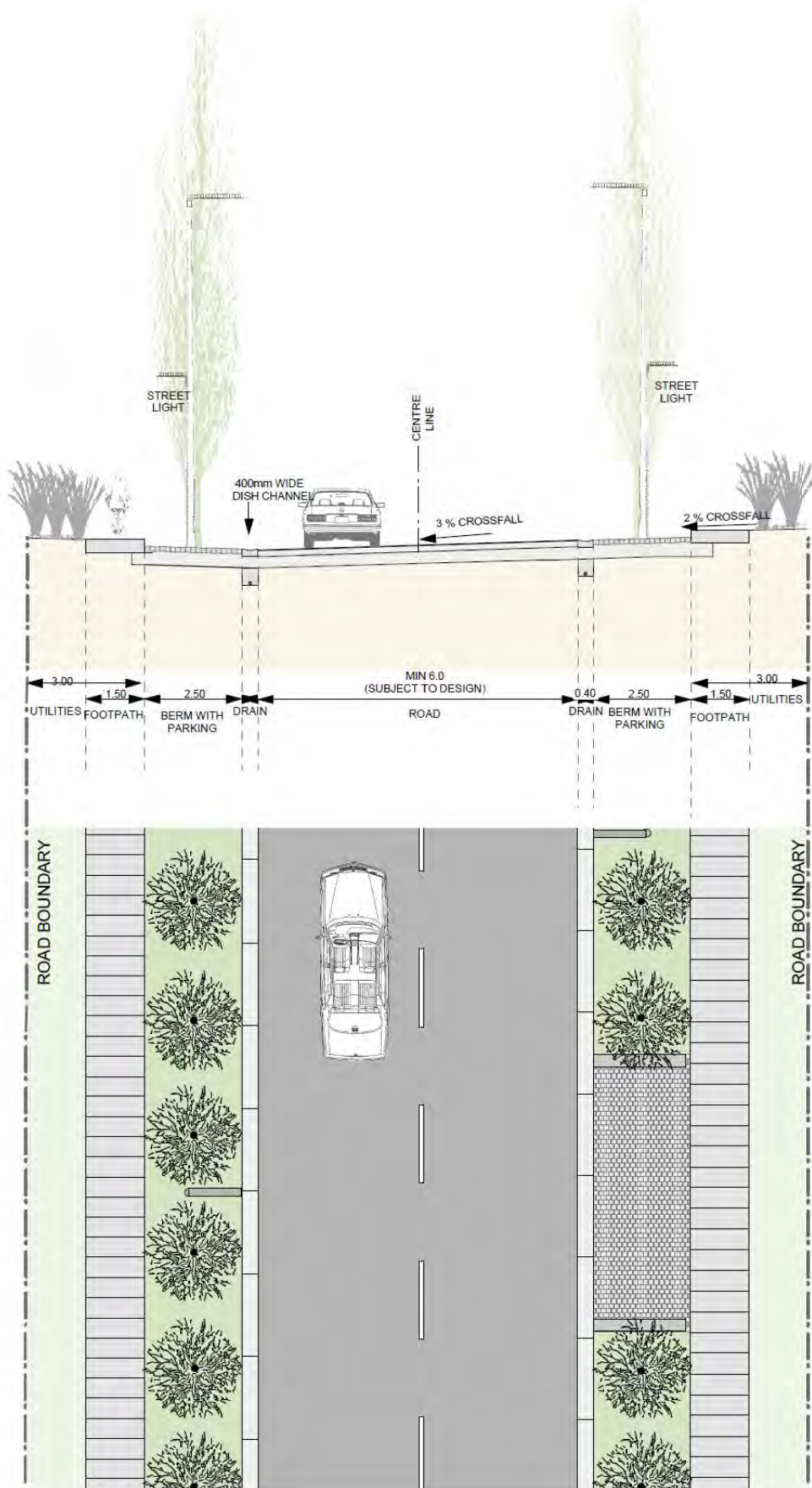
Typical Road Cross Sections



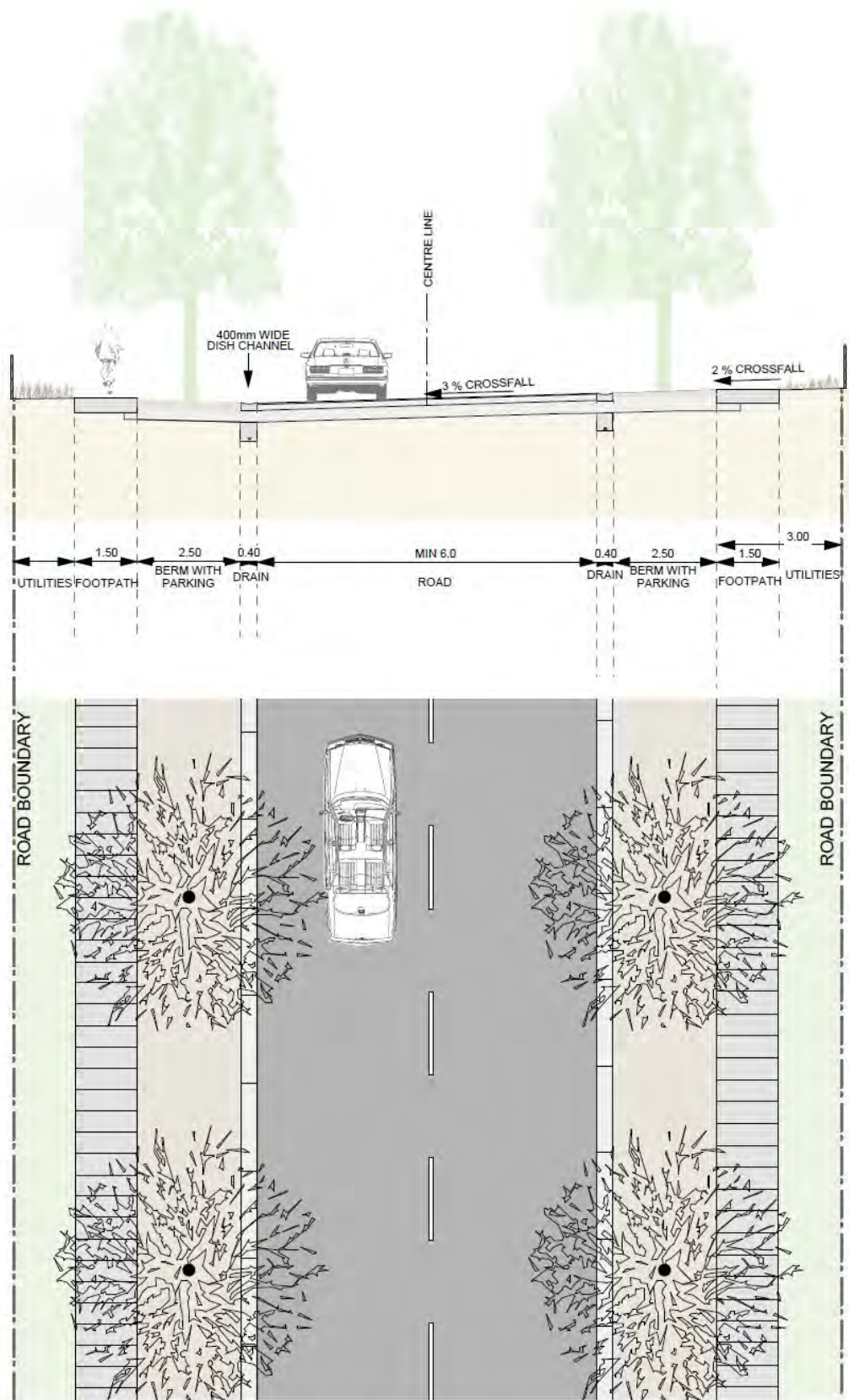
INDICATIVE ARTERIAL CROSS SECTION
(Spine Road)



INDICATIVE PARKWAY CROSS SECTION
(New Quarry Access Road)



INDICATIVE ROAD CROSS SECTION

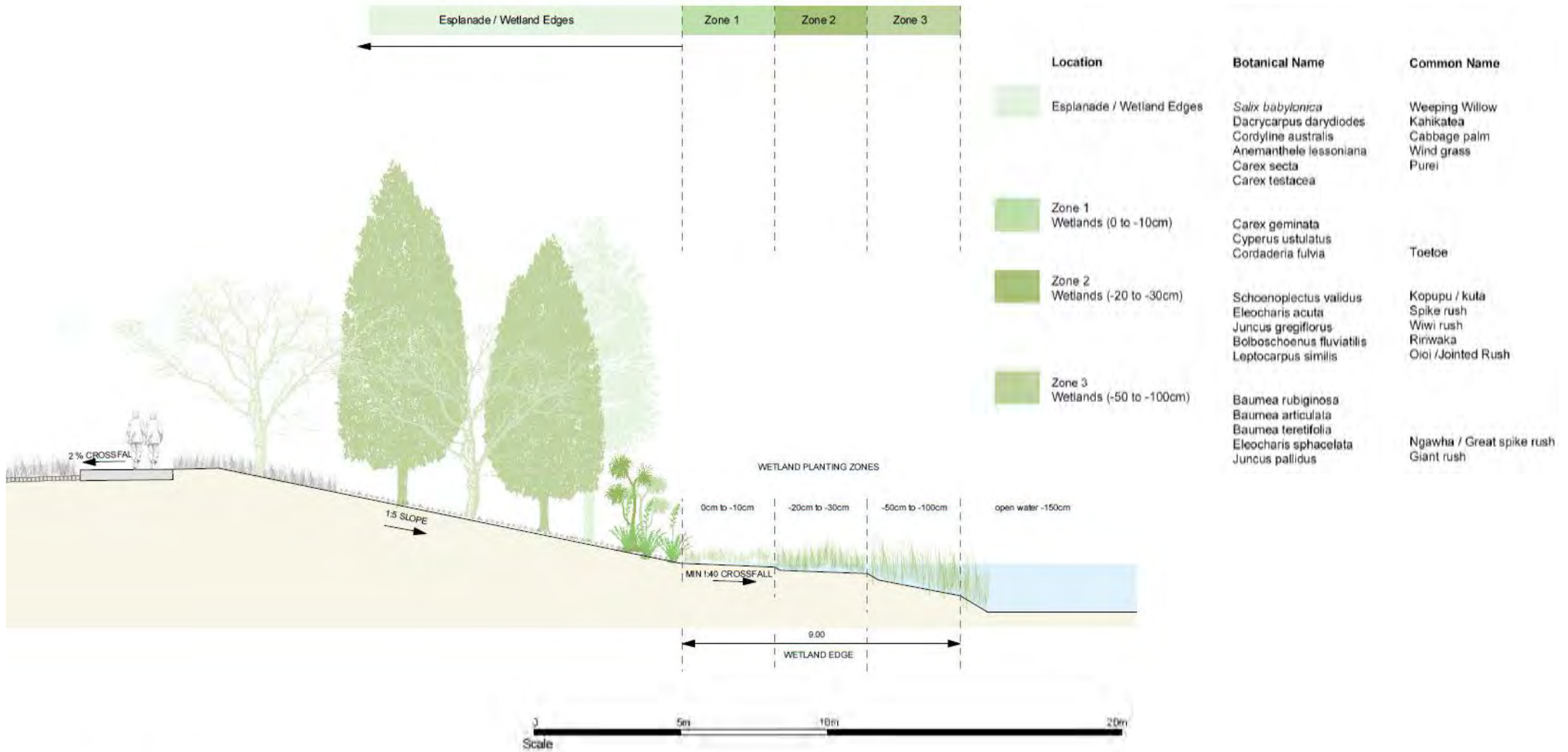


INDICATIVE MOTORWAY EDGE PRECINCT ROAD CROSS SECTION

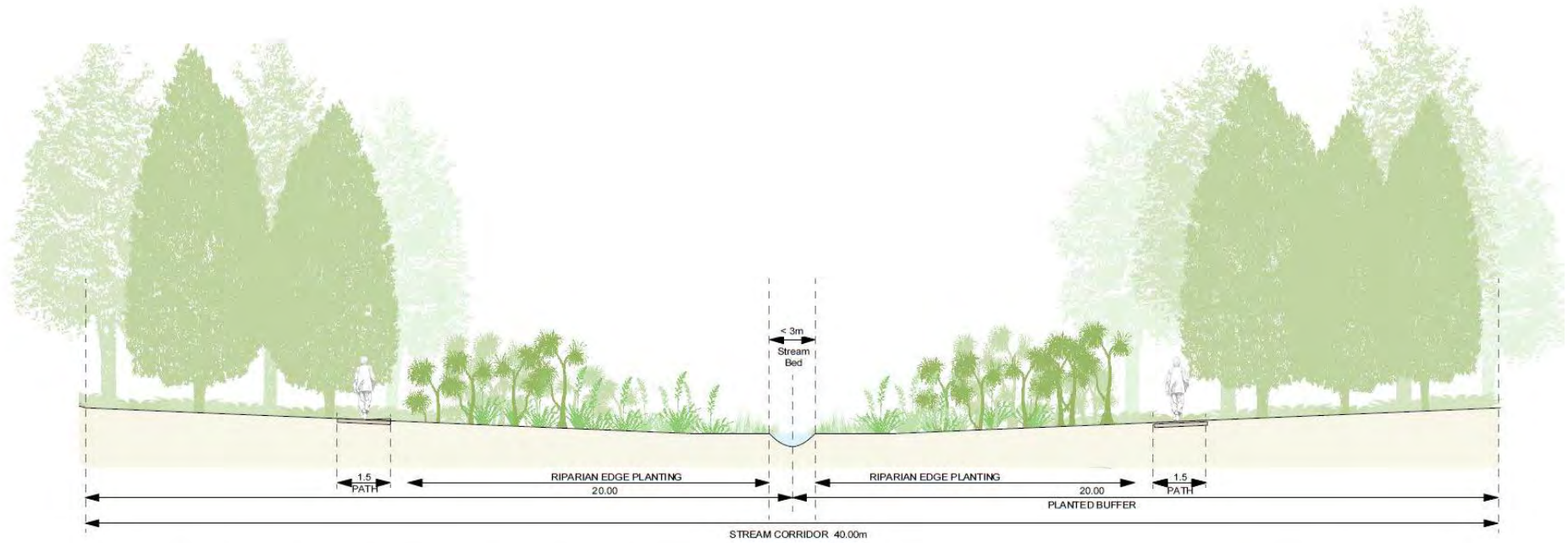
Attachment 2

Typical Wetland Stormwater Pond and Typical Stream Corridor Cross Sections

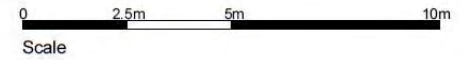
Proposed Auckland Unitary Plan Decisions Version with Annotated Appeals



INDICATIVE WETLAND EDGE DETAIL

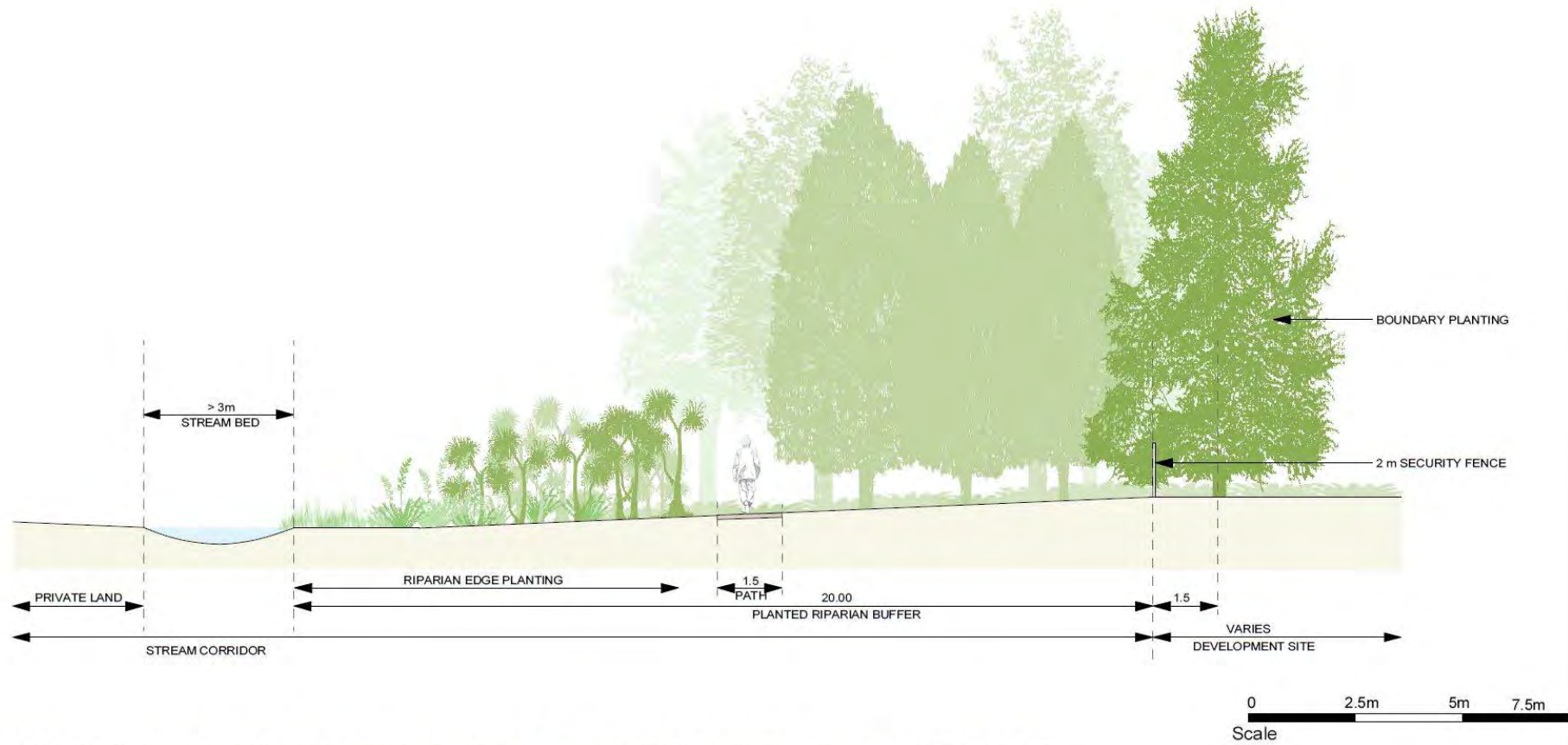


INDICATIVE 40m RIPARIAN BUFFER FOR STREAM BEDS LESS THAN 3m WIDE





TYPICAL ONE SIDED RIPARIAN BUFFER FOR STREAM BEDS LESS THAN 3m WIDE



INDICATIVE ONE SIDED RIPARIAN BUFFER FOR STREAM BEDS 3m AND GREATER

Attachment 3

Drury South Structure Plan
Indigenous Species Plant List

Note: The species underlined are recognised as being rare/uncommon in the Auckland region.

Wetland Species	
Schoenoplectus tabernaemontani also Eleocharis sphacelata	Multiple Māori names include kukuta and kutakuta.
Carex virgata and Carex secta	Pukio
Baumea articulata	Jointed twig-rush
Typha orientalis	Raupō
<u>Myriophyllum robustum</u>	Stout water milfoil
Baumea tenax	
Isachne glabosa	Swamp grass
Phormium tenax	Particularly the variety known to Maori as 'Muka' - soft for weaving

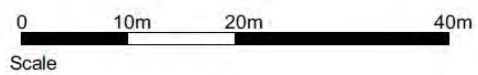
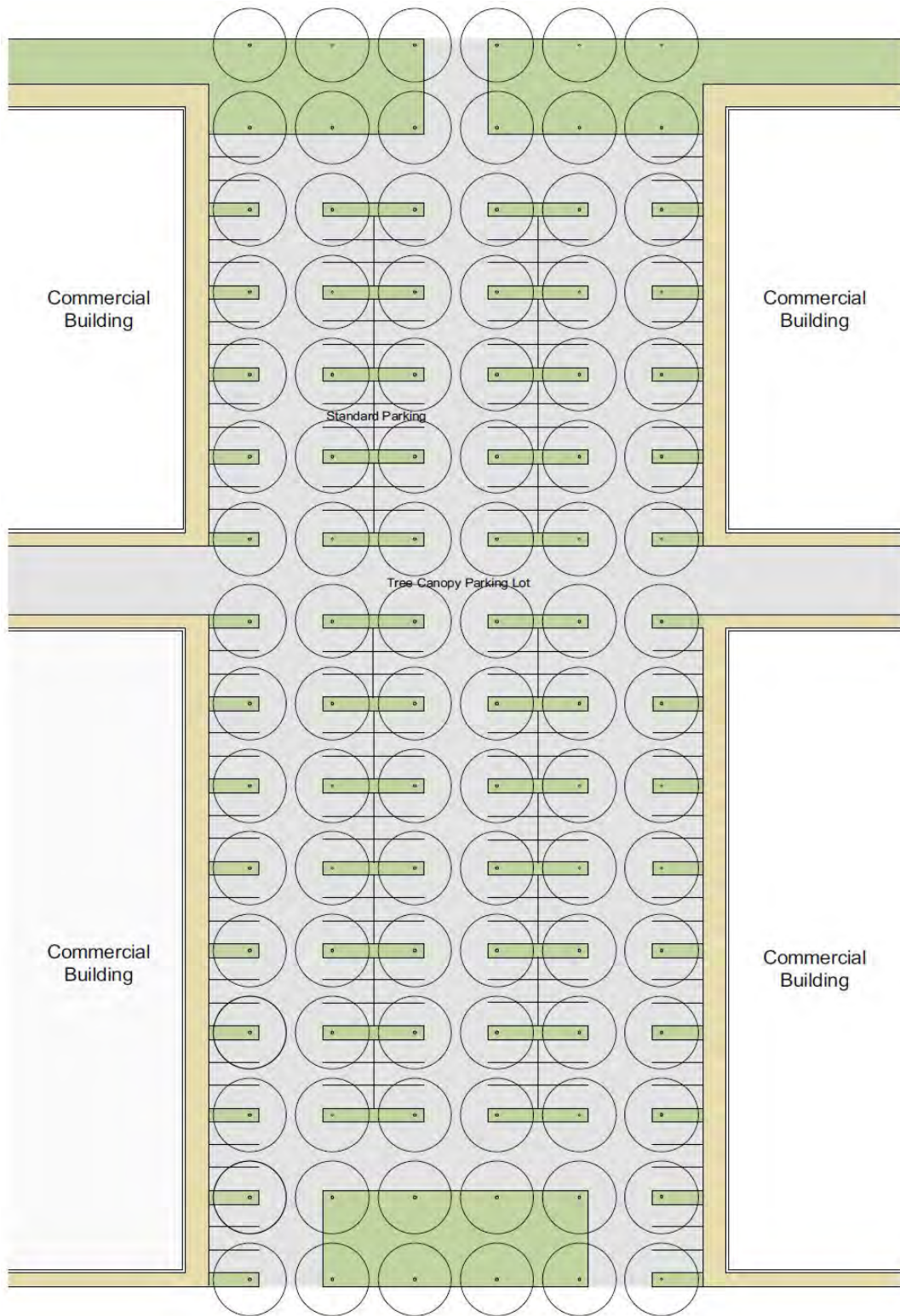
Riparian Marginal Species	
Freycinetia baueriana	Kie kei
Alectryon excelsa	Titoki
Vitex lucens	Puriri
Prumnopitys taxifolia	Matai
Sophora microphlla	Kowhai
Rhopalostylis sapida	Nikau
Hoheria populnea	Lacebark
Corynocarpus laevigatus	Karaka
<u>Plagianthus betulinus</u>	Manatu
Pennantia corymbosa	Kaikomako
Hedycarya arborea	Pigeonwood
Aristolelia serrata	Makomako

Kunzea ericoides	Kanuka
Cordyline australis	Ti whanake
Dysoxylum spectabile	Kohekohe
Coprosma grandifolia	Kanono
<u>Streblus banksii</u>	Towai
Streblus microphylla	Turepo
<u>Myrsine divaricata</u>	Weeping matipo
<u>Marrattia salicina</u>	King fern

Swamp Forest Species	
<u>Syzygium maire</u>	Maire, tawake
Laurelia novae-zelandiae	Pukatea
Carpodetus serratus	Putaputaweta
Phormium tenax	Harakeke
Coprosma tenuicaulis	Hukihuki
Dacrycarpus dacrydioides	Kahikatea
Blechnum novae-zelandiae	Swamp kiokio
Cortaderia fulvida	Toetoe
<u>Astelia grandis</u>	Swamp astelia
Schefflera digitata	Pate
Podocarpus totara	Totara

Attachment 4

Typical Commercial Services Precinct Access and Car Park Layout



TYPICAL COMMERCIAL LAYOUT

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(4) 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/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 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) Any loss of existing formed and marked parking spaces from 30 September 2013, must be accommodated elsewhere within the precinct unless the number of parking spaces provided exceeds the requirements set out in E27 Transport – district rule E27.6.2 Number of parking and loading spaces.

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

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 $L_{Z_{peak}}$ 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 J (Conservation and Stormwater Management)
A 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.

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

	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
Subdivision											
<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

(A18)	Any activity (including subdivision) which includes wastewater disposal in the Sub-precinct I	NA	NA	NA	NA	NA	NA	NA	RD	NA	NA
(A19)	Any subdivision, building or structure within the Sub-precinct J	NA	NA	NA	NA	NA	NA	RD	RD	RD	RD
(A20)	Any subdivision, building or structure within the Sub-precinct G	RD	RD	RD	RD	RD	RD	NA	NA	NA	NA

I412.5. Notification

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

I412.6. Standards

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	<u>520</u>	2000	NA	<u>1000</u>
Maximum allowable density within the MANA area (sqm per dwelling)	400	NA	150	180	300	NA	NA	NA	NA	<u>NA</u>
Maximum density	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	3	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	35	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

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

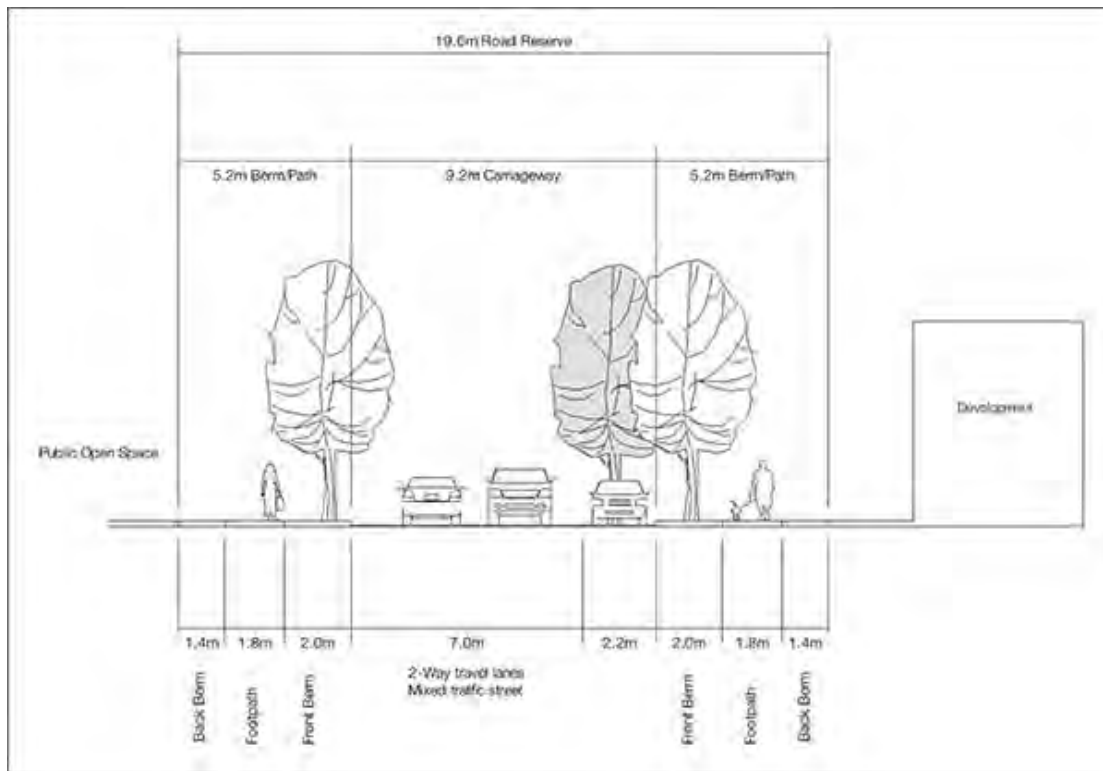


Figure 2. Collector Road Park Edge - Bridge

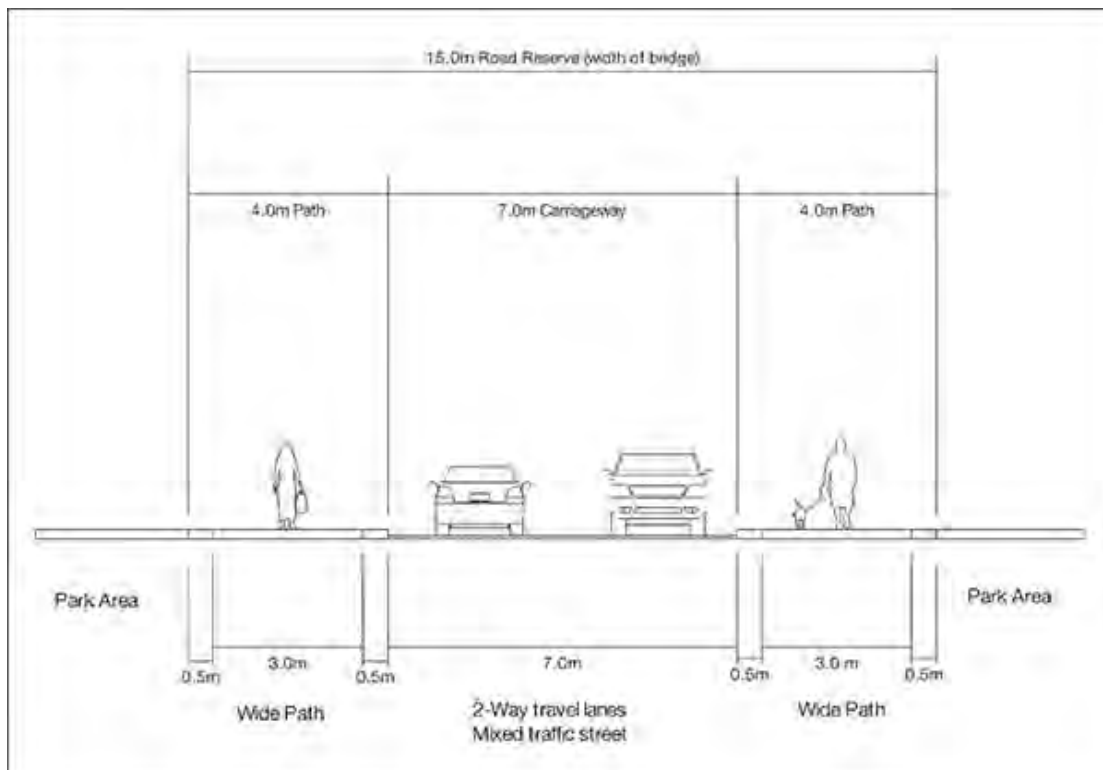


Figure 3. Collector Road Park Edge with public open space on both sides

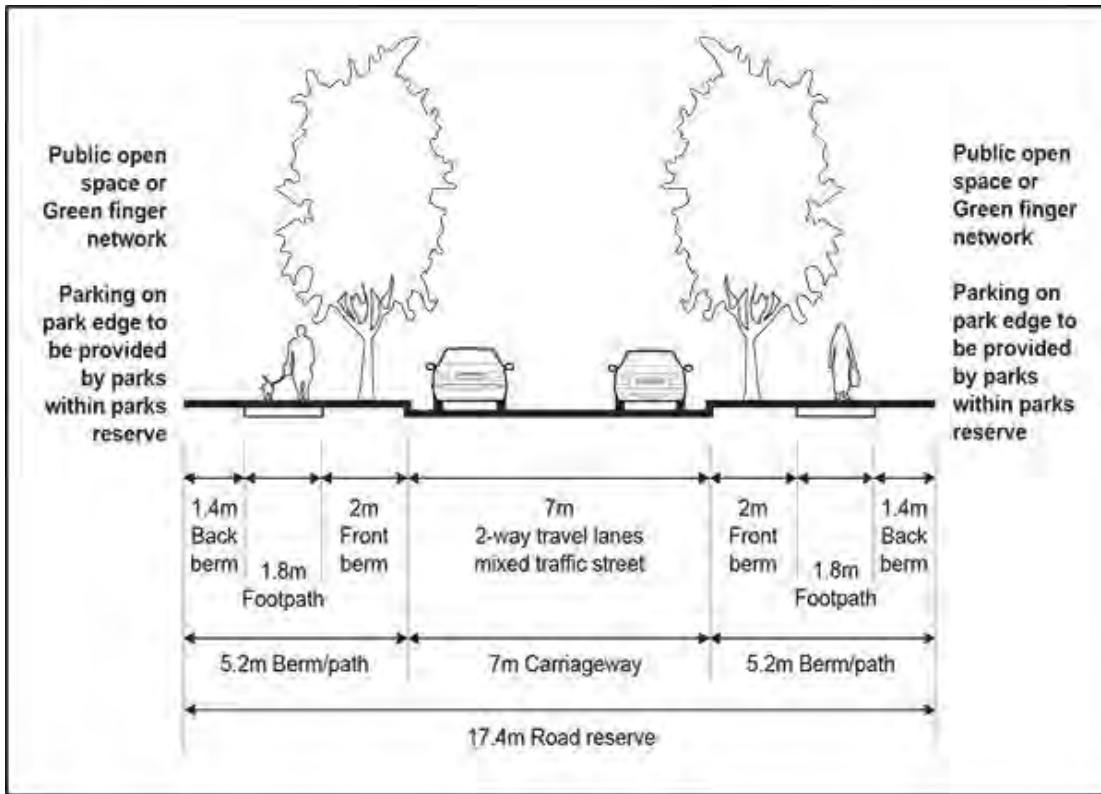


Figure 4. Flat Bush Local Road

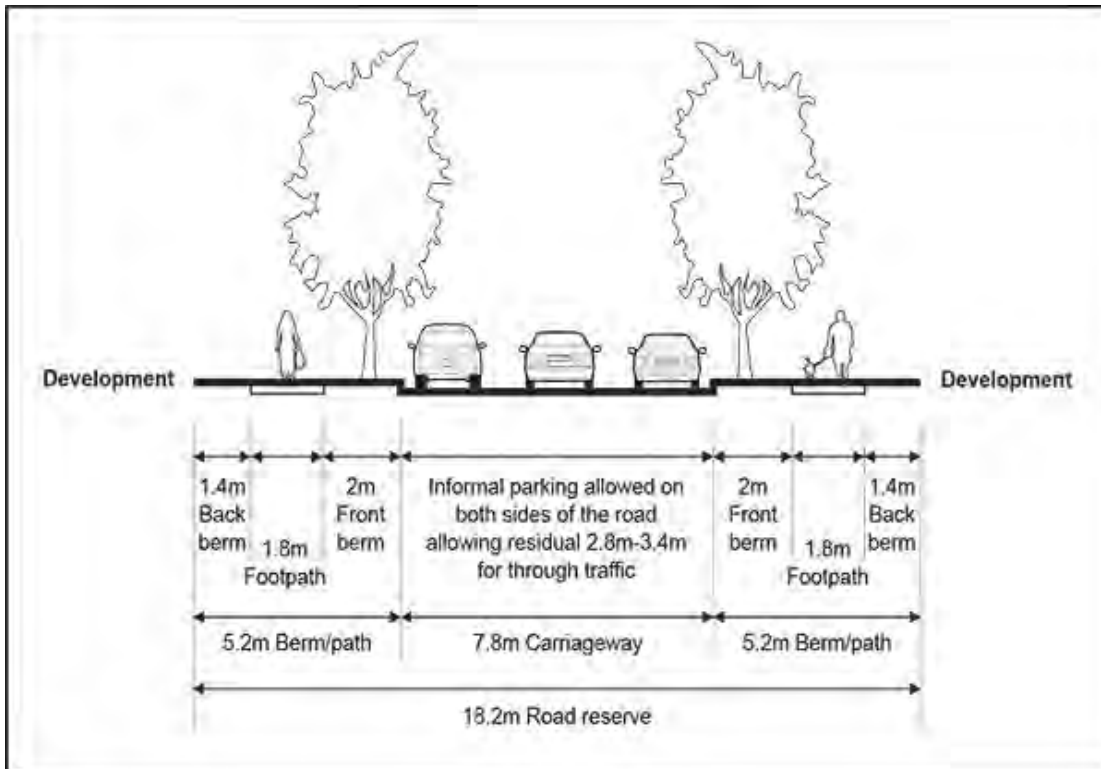


Figure 5. Flat Bush Local Road Park Edge

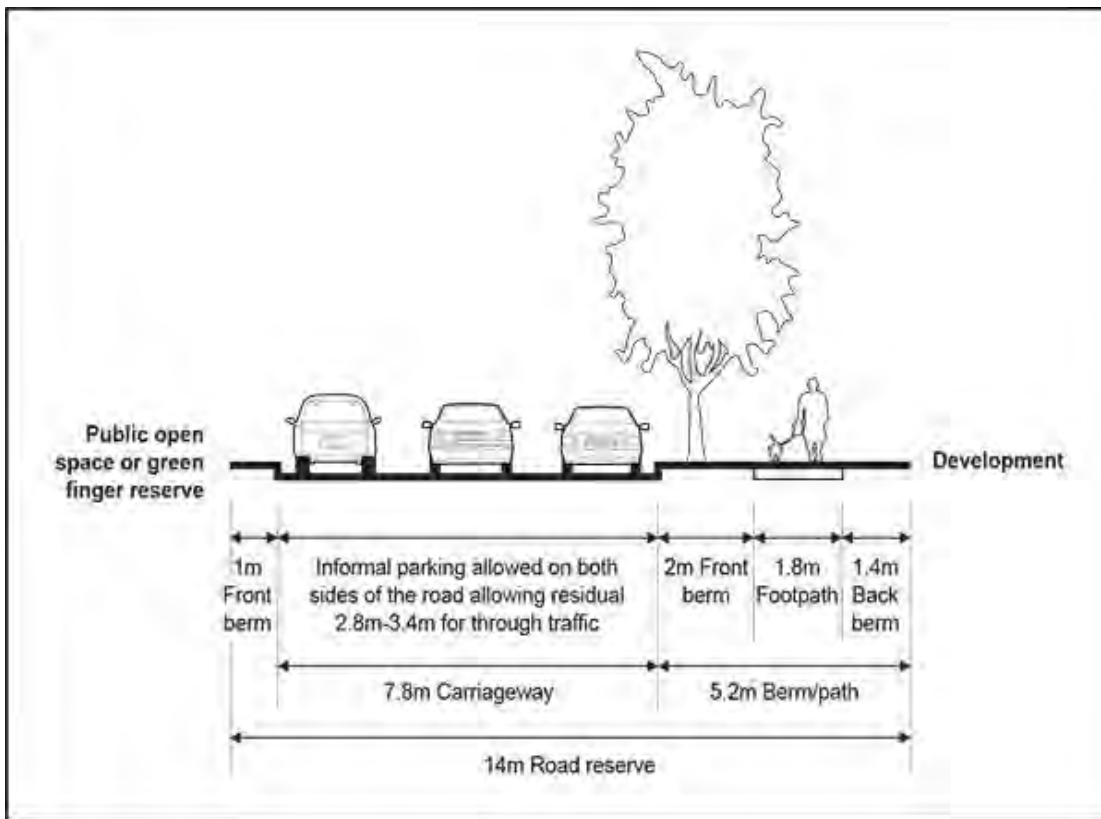
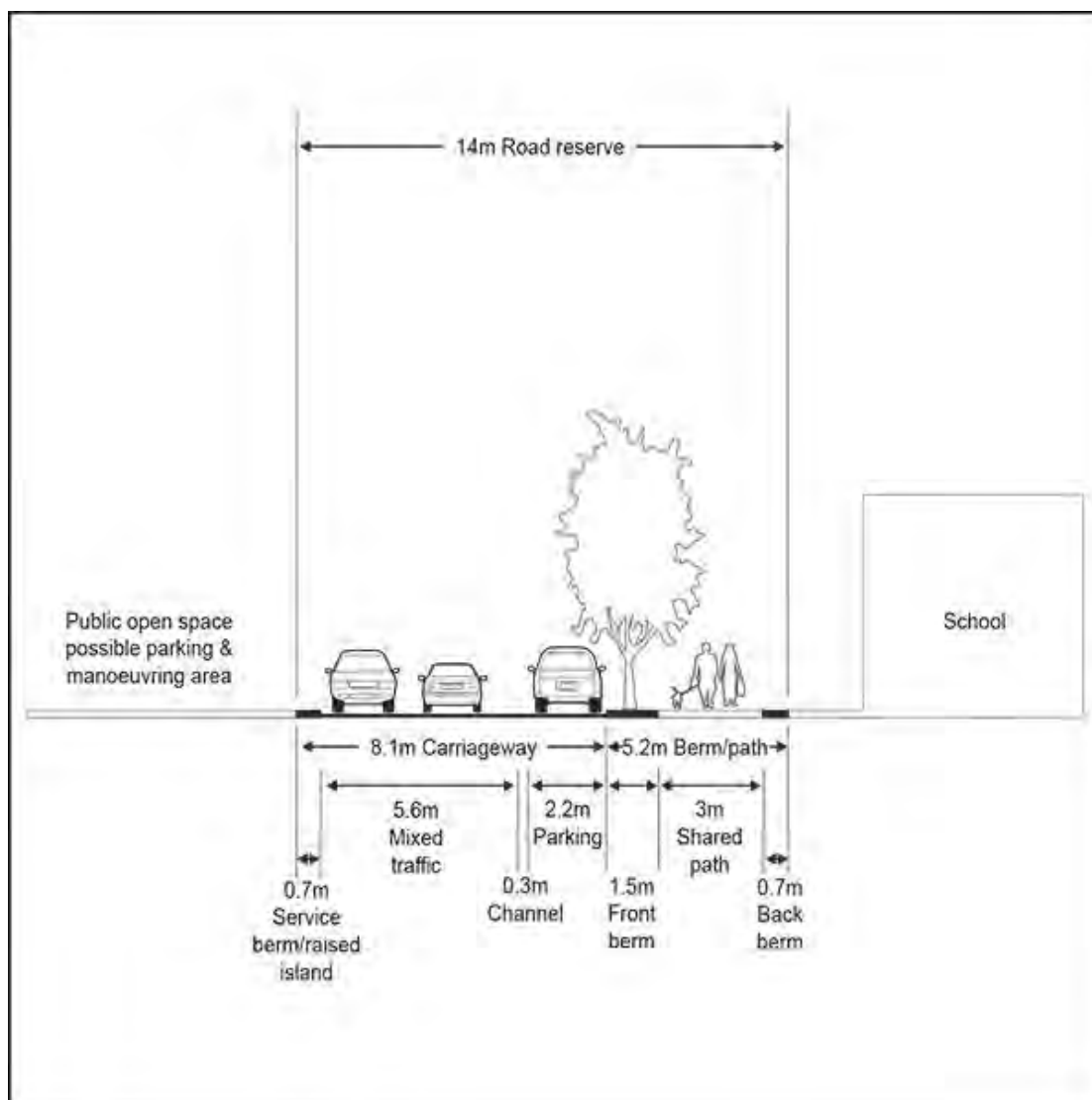


Figure 6.Flat Bush Special Local Road Park Edge



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.

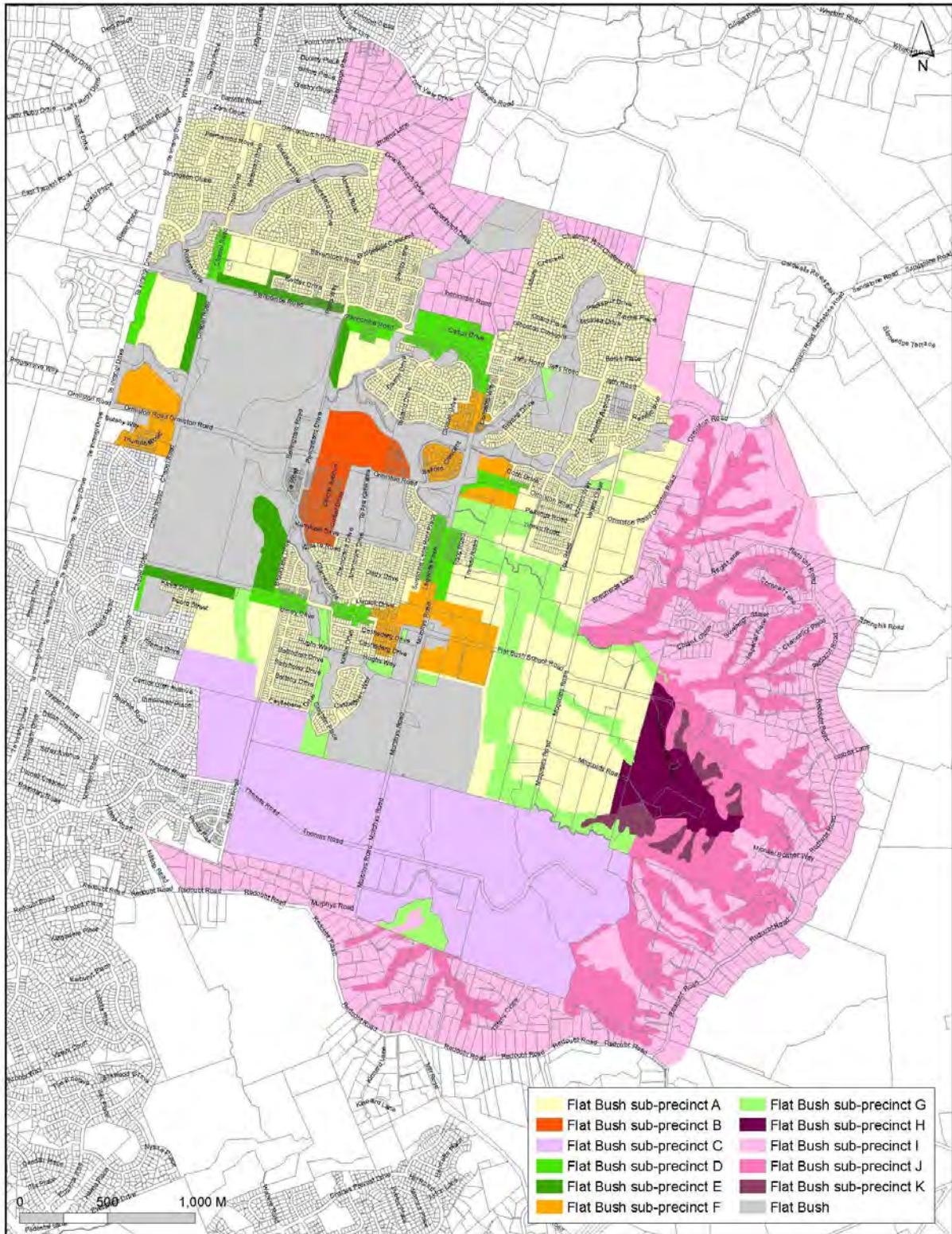
I412.9. Special information requirements

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

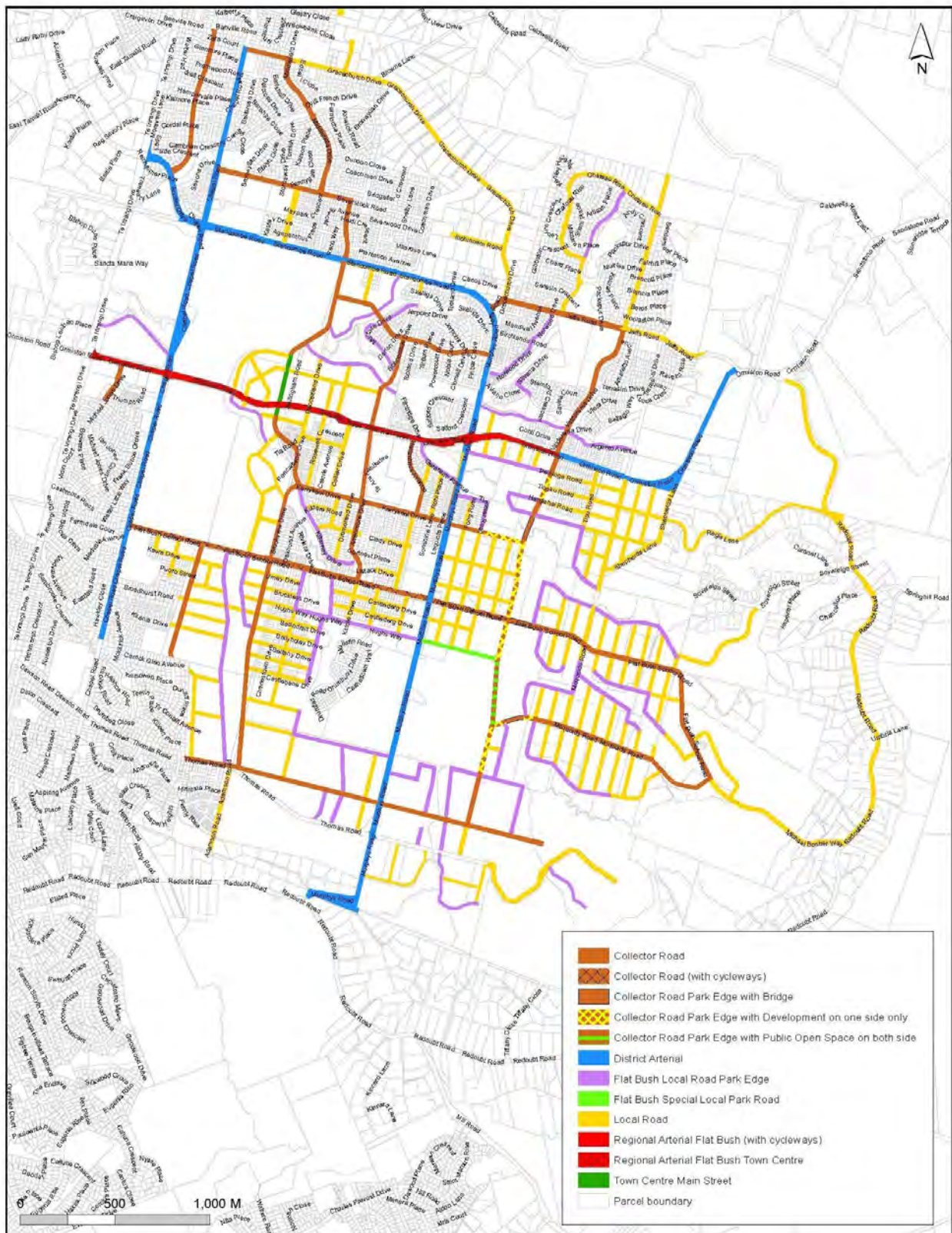
- (1) A riparian planting plan.

1412.10. Flat Bush Precinct Plans

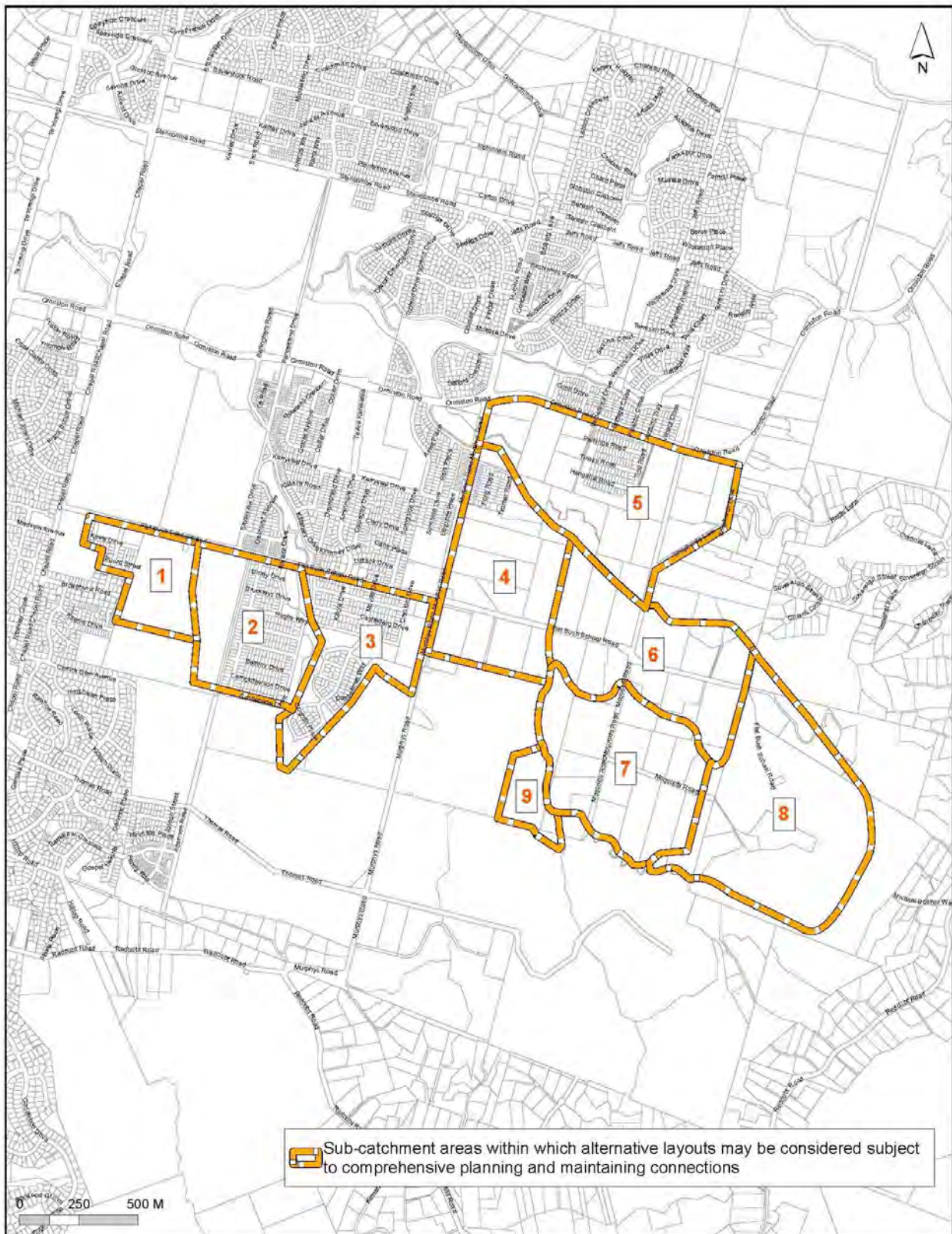
1412.10.1. Flat Bush: Precinct plan 1 - Sub-precincts Boundary



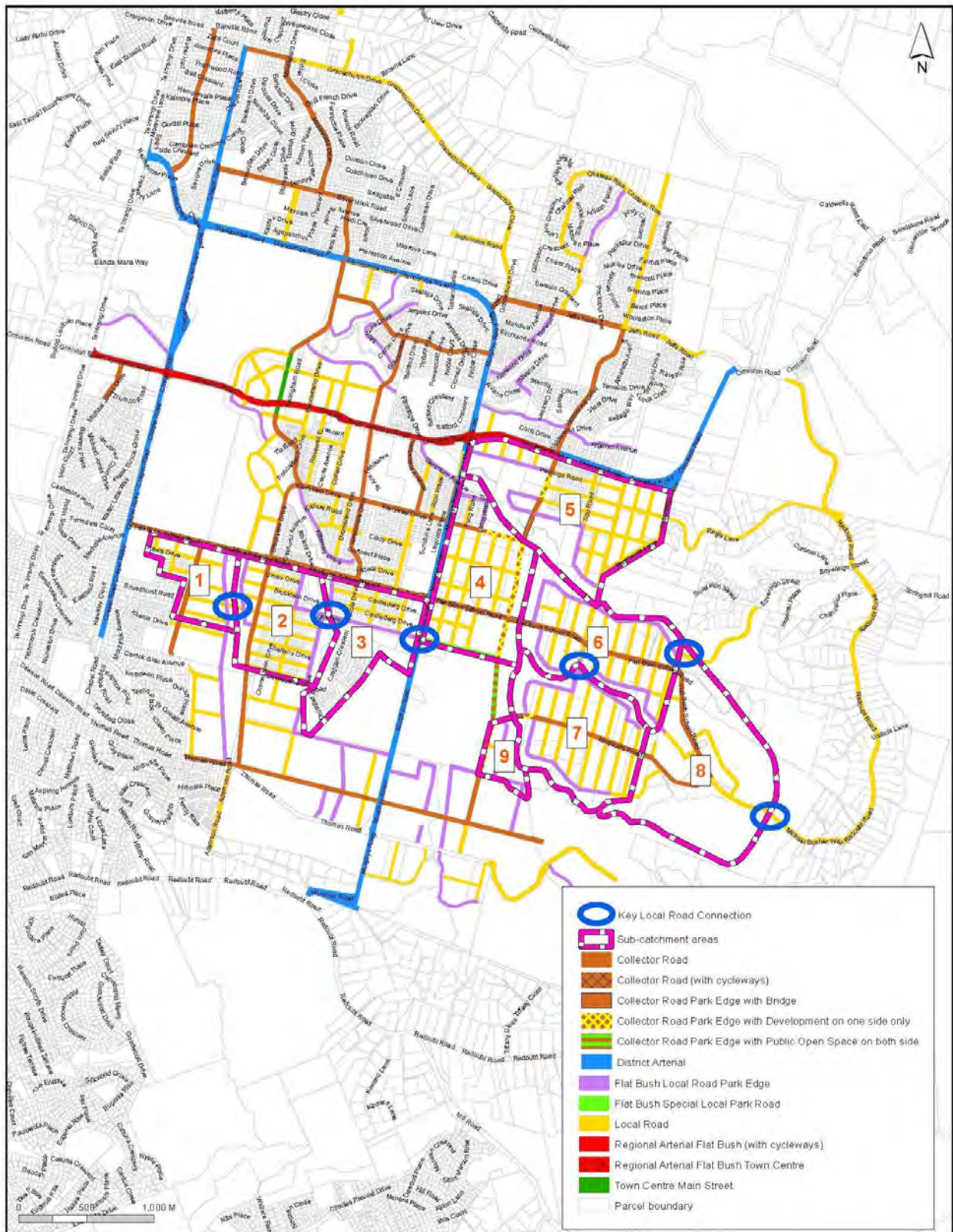
1412.10.2. Flat Bush: Precinct plan 2 – Road Network



1412.10.3. Flat Bush: Precinct plan 3 – Sub-catchments



1412.10.4. 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

(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(4) 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/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 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) Any loss of existing formed and marked parking spaces from 30 September 2013 must be accommodated elsewhere within the precinct unless the number of parking spaces provided exceeds the requirements set out in E27.6.2 Number of parking and loading spaces.

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_{zpeak} 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 **Error! Reference source not found.**
 - (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;

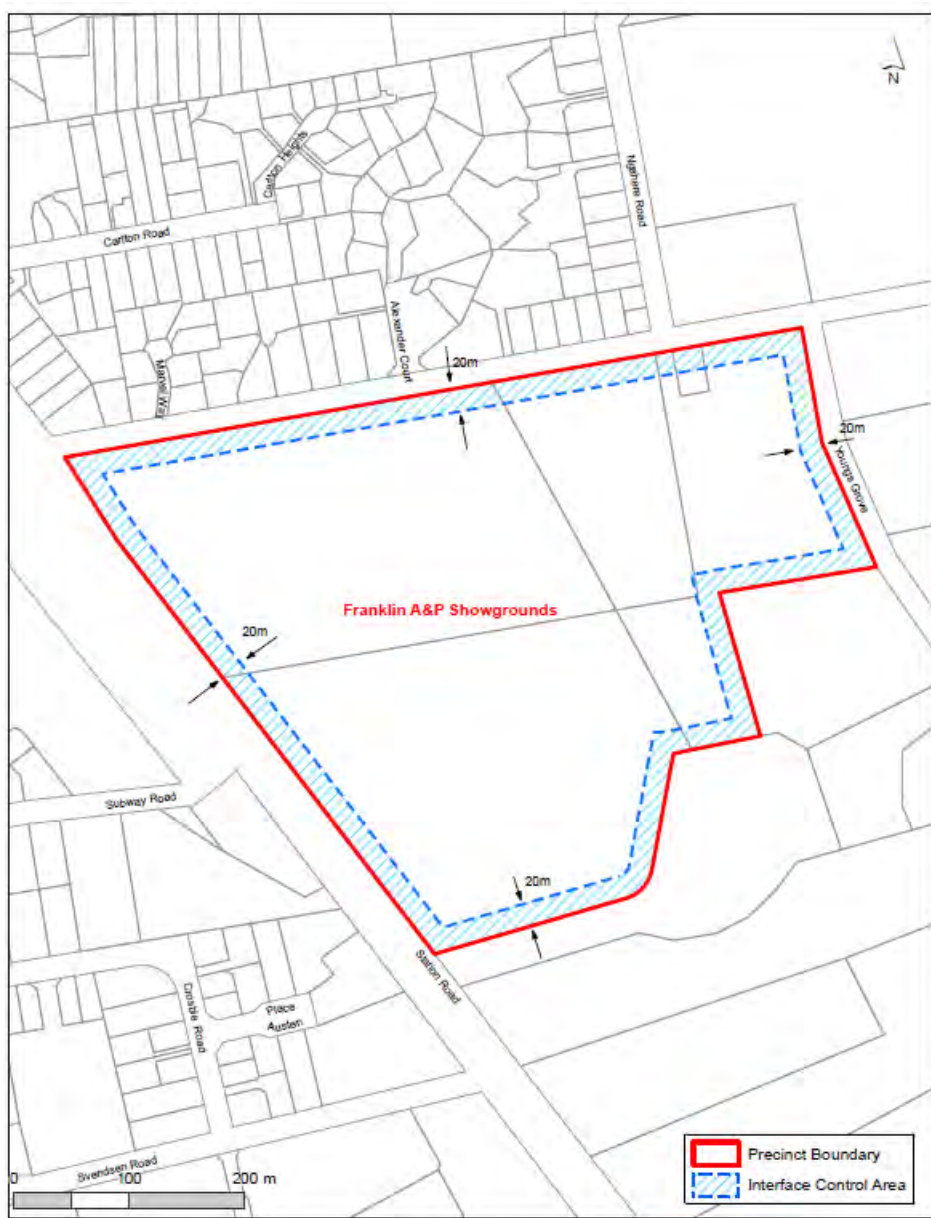
- (d) whether there is an operational need to exceed height and/or height in relation to boundary standard/s; and
 - (e) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity 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

(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' accomodation	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(4) 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/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 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.

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

Table I414.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²

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) Any loss of existing formed and marked parking spaces from 30 September 2013 must be accommodated elsewhere within the precinct unless the number of parking spaces provided exceeds the requirements set out in E27 Transport – district rule E27.6.2.

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;
 - (a) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (b) 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;

- (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.

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



I415. Glenbrook Steel Mill Precinct

I415.1. Precinct description

The purpose of the Glenbrook Steel Mill Precinct is to support and enable the continued operation of the existing steel mill and associated facilities.

The Glenbrook Steel Mill is located on Mission Bush Road, Glenbrook and is a significant industrial resource within the Auckland region. This precinct seeks to provide for the mill's growth and operation in a way that continues to support the local, regional and national economy.

The zoning of land within this precinct is the Business - Heavy Industry Zone.

I415.2. Objective [dp]

- (1) The Glenbrook Steel Mill is enabled to contribute to the social and economic wellbeing of the Auckland Region.

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

I415.3. Policies [rp/dp]

- (1) That a range of activities which are necessary to the functional and operational needs of the steel mill are enabled.
- (2) The character and amenity of the rural environment surrounding the steel mill is maintained and noise monitoring is undertaken.
- (3) The natural character and amenity values of the coastal environment are managed.

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

I415.4. Activity table

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

Table I415.4.1 Activity table specifies the activity status of land use and development activities in the Glenbrook Steel Mill Precinct pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991.

Table I415.4.1: Activity table [rp/dp]

Activity		Activity status
Use		
Residential		
(A1)	Workers' accommodation up to 10 dwellings	P
(A2)	Workers' accommodation greater than 10 dwellings	D

Community		
(A3)	Information facilities	P
Development		
Network utilities		
(A4)	Electricity generating facilities	P
(A5)	Electricity generating facilities not meeting the relevant standards in E26 Infrastructure	RD
(A6)	Unenclosed substations	P
(A7)	Unenclosed substations not meeting the relevant standards in E26 Infrastructure	RD
(A8)	Underground gas and petroleum product transmission pipelines at a gauge pressure up to 2000 kilopascals including any aerial crossings of streams or other low lying areas using bridges or any other structures, and ancillary underground equipment and fittings	P
(A9)	Underground gas and petroleum product transmission pipelines at a gauge pressure exceeding 2000 kilopascals including any aerial crossings of streams or other low lying areas using bridges or any other structures, and ancillary underground equipment and fittings	D
(A10)	Aboveground pipelines and attached ancillary structures for the conveyance of water, wastewater and stormwater	P
(A11)	Aboveground pipelines and attached ancillary structures for the conveyance of water, wastewater and stormwater not meeting the relevant standards in E26 Infrastructure	RD
General		
(A12)	Activities not provided for in the Business - Heavy Industry Zone	D

I415.5. Notification

- (1) Any application for resource consent for an activity listed in Table I415.4.1 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).

I415.6. Standards

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

- H16 Business - Heavy Industry Zone - Rule H16.6.4.
- E25 Noise and vibration - Rule E25.6.5.

All activities listed as permitted and restricted discretionary in Table I415.4.1 Activity table must comply with the following activity standards unless otherwise specified.

I415.6.1. Yards for production and non-production buildings

- (1) All new production buildings must be set back a minimum of 150 metres from the boundaries of the precinct.
- (2) Non-production buildings are defined as the following buildings within this precinct:
 - (a) buildings related to security;
 - (b) buildings related to information facilities;
 - (c) dwellings and accessory buildings for workers' accommodation;
 - (d) buildings used solely for storage (excluding buildings for the storage of dangerous goods or hazardous substances);
 - (e) buildings not exceeding 100 square metres related to any underground supply of energy or water;
 - (f) temporary buildings;
 - (g) buildings related to recreation for, or the training of, employees;
 - (h) rail lines, roadways and similar ancillary works, services or areas, including accessory buildings necessary for their effective operation; and
 - (i) weighbridges.
- (3) All non-production buildings must be set back a minimum of 30m from the precinct boundary except as specified by Standard I415.6.3.

I415.6.2. Landscaping

- (1) Landscaping must be provided within the yards of this precinct.
- (2) All landscaping must be designed and implemented to significantly soften the appearance of production buildings, parking and loading areas, driveways and service areas when viewed from the public road.
- (3) All plants used for landscaping must be pre-grown, long-life, suitable for the locality and generally of low maintenance.
- (4) All landscaping must be maintained, including plant and animal pest management and the replacement of dead plants, within the nearest planting season.

I415.6.3. Coastal protection yard

- (1) No building or part of any building may be erected closer than 60 metres from mean high water springs of the Waiuku Estuary.

- (2) Earthworks in the coastal protection yard, which are unrelated to stormwater or wastewater infrastructure, must not exceed a total volume of 25m³ or a total area of 250m².
- (3) Any bare ground arising from earthworks, which is not proposed for further use or development, must be revegetated as soon as practicable.
- (4) Stormwater and wastewater discharge infrastructure is excluded from Standard I415.6.3(1).

I415.6.4. Noise

- (1) The noise (rating) level from any activity must not exceed the noise limits in Table I415.6.4.2 Noise standards.

Table I415.6.4.2: Noise standards

Time	Noise limit
7:00am to 10:00pm	55dB L _{Aeq}
10:00pm to 7:00am	45dB L _{Aeq} 75dB L _{AFmax}

- (2) All activities within the precinct must be conducted and managed to ensure that the average noise level at the six monitoring locations shown on the Glenbrook Steel Mill: Precinct plan does not exceed the stated limits.
- (3) Subject to Standards I415.6.4(4) to I415.6.4(6), the noise levels must be measured in accordance with the requirements of NZS6801:2008 and assessed in accordance with the requirements of NZS6802:2008.

Averaging of noise levels

- (4) Noise levels at any one monitoring location may exceed the stated limits only where this can be clearly attributed to meteorological conditions.
- (5) The measured noise level at any one monitoring location must not exceed the noise limit by more than 5 dBA.
- (6) For the purpose of calculating any one average noise level, measurements from the six monitoring locations must be taken consecutively over a continuous six hour period.
- (7) A correction of 2 dBA must be added to any measurements taken at Monitoring Stations 5 and 6.
- (8) Weather permitting, the operators of the Glenbrook Steel Mill must regularly monitor the night time noise level generated by its operations. This monitoring must be at intervals of no greater than three months, and from the specified monitoring locations. All monitoring information must be forwarded to Council.

I415.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I415.8. Assessment – restricted discretionary activities

I415.8.1. 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 Auckland-wide or zone provisions:

- (1) Any activity that does not comply with yards and/or landscaping standards:
 - (a) The visual effects of the bulk and scale of buildings within the precinct on the amenity values of private properties, roads and public open spaces.
 - (b) The effects of development on the natural character and amenity values of the coastal environment.
- (2) Any activity which does not comply with noise standards:
 - (a) The effects of the non-compliance with noise standards on the amenity values of surrounding properties.
- (3) Any activity which does not comply with any other standard:
 - (a) Any objective or policy which is relevant to the standard;
 - (b) The purpose (if stated) of the standard and whether that purpose will still be achieved if consent is granted;
 - (c) Any specific matter identified in the relevant rule;
 - (d) Any special or unusual characteristic of the site which is relevant to the standard;
 - (e) The effects of the infringement of the standard; and
 - (f) Where more than one standard will be infringed, the effects of all infringements considered together.

I415.8.2. 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) The visual effects of the bulk and scale of buildings within the precinct on the amenity values of private properties, roads 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.

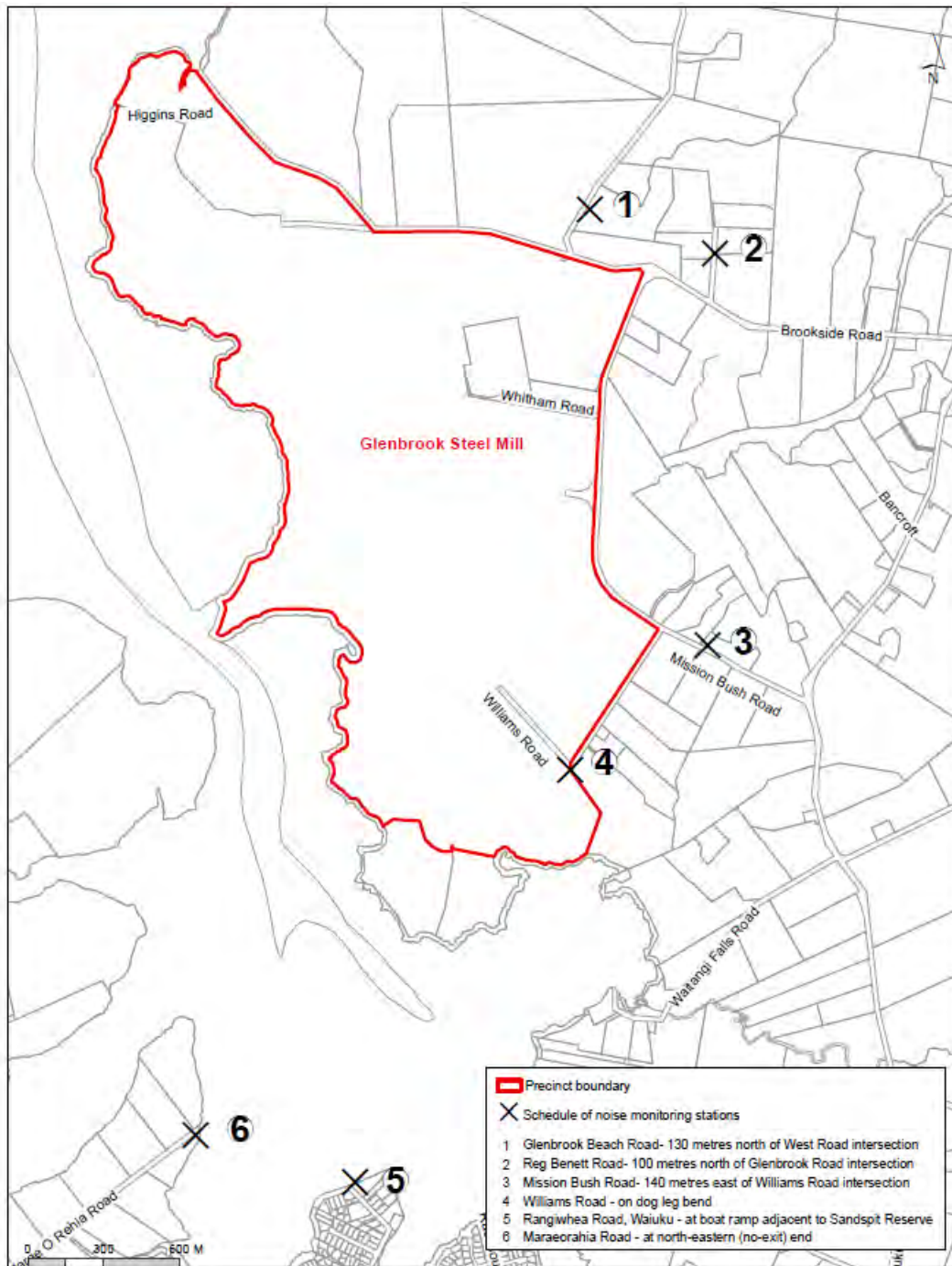
- (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties.
 - (c) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (2) The effects of development on the natural character and amenity values of the coastal environment:
- (a) The extent to which the activity affects:
 - (i) amenity values or views, both from land and sea;
 - (ii) landscape and natural character values; and
 - (iii) people's experience and values associated with an area, including the predominance of nature and wilderness values.
 - (b) Whether there will be adverse ecological effects from any land disturbance on the coastal ecosystem.
 - (c) Whether the activity will increase any risk of land instability or erosion; and
 - (d) The extent to which the activity will revegetate land, prevent siltation or avoid other adverse effects of stormwater runoff.
- (3) The effects of the non-compliance with noise standards on the amenity values of surrounding properties.
- (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;
 - (i) the cumulative effect of numerous infringements of noise standards; and,
 - (ii) the degree of non-compliance.
 - (b) 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.

I415.9. Special information requirements

There are no special information requirements in this precinct.

I415.10. Precinct plan

I415.10.1 Glenbrook Steel Mill: Precinct plan



I416. Karaka 1 Precinct

I416.1. Precinct description

The Karaka 1 Precinct adjoins the Southern Motorway and the Papakura Interchange. The purpose of the precinct is to provide for the continued use and development of the New Zealand Bloodstock Karaka Sales Centre which attracts national and international visitors to its series of annual sales.

The primary activities undertaken within the precinct relate to the sale and auction of horses and stock. This activity includes buildings and areas within the precinct that are used for administrative offices associated with the sales centre, stables, horse exercise areas and parking and circulation areas. There is a need to support these activities by providing for a range of accessory activities such as on-site accommodation for staff, visitor accommodation, equestrian centres and reception and promotional functions. The precinct enables these activities to be undertaken.

The zone of land within this precinct is Business - Light Industry Zone.

I416.2. Objectives

- (1) Bloodstock sales and associated temporary activities, equestrian centres and accessory activities continue to operate and any adverse effects on the environment are managed.
- (2) New buildings avoid or mitigate adverse effects to the character of the surrounding area.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above with the exception of H17.2(1) and H17.2(2).

I416.3. Policies

- (1) Allow bloodstock sales and associated temporary activities, equestrian centres and accessory activities to establish and operate within the precinct.
- (2) Restrict the scale, intensity, frequency and hours of operation of accessory activities.
- (3) Require the location and design of buildings and structures to avoid or mitigate adverse effects on adjoining residential zoned sites.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above with the exception of H17.3(1) – H17.3(3).

I416.4. Activity table

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

Table I416.4.1 Activity table specifies the activity status of land use and development activities in the Karaka 1 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I416.4.1 Activity table

Activity		Activity status
Accommodation		
(A1)	Dwellings	NC
(A2)	Visitor accommodation (includes conference facilities and recreation facilities accessory to visitor accommodation)	RD
(A3)	Workers accommodation accessory to the sale and auction of horses and stock	P
Commerce		
(A4)	Sale and auction of horses and stock	P
(A5)	Retail accessory to the sale and auction of horses and stock	P
(A6)	Food and beverage accessory to the sale and auction of horses and stock	P
(A7)	Temporary activities	P
(A8)	Equestrian centres	P
Development		
(A9)	Buildings	P
(A10)	Demolition of buildings	P
(A11)	Additions and alterations to buildings	P

I416.5. Notification

- (1) Any application for resource consent for an activity listed in Table I416.4.1 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).

I416.6. Standards

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

All activities listed as permitted and restricted discretionary in Table I416.4.1 Activity table must comply with the following activity standards.

I416.6.1. Food and beverage

- (1) Food and beverage activities must be limited to the duration of temporary activities for any particular event.

I416.6.2. Temporary activities

- (1) Temporary activities must be limited to receptions, such as weddings, product launches, conferences, seminars and promotions.

- (2) Temporary activities must be limited to 7 days duration for any particular event.
- (3) Temporary activities must not require permanent buildings or other activities to be developed for that activity.

I416.6.3. Equestrian centres

- (1) Equestrian centres must be accessory to the sale and auction of horses and stock.
- (2) Equestrian centres must be limited to 10 days duration for any particular event.
- (3) Equestrian centres must not be permanently based in the precinct.
- (4) Equestrian centres must not require permanent buildings.

I416.6.4. Building location

- (1) Buildings must be located in accordance with I416.10.1 Karaka 1: Precinct plan 1.

I416.7. Assessment – controlled activities

There are no controlled activities in this section.

I416.8. Assessment – restricted discretionary activities

I416.8.1. 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 visitor accommodation:
 - (a) effects of intensity and scale; and
 - (b) effects of landscape design and site layout.

I416.8.2. 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 visitor accommodation:
 - (a) intensity and scale:
 - (i) the extent to which the intensity and scale of the activity, in particular, the number of people involved and traffic generated by the activity (including vehicle noise and lights), are compatible with the surrounding area and in particular, the adjoining residential land;
 - (b) landscape design and site layout:

- (i) whether the landscaping enhances the visual appearance of the development, including around parking areas, service areas and at the precinct boundary;
- (ii) the extent to which landscaping is in general accordance with I416.10.1 Karaka 1: Precinct plan 1;
- (iii) the extent to which landscaping is used to:
 - soften large facades;
 - provide visual screening of service buildings; and
 - visually integrate development with any adjoining zones; and
- (iv) whether the general layout of buildings enables any adverse visual effects of the proposal to be internalised to the greatest extent practicable.

I416.9. Special information requirements

There are no special information requirements in this section.

I416.10. Precinct plans

I416.10.1. Karaka 1: 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 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 provisions of the overlays, zone or Auckland-wide 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)	Dwellings in the Rural – Rural Coastal outside the Rural Amenity Area or the Rural Character Area identified in 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 – 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(4) 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(4) of the Resource Management Act 1991:
 - (a) restaurants in the Residential - Mixed Housing Suburban Zone; and
 - (b) equestrian Centre in the Rural – Rural Coastal.
- (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 is set out in Table I417.6.6.1 Minimum site 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 0.(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 – Rural Coastal:
 - (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

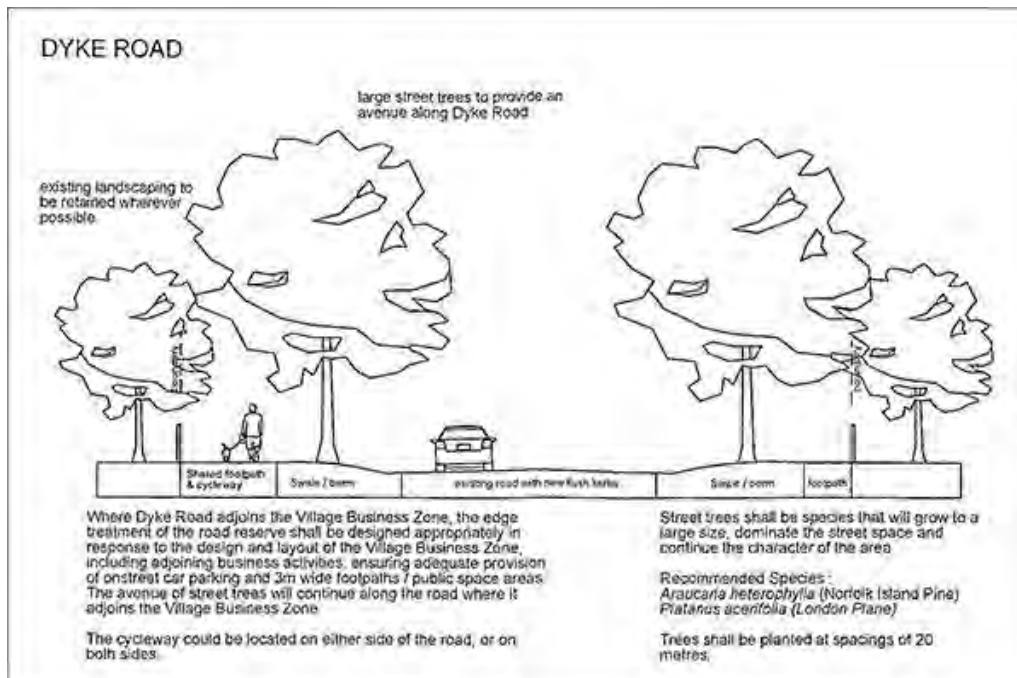
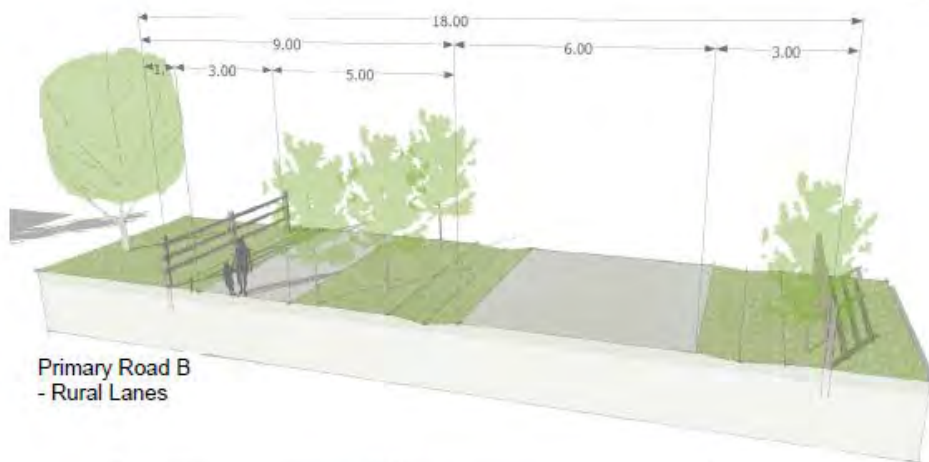


Figure I417.7.2.2 Village road typologies



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

(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 – Rural Coastal Zone:
 - (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 – Rural Coastal Zone:
 - (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 Whangamarire 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

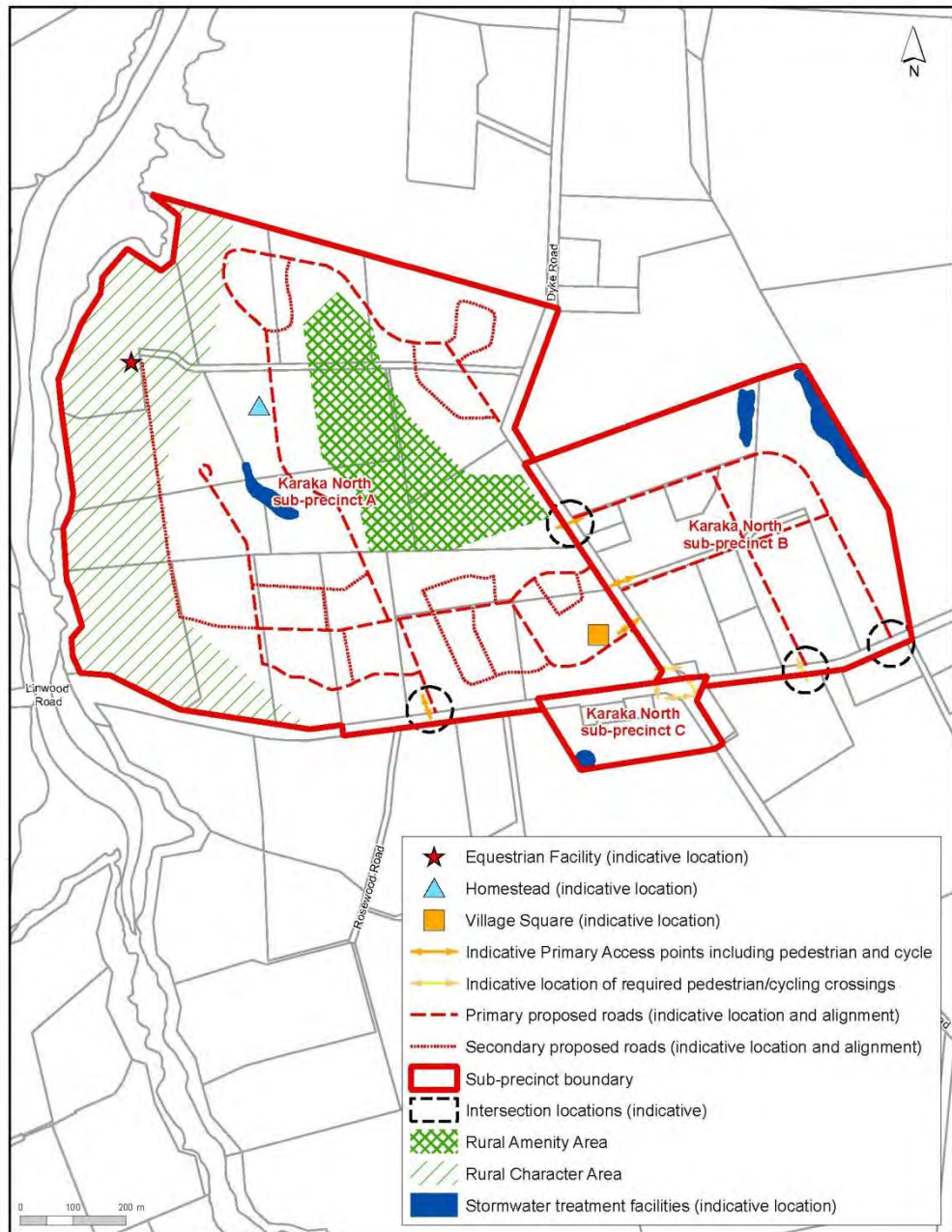
- (1) As part of the of the first land use consent application (excluding new farm buildings or additions to existing buildings that are less than 10 per cent of the existing gross floor area of the building), or the first subdivision resource consent application (excluding any boundary adjustments) 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



I418.11.5. Appendix 1: Kingseat Precinct

Design elements

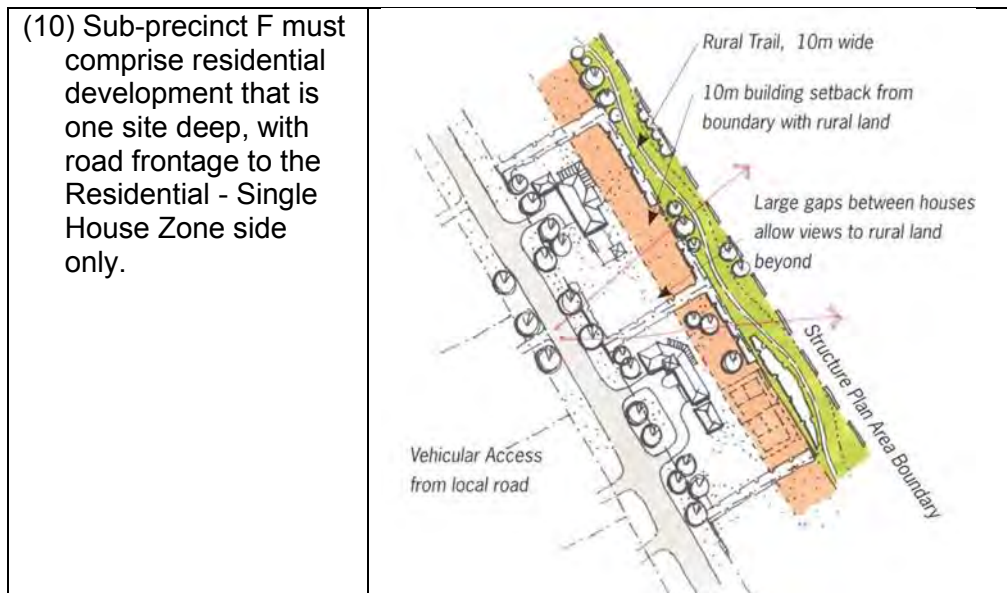
I418.11.5.1. Design element 1: Movement and access networks:

- (1) layout design, and the design of, walking, cycling, public transport and vehicular and open space networks, should support an integrated movement network, avoid conflicts between users, provides safe and convenient access and achieve accessibility to, and connectivity between, local centre, residential neighbourhoods, parks and reserves, the coastal edge and the rural hinterland (through a rural trail);
- (2) roading, development patterns and earthworks should respond to, and reinforce, identified topographical features, landscape patterns and any heritage and/or character values. Taking an integrated stormwater management approach to development should be promoted;
- (3) layout design should retain existing mature trees (including those protected trees in I418.10.3. Kingseat: Precinct plan 3 – Protected heritage places and trees of merit;
- (4) preferably in reserves or road reserves, where these contribute to amenity;
- (5) the road, reserve and access networks should make adequate provision for an integrated stormwater management approach and have regard to the impact of road gradient on options for stormwater management;
- (6) earthworks should be undertaken principally at the initial subdivision stage and, where appropriate, the creation of reasonably flat sites appropriate for subsequent development should occur at the bulk earthworks stage (subject to avoiding the need for excessively high retaining walls);
- (7) road patterns should maximise convenient access to collector routes, parks/reserves and the town centre;
- (8) road patterns should be logical and contribute to the legibility of the area.
- (9) road pattern and design should promote appropriate vehicle speed, having regard to the adjacent land use activities and the level of pedestrian, cycle and equine activity likely to occur in the vicinity;
- (10) road patterns should avoid, where possible, situations where commercial traffic uses residential roads; and
- (11) pedestrian, cycle routes and horse trails should be integrated with road and reserve design in a manner that minimises or manages potential conflicts between users, and provides safe and convenient access around the town, and between the town and the coastal edge and rural hinterland.

I418.11.5.2. Design element 2: Block size, site type and orientation:

- (1) Blocks should:
 - (a) be of a scale and shape to achieve a permeable street layout; and

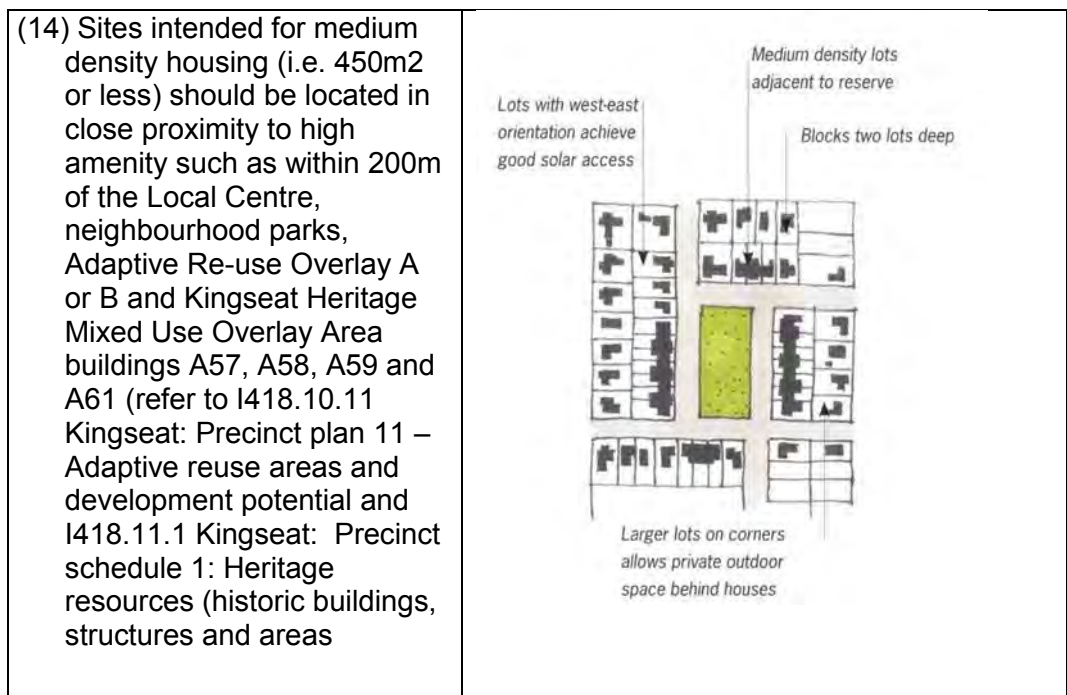
- (b) designed to enable good solar access for future dwellings.
- (c) primarily front onto, and be accessed directly from, a legal road and rear and through sites should generally be avoided;
- (2) corner sites should be designed to maximise opportunities to accommodate private outdoor space on-site, without the need for high front fences;
- (3) a variety of sites sizes should be provided. Larger sites should generally be located furthest from the local centre, neighbourhood parks, and principally within the sub-precinct F, and sub-precinct G;
- (4) sites intended for medium density housing should be of an appropriate size, shape and orientation and should have adequate frontage with a road to support the development of medium density housing in accordance with the design assessment criteria;
- (5) within sub-precincts F and G sites should be larger and provide an appropriate low density and spacious interface with the coast and rural hinterland. More intensive forms of residential development, including medium density housing, should be avoided in these areas;
- (6) sites within the former Kingseat hospital site should be designed to incorporate existing elements (scheduled buildings, structures and trees and areas) of the former Kingseat hospital site;
- (7) sites within the sub-precinct F should always gain access from internal roads within the precinct and address the road frontage with the principal building façade;
- (8) sites should avoid inappropriate road connections to the Rural - Rural Coastal and Rural - Rural Production zones (Manukau Harbour Management Area); and
- (9) Specified Building Areas within the Sub-precinct F must be sited at least 20m back from any boundary with Rural - Rural Coastal and Rural - Rural Production Zoned land, and 10m from the rural trail network.



(11) sites within the Sub-precinct F will generally be wider than they are deep to provide a spacious aspect to the surrounding rural area.

(12) within Sub-precinct G subdivision layout and design should seek to minimise the need for earthworks and retaining structures, and promote an integrated stormwater management approach to development.

(13) specified building areas within Sub-precinct G should be sited at least 30 metres back from the boundary with an existing or proposed esplanade reserve or recreation zone and 50 metres back from mean high water springs (whichever is the greater, see Table **Error! Reference source not found..1** Yards in Residential - Single House Zone



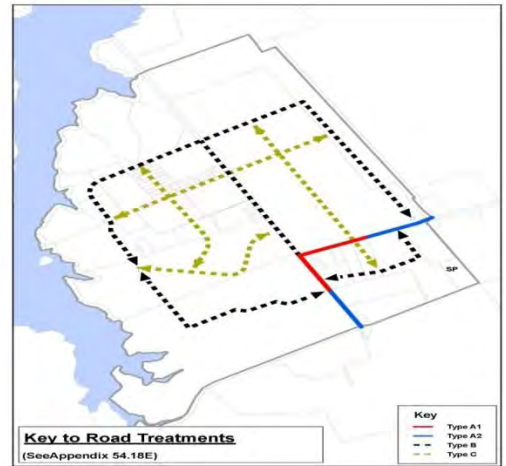
<p>(15) Through lots (lots with dual road frontage) should be avoided.</p>	
<p>(16) Subdivision and development within the Sub-precinct G should provide for and enhance public access to and from the urban areas of Kingseat and the Whatapaka Inlet/Harbour edge.</p>	

(17) All blocks and lots should be designed to adequately provide for on-site stormwater re-use and or retention of roof runoff, and treatment and retention of car parking and access areas, while ensuring connection to a catchment-wide management device where available.

(18) Consideration of appropriate stormwater management devices at the subdivision planning stage will ensure that roads are designed to incorporate appropriate stormwater management. Devices should be designed to be able to be incorporated into the treatment train system proposed for the sub-catchment.

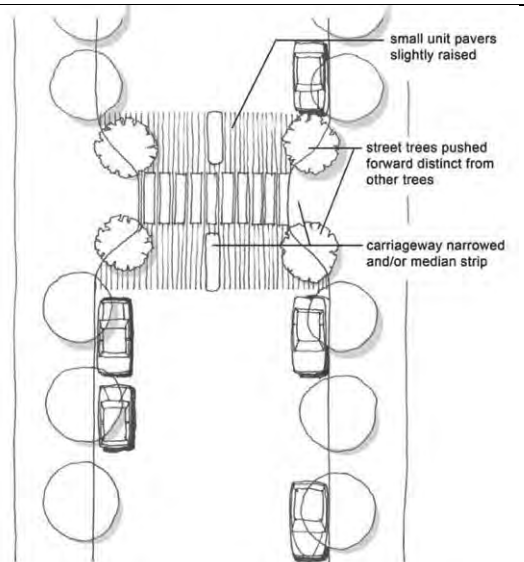
1418.11.5.3. Design element 3: Roads and accesways

(1) In addition to transport engineering and NZS 4404 requirements, road cross sections, within proposed subdivisions and including adjoining public road areas, should be appropriate to the nature of the service they provide, generally be consistent with the adjacent diagram and typical road cross sections and also reflect urban design legibility considerations. Road cross sections should also provide opportunities for the establishment of effective integrated stormwater management such as minimising kerb and channel features and adopting overland flow conveyance via vegetated swales, and incorporating stormwater management devices and connectivity to catchment-wide management device(s) where available.



- (2) On-street parking should be provided clear of traffic lanes, clearly demarcated from the moving lanes, and positioned with regard to probable driveway positions on adjacent lots. Parking should be provided informally on minor roads.
- (3) Cyclists should generally be accommodated on the carriageway, although, if a school is to be established within Kingseat, specific design should be required for roads in proximity to the school.

(4) Local traffic management measures such as road narrowing, tightened intersection corners, chicanes, raised table pedestrian crossing points and material differentiation should be applied to limit the speed of vehicles on local roads to enhance safety, movement and amenity for pedestrians and cyclists. The devices to be used should, however, be appropriate to the character of the area so that devices do not adversely affect amenity, or landscape and landform values.

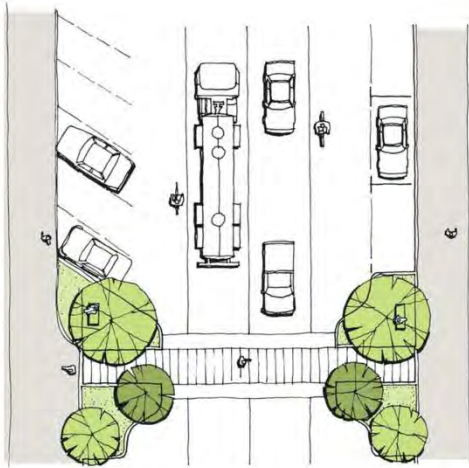


- (5) A consistent palette of traffic management tools should be used in a development area or neighbourhood.

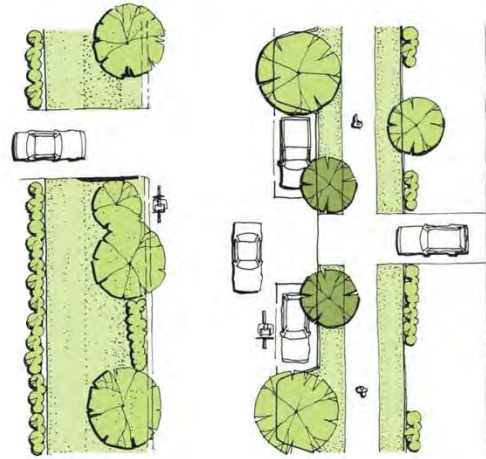
- (6) Generous avenue planting (where appropriate) and street tree planting should be provided on all roads. A street planting plan should be submitted to Council for approval with subdivision resource consent applications.
- (7) Jointly-owned accessways are not encouraged but, where required, they should be generous in width, and comply with Council's standards. Consideration of water sensitive design should be given at design stage to minimise the overall impervious nature of the accessway.
- (8) Key intersections should be designed to recognise a 'gateway' function and be sited in general accordance with the 'gateway' locations shown on I418.10.2 Kingseat: Precinct plan 2 – Development plan.
- (9) Single-stacked green streets alongside stream and stormwater reserves should be subject to specific design. In such cases the model cross-section (Design element 3 Type C – green street) is unlikely to have carparking, kerb and channel, footpaths or berms or stormwater management devices within the road reserve where it is alongside a riparian reserve, though protection of reserve areas, for example, from parking, should be provided.

Typical road cross sections (refer criterion 1)

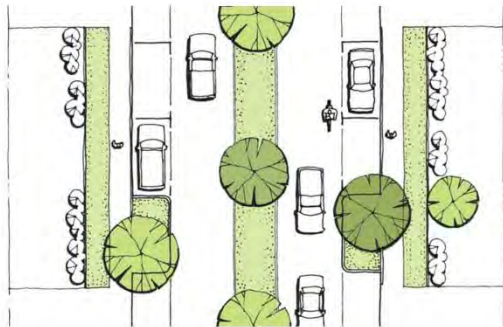
Proposed Auckland Unitary Plan Decisions Version with Annotated Appeals



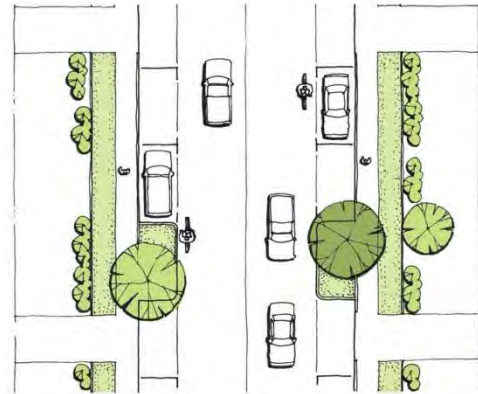
Type A1 - Collector Route through Village Centre



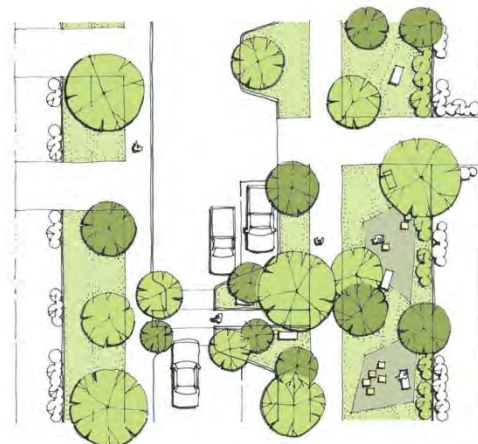
Type B1 - Village Loop Road and Willage Spine



Type A2 - Collector Route with Urban Interface

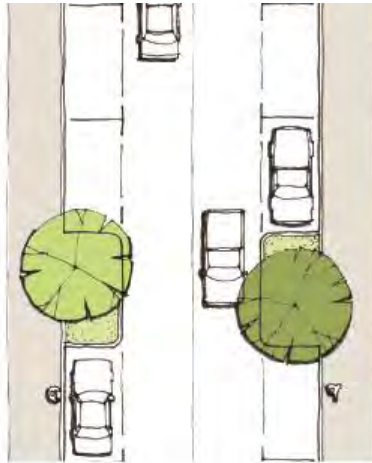


Type B2 - Local Urban in Light Industrial Area

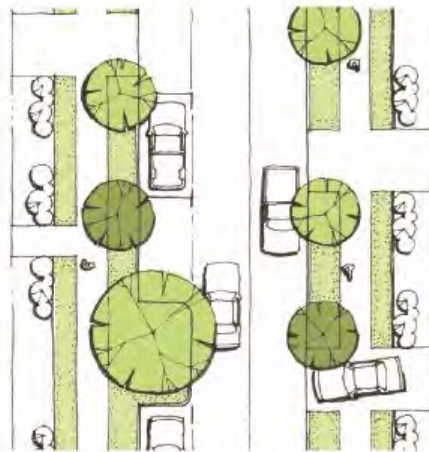


Type C - Green Street

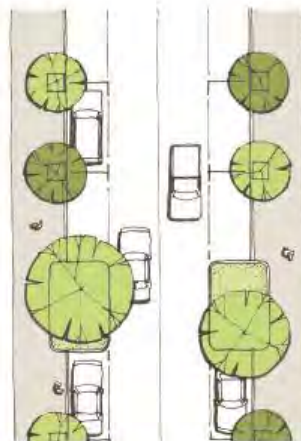
Typical road cross sections (refer criterion 1)



Local Road in Village Centre




Local Road in Residential Area - Outside Village Living Area



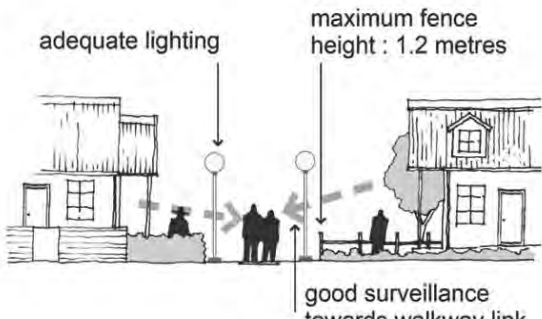
Local Road in Kingsseat Village Living Area

1418.11.5.4. Design element 4: Pedestrian, cycle and horse links and routes

- (1) Within the Local centre, pedestrian, and cycle links and routes (excluding the rural and coastal trails) should be primarily accommodated within a road reserve.

<p>(2) Green corridors links should provide for at least 6 metre wide corridors (accommodating 2 metre wide footpaths or 3 metre wide shared surfaces), be of easy gradient (without steps and not exceeding a gradient of 1:12), include clear and coherent signage, and incorporate appropriate landscaping and lighting.</p>	
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- (3) Links should run along the front of sites and avoid run along the rear of sites. Where sites abut links, these should be designed so that boundary fences of not more than 1.2 metres in height can be provided along the boundary of the links without compromising privacy on adjacent sites. Consent notices may be utilised on sites adjoining the links to ensure this outcome is achieved and is maintained.

<p>(4) Adequate lighting provision for links should be made for safe night time use. Lighting should be integrated with landscaping to ensure that lighting is effective in providing a well-lit environment.</p>	
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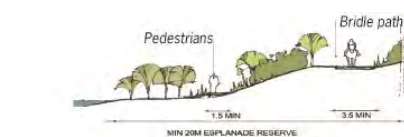
- (5) Where the pedestrian, cycle and bridle path network needs to cross major roads (such as the collector route or key roads), appropriate surface level crossings should be provided. Underpasses and over-bridges should be avoided.

- (6) Off-street cycle and pedestrian routes and bridle paths/trails should be safe, barrier-free, be appropriately surfaced, and be located above the average yearly storm event level. The treatment and design should, in each case,

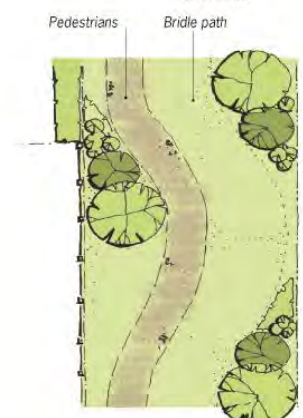
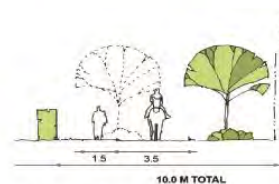
reflect the role and function of paths and the character of the surrounding area.

(7)The rural and coastal trail network should provide for active and passive recreation opportunities. As such, the design of the trails should reflect their rural and coastal interface. Surface treatments should reflect ease of access to the trail, and lighting and clear directional signage should be provided in appropriate locations to promote the safety of all users. The trails should be designed to manage potential conflicts between users, in particular potential conflicts between horses and cyclists travelling at speed. Where required, users should be segregated through the provision of separate routes. The trails and any associated works or tracks should be so designed as to avoid direct public access, including equine, to the foreshore and coastal marine area (and so prevent water access to the roosting sites of migratory birds), and provide a sufficient separation between the trail and the foreshore to avoid potential adverse effects from trail activities upon the coastal environment, and on archaeological sites. Trail location and construction within the esplanade reserve adjacent to the Whatapaka Creek should:

- avoid where practicable archaeological sites;
- avoid where practicable the use of construction methods necessitating earthworks;
- be culturally sensitive to the existence of archaeology; and
- consider the use of grassed and metalled areas to form pathways



Coastal Trail

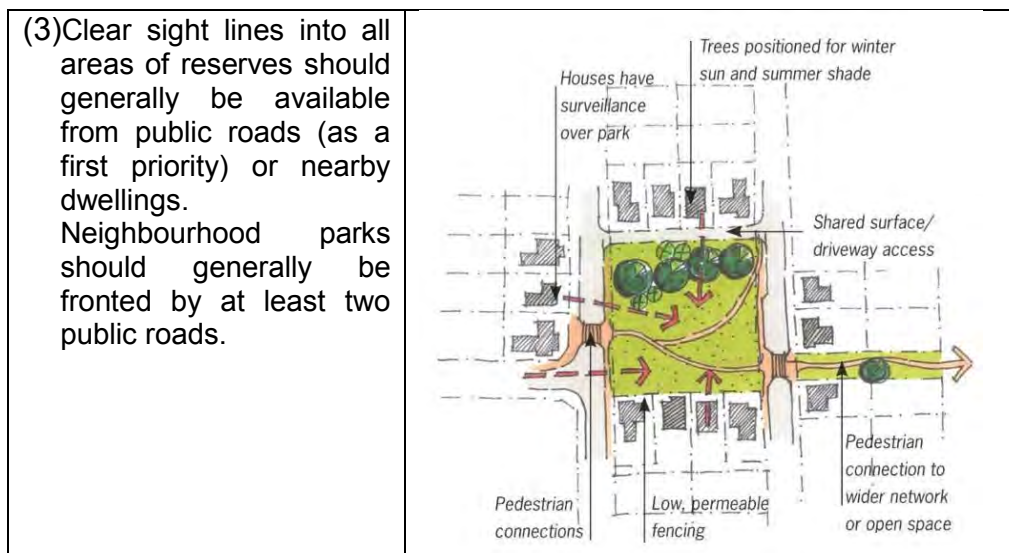


Rural Trail

I418.11.5.5. Design element 5: Reserves

- (1) Reserves should be distributed throughout the Kingseat Precinct in accordance with the locations and types shown on I418.10.2 Kingseat: Precinct plan 2 – Development plan and any other relevant precinct plan, and as described further in the explanation below, to provide a variety of recreation opportunities and to provide amenity around the town.
- (2) Neighbourhood parks should be provided in general accordance with I418.10.2 Kingseat: Precinct plan 2 – Development plan to support medium

density residential development in appropriate locations and to provide amenity and recreational opportunities. Neighbourhood parks should be provided in accordance with the requirements of I418.10.2 Kingseat: Precinct plan 2 – Development plan, have a minimum size of 1,200m² of reasonably level topography, and be designed and located to provide a focal point for the neighbourhood that it serves.

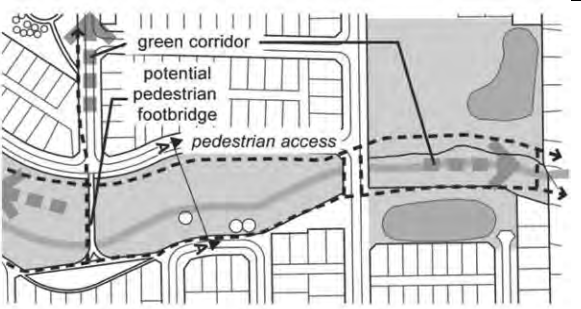


- (4) Trees, and any structures, should be positioned for winter shelter and summer shade. Furthermore, they should maximise the visual qualities of the reserve, and reinforce any linkages from the reserve to the surrounding area.
- (5) Harbourside Parks should be provided in general accordance with I418.10.2 Kingseat: Precinct plan 2 – Development plan. These parks should provide a strong connection to, and interface with, the movement network and the coast to promote public access to the coast for passive recreation purposes. The parks should provide views of the Whatapaka Inlet and promote public enjoyment of these views through the provision of grassed areas and seating/picnic areas.
- (6) A sports park is to be provided at Kingseat in the location identified on I418.10.2 Kingseat: Precinct plan 2 – Development plan. This park should provide for a range of organised, formal sports activities, and include the provision of facilities such as changing rooms and public conveniences. The sports park should also provide opportunities for equine-related activities, which should be appropriately separated from sports fields to avoid potential conflicts of use.
- (7) Reserves should be located and designed to retain any existing significant vegetation and/or heritage features/areas. Notwithstanding the protection of significant vegetation or heritage features/areas, sufficient land should be available outside the protected area to ensure that:
 - (a) the recreational needs of the community can be fulfilled;

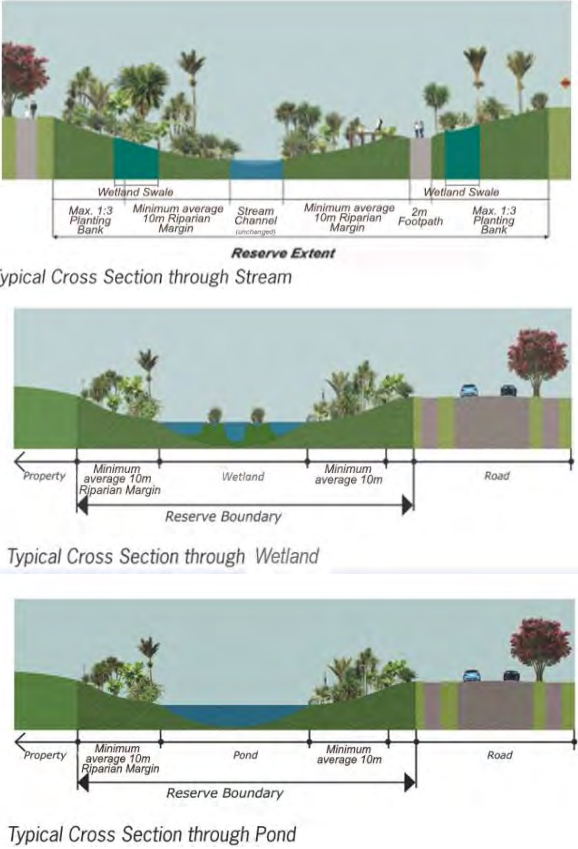
- (b) public physical access is avoided, including any equine access, to the foreshore area (including car parking, vehicle or boat ramp or launching areas); and
 - (c) walkways/cycleways/bridle paths address conflicts between activities, and adverse effects, including effluent disposal, on the coastal marine area.
- (8) the protection of archaeological sites and appropriate tangata whenua access to such sites occurs.
- (a) Reserves should have relatively low maintenance planting.

I418.11.5.6. Design element 6: Stormwater management, wastewater and water

- (1) Stormwater management devices and associated reserves and linkages should be appropriately located, consistent with an approved Stormwater Management Plan and Stormwater Discharge Consent, relevant engineering standards, relevant technical publications and approved by Council. The design and total number of public stormwater devices should be considered in the context of the full lifecycle costs to the community of maintaining this infrastructure. Planting and maintenance plans for stormwater reserves and riparian margins should be submitted with resource consent applications and approved by Council.

<p>(2) Where possible, stormwater reserves should be developed as a connected system with pedestrian access, creating green corridors to enhance the ecology of the area and providing a visual connection of green networks to the surrounding rural and coastal areas.</p>	
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- (3) Permanent and intermittent streams should be retained and enhanced by:
- (a) reinstating piped streams to restore the natural stream network; and
 - (b) providing a vegetated planted buffer within the riparian margin on both sides of the channel. The appropriateness of the stream geometry and stream profile should be considered, and a suitable stream and flood profile developed.

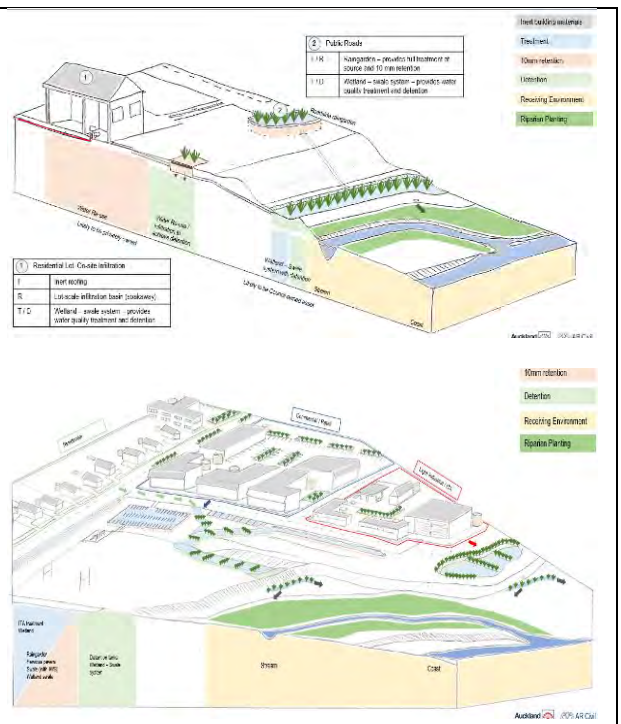
<ul style="list-style-type: none"> • Vegetated buffers should also be provided on the margins of streams (10m minimum average), existing ponds and wetlands which should: • Include native specimen trees on the lower and upper banks of existing ponds, and predominantly to the north and west of existing ponds to provide shade; • Provide a minimum average 10m of native planting on both sides of permanent and intermittent streams, including shallow water rushes and sedges. Additional planting may be required, and there may be cases where specific design is necessary to allow for an adequate overland flow path; • For wetlands and existing ponds, include native wetland species in the different planting zones as per Auckland Regional Council's planting guide "Making the most of Auckland's stormwater ponds, wetlands and rain gardens" 2008, or its successor. 	 <p>The diagrams illustrate typical cross-sections through different water features, showing the 'Reserve Extent' and various planting zones:</p> <ul style="list-style-type: none"> Typical Cross Section through Stream: Shows a central 'Stream Channel (unvegetated)' flanked by 'Wetland Swale' areas. On the outer edges are 'Max. 1:3 Planting Bank' zones. A 'Minimum average 10m Riparian Margin' is indicated on both sides of the stream channel. Typical Cross Section through Wetland: Shows a 'Wetland' area between a 'Property' boundary and a 'Road'. A 'Minimum average 10m Riparian Margin' is shown on both sides of the wetland. Typical Cross Section through Pond: Shows a 'Pond' area between a 'Property' boundary and a 'Road'. A 'Minimum average 10m Riparian Margin' is shown on both sides of the pond.
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- (4) Off-line by-passes should be incorporated in stormwater management devices to locate the overflow at the upstream end of the device to direct runoff directly to the piped stormwater network.
- (5) Stormwater management devices, including wetlands and wetland-swale systems should be designed to complement the surrounding landscape, and should appear as a natural component of the overall setting. Steep batters should be avoided.
- (6) Walkways through buffer vegetation should be designed to minimise any impacts on the ecological function of the pond or buffer, and personal security should be a priority in walkway design (refer I418.11.5.4 Design element 4: Pedestrian, cycle and horse links and routes above).

- (7) Vegetated buffers in close proximity to lots should be designed to minimise shading effects on probable living areas, and to allow visual connection with any walkway passing through the buffer.
- (8) Wastewater treatment and disposal system, and Water treatment facilities should be comprehensively designed, or staged, to provide for the maximum probable development in the Kingseat Precinct for connection, and;
- (a) be located to be suitable for purpose;
 - (b) possess an appropriate system’s design and operation methodology; and
 - (c) be located and constructed in a manner that will enable practical and reliable access for maintenance and renewal purposes.

(9) Stormwater management should be designed in an integrated manner to achieve a treatment train system across each sub-catchment, which incorporates at source control and devices on-site to provide treatment, detention and retention within each lot in accordance with Standard I418.6.16 Stormwater Management , and should consider the extent to which:

- (a) It is practicable to manage all stormwater runoff on-site, and where not practical a treatment train approach should be implemented that includes primary treatment and retention on-site; and secondary treatment and detention to a catchment-wide device(s);
- (b) A treatment train system uses vegetation, soils, and natural processes to manage water and create healthier environments;
- (c) All concentrated point discharges to streams or to the coastal environment are avoided through use of dispersal devices or techniques;
- (d) Sites in the sub-precincts F and G can reasonably achieve 100% mitigation of stormwater runoff on-site;
- (e) Light Industrial sites are served by stormwater

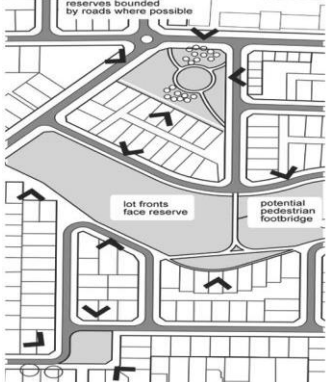



<p>wetlands or equivalent catchment-wide stormwater treatment devices designed to provide secondary treatment for the sub-catchment within which the zone is located;</p> <p>(f) New stormwater management devices are constructed within a catchment that has existing unmanaged impervious area it should be sized to accommodate the entire contributing catchment including existing and new impervious areas.</p>	
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<p>(10) Treatment efficiencies of stormwater wetlands should be designed using Auckland Council guidelines as a minimum standard.</p> <ul style="list-style-type: none"> • Wetland-swale systems can be located in the 1% AEP flood plain. • Wetland-swale systems should be designed to accommodate detention (temporary storage) with a volume equal to the run off volume from the 95th percentile event from all new impervious areas, and disperse flows to avoid concentrated point discharges. 	<p>The diagram illustrates a cross-section of a stormwater management system. On the left, a vegetated section (green) leads to a detention area (shaded green). A vertical timber spreader with notches acts as an outlet, directing water into a stream (blue) on the right. A horizontal arrow at the bottom indicates the entire system is within the extent of the floodplain and riparian planting.</p>
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I418.11.5.7. Design element 7: Interface design

- (1) Reserves/parks should be bounded by public roads on at least two sides unless there are topographical constraints.

<p>(2) Where a road boundary is not practical, the lot layout should ensure that the fronts of houses face onto the reserve across driveways as a next preference, and these driveways should remain unfenced so a clear line of sight and physical access is maintained.</p>	
<p>(3) If lots 'back onto' reserves, they should only do so on the southern edges of reserves, maximising the likelihood that houses will provide north-facing glazing looking onto reserves.</p>	 <p>Where lots back on to the south side of a reserve, ensure road or at least driveway edge to the north side</p>

- (4) The principal pedestrian entries to all buildings should face a road or open pedestrian space and be easily accessible and clearly identifiable from the footpath.

I418.11.5.8. Design element 8: Adaptive re-use overlay areas - Kingseat Hospital site

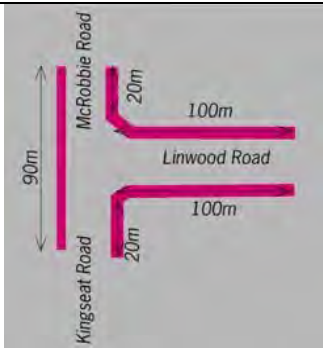
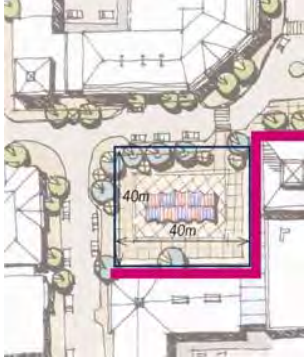

- (1) Subdivision and Development within the Adaptive Re-use Overlay Areas A and B and the Kingseat Heritage Mixed Use Overlay Area should:
- (a) be designed to incorporate existing elements (existing Buildings and Trees) within the Former Kingseat Hospital Site; and
 - (b) allow for a high degree of pedestrian access, and provide safe and attractive pedestrian routes.
- (2) Outdoor storage should be avoided or concealed from view from public roads or public spaces by internalisation, or appropriate configuration of the building (preferred), or by screen fencing.
- (3) Solid blank walls facing a road or internal public space should be avoided.
- (4) The principal pedestrian entries to all buildings should face a road or open pedestrian space and be easily accessible and clearly identifiable from the footpath.
- (5) Car parking should be provided in appropriate places that are easily accessible and appropriately landscaped.

- (6) Internal public spaces should have active edges, should be overlooked by windows from adjoining buildings and should be visible from roads.
- (7) Where car parking is provided on sites that abut residential areas, it should be designed to include screening fencing and/or landscaping.
- (8) Vehicular movement in and around open spaces should give equal priority to pedestrians and cyclists.
- (9) Any subdivision or development should: take into account the Concept plan as shown on Sub-precinct A on I418.10.4 Kingseat: Precinct plan 4 – Kingseat Hospital site and I418.10.5 Kingseat: Precinct plan 5 – Concept plan Kingseat Hospital site; and consider the effects of the retention and reuse of existing buildings and maintenance of their heritage value, including the extent to which the proposal maintains or enhances the character of the former Kingseat Hospital Site.
- (10) Any subdivision or development should promote the function and retention of key open spaces and vegetated areas, and entrance feature roadway;
- (11) The proposal should demonstrate the manner in which new buildings will achieve integration and sensitivity to the heritage buildings and their surrounding environment and relate, in their location, scale, bulk, mass and extent, by means of:
 - (a) open spaces and the creation of a sense of communal access and use both within, and to the area surrounding the Adaptive Re-use Overlay Areas; and
 - (b) the creation of relationship and distinctions (where appropriate) between buildings, activities and public spaces (streets and parks and communal areas) through innovative and sensitive design including the use of scale, design elements and materials that reflect and acknowledge/respond to functions, heritage, character and amenity values;
- (12) The stream and riparian environments and vegetated areas, and their ecological and landscape values (notably the stream/overland flow and vegetated area immediately south of the Local Centre) should be retained, protected and enhanced.
- (13) The key roading layout should be integrated with the Business - Local Centre Zone and adjoining sites, while avoiding adverse effects upon the stream and open space environment.
- (14) Opportunities for buildings to be available for a variety of community uses and regeneration and employment should be promoted.
- (15) The scale and type of activities should not undermine the vibrant, sustainable development of the Local Centre, and/or its on-going vitality, function or purpose.

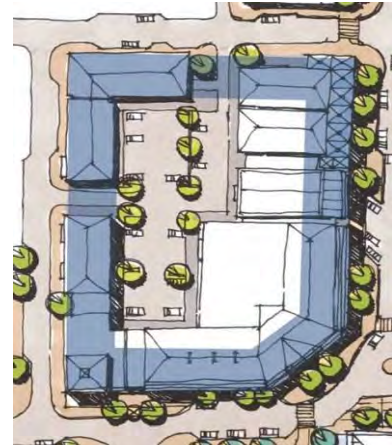
I418.11.5.9. Assessment development in Sub-precinct D

- (1) Design assessment criteria for development in Sub precinct D of the Kingseat Precinct are detailed below under “Design Elements” against which development proposals will be assessed at resource consent stage.

I418.11.5.9.1. Design element 1: Site planning

<p>(1) Buildings on sites adjoining the Main Frontage Control Line (as detailed on Precinct Plans 2 and 6) should provide a continuous building frontage along boundaries with:</p> <ul style="list-style-type: none"> (a) Kingseat Road (b) Linwood Road (c) McRobbie Road (d) At least two sides of the Village Square. <p>Setbacks from the road boundary should be avoided to maintain a continuous built form and buildings must be two storeys on the Centres main street corners, and two storeys encouraged elsewhere along this frontage.</p>	 <p style="text-align: right;">15</p>
<p>(2) A Village Square having an area of at least 1,600m² should be established in general accordance with the location shown on I418.10.2 Kingseat: Precinct plan 2 - Development area and have at least one continuous frontage to the main frontage control line. The area of the Village Square must be defined as excluding any roads or service lanes, or verandahs. The Village Square must be vested.</p>	
<p>(3) The building frontage should be provided with verandahs to provide shelter and shade to pedestrians using the footpath or square</p>	

(4) Buildings within the Local Centre zone should generally adopt a perimeter block layout where buildings address the street and parking and servicing areas are located internally.



(5) The Village Square should be capable of accommodating a shape factor of a square or rectangle with side lengths not exceeding a ratio of 2:1.

(6) No vehicular access ways/service lanes should be provided within the Main Frontage Control Line. An exception to this may be allowed if an alternative access (e.g. a service lane) providing access to the Village Square is required.

(7) The layout of streets, buildings and blocks should allow for a high degree of pedestrian access, provide safe and attractive pedestrian routes and incorporate on-site stormwater management devices. Pedestrian access from rear car parking areas is anticipated to the street network with routes through the main frontage control line.



(8) Accessways to rear parking/service areas should reduce the width and number of vehicle crossings over footpaths, which may involve shared accessways.

(9) The principal pedestrian entries to all buildings should face a road and be easily accessible and clearly identifiable from the footpath.



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- (10) If buildings cannot be built with frontage to all road boundaries (other than within the Main Frontage Control Line where this is required), attractively landscaped areas should be provided between the building and the road frontage. The use of such areas for parking should be limited to avoid adverse effects on the streetscape and pedestrian amenity, and where car parking is required, this should have a maximum depth of a single aisle.
- (11) Outdoor storage should be avoided or concealed from view from public roads by internalisation, or appropriate configuration of the building (preferred), or by screen fencing.
- (12) Except where located in the road reserve, areas of car parking should not adjoin the Village Square.
- (13) Initial development of the local centre should occur on those parts of sites subject to frontage controls
- (14) Proposal should include a Roothing Plan detailing the design of the relevant section of existing public road as defined in Precinct plan 9.
- (15) A Roothing Plan prepared for the relevant section of existing public road should be consistent with the Auckland Transport Code of Practice.

Note: Auckland Transport approval is required for any works to public roads in accordance with the Local Government (Auckland Council) Act 2009.

- (16) Proposals should incorporate the required road works adjacent to the relevant development area (refer I418.10.10 Kingseat: Precinct plan 10 – Kingseat development areas) or alternatively an infrastructure roading agreement should exist that addresses these matters.

I418.11.5.9.2. Design element 2: Building form, public interface and external appearance

- (1) Buildings on sites adjoining the main frontage control line should accommodate retail, commercial or community activities at ground floor level with compatible uses (including residential) encouraged above ground floor.
- (2) When viewed from the road or any public space, buildings should create visual interest through articulation, openings, and design variation.

<p>(3) Buildings which adjoin the Village Square should be of sufficient (and consistent) height to provide a sense of enclosure to that space and should generally be at least two stories in height</p>	
<p>(4) Buildings should be designed such that they provide for passive surveillance over roads and open spaces (including the Village Square).</p>	

(5) Solid blank walls facing a road or open space should be avoided.

(6) Verandahs should reflect the design and style of the building and accentuate entrances and window treatment.

(7) The principal pedestrian entry points of all buildings should be clear and obvious within the building frontage.

<p>(8) Buildings on corners should utilise design features to address and emphasise the corner.</p>	
<p>(9) Signage should be integrated with the design of the building, rather than freestanding, and should not extend above the eaves or parapets of buildings.</p>	

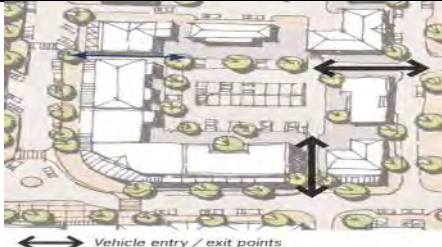
(10) Buildings should front directly onto, or face, roads and provide pedestrian entries and windows along the road frontage. Buildings adjacent to the

Village Square should front onto the Village Square, with the principal pedestrian entrance for such buildings being provided from the Village Square frontage.

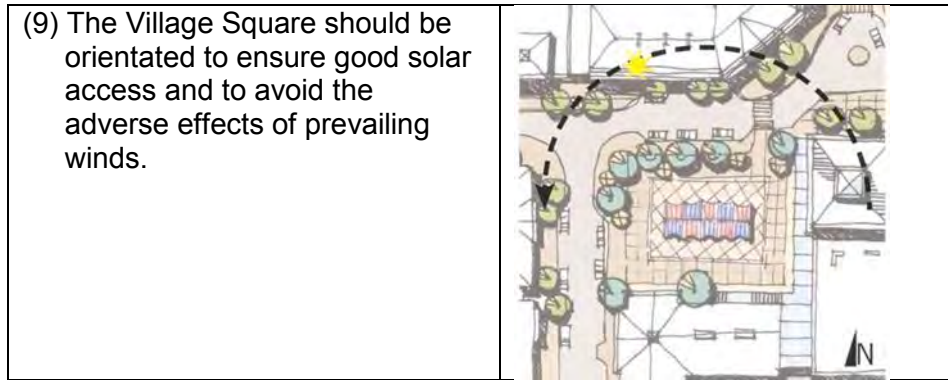
- (11) Large doors (e.g. for loading or servicing) that are not principal building entrances should be concealed from view from roads and open spaces. If they are visible from these spaces, their dominance in the frontage should be reduced, and they should be set back from the front face of the building.

I418.11.5.9.3. Design element 3: Open spaces (including the Village Square), parking areas and landscaping

- (1) Open spaces (including the Village Square) should be well designed and highly visible and accessible.

<p>(2) Car parking should be provided where appropriate, generally within the street or behind buildings, be easily accessible, appropriately landscaped and incorporate an integrated stormwater management approach.</p>	
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- (3) Open spaces should have active edges, should be overlooked by windows from adjoining buildings and should be visible from roads.
- (4) Open spaces should provide for the safe and convenient movement of pedestrians and cyclists clear of motor vehicle traffic, car parking and manoeuvring areas.
- (5) Parking and movement layouts should be designed for safe and effective movement of vehicles through an easily understood layout with appropriate surface markings and signs.
- (6) Where car parking is provided on sites that abut residential areas, it should be screened by buildings, fencing and/or landscaping.
- (7) Vehicular movement in and around open spaces should give priority to pedestrians and cyclists.
- (8) The Village Square should provide appropriate features (e.g. seating, lighting, landscaping etc.) to support its function as the 'heart' of the Kingseat precinct.



(10) The Village Square should be well connected to pedestrian and cycle routes.

(11) The Village Square should be constructed of appropriate surface materials to ensure year round use and offer opportunities to incorporate Integrated stormwater management approach.

I418. Kingseat

I418.1. Precinct Description

The Kingseat Precinct covers some 298 hectares. It adjoins the Whatapaka Creek of the Manukau Harbour (which is of significant importance to the Mana whenua of the area) and encompasses the existing Kingseat village, the former Kingseat Hospital site and parts of the surrounding rural area.

The purpose of the Kingseat Precinct is to provide for the integrated and comprehensively planned expansion of the rural village of Kingseat. The precinct provides the opportunity for an appropriately designed, managed, and environmentally sensitive village to serve this community and surrounding area.

The precinct should be of a sufficient size and mass to provide a range of facilities and services, and accommodate the demands of growth within a compact and walkable area for a population of approximately 5000 people. The precinct also gives recognition to the historic, cultural and environmental attributes, and character of the area, for example by providing for the adaptive reuse of the former Kingseat Hospital site and protecting environments of the Whatapaka Inlet.

The Kingseat Precinct incorporates the provisions of the Kingseat Structure Plan and modifies the underlying Plan zones where appropriate to provide for the precinct's integrated and sustainable management.

Sub-precinct A– Kingseat Hospital Buildings

Sub-precinct A encompasses the following buildings on the former Kingseat Hospital site and provides opportunities for their protection and reuse, as well as allowing for complementary new development:

- (a) a group of Heritage Buildings (Ancillary Hospital Buildings);
- (b) the Heritage Nurses Home; and
- (c) Heritage Villas 11, 12, and 13.

These buildings along with trees of merit are identified on Kingseat Precinct plan 3: Protected heritage place and /notable trees, in the map diagrams. Notable trees at the Kingseat Hospital site are identified in the general listing of Notable trees for the Auckland region in this Plan.

The zoning for Sub-precinct A, Residential - Mixed Housing Suburban Zone, is modified by specific provisions that promote the reuse of the heritage buildings on the former Kingseat Hospital site while recognising their heritage values. Sub-precinct A also provides for activities that are complementary to the local centre, and that do not undermine the commercial and retail functions of the local centre.

Sub-precinct B – Single House Zone

Sub-precinct B is zoned Residential - Single House Zone. It surrounds both the local centre and the medium density precincts (i.e. those in the Residential - Mixed Housing Suburban Zone). An area adjoining Linwood Road is zoned Open Space – Sport and

Active Recreation Zone. Two areas off McRobbie Road are zoned Open Space – Informal Recreation Zone.

Sub-precinct C – Medium Density Residential

Sub-precinct C is located within the former Kingseat Hospital site and partly surrounds the local centre. Its purpose is to provide for a more intensive form of housing and to consolidate and support the local centre while having regard to the amenity and heritage values of the former Kingseat Hospital site. It is zoned Residential - Mixed Housing Suburban Zone. Specific density provisions apply.

Sub-precinct D – Kingseat Village Centre

Sub-precinct D is zoned Business - Local Centre Zone. The local centre is identified on Kingseat Precinct plan 2 and Kingseat Precinct plan 8. The local centre's purpose is to serve both the settlement and wider surrounding rural areas. Activities and development in this area is required to be consistent with design elements.

Sub-precinct E - Kingseat Light Industry

Sub-precinct E is zoned Business - Light Industry Zone and is identified on Kingseat Precinct plan 2 and Kingseat Precinct plan 8. Light Industry areas are required to be consistent with design elements. The Light Industry zone provides for a range of employment activities that complement the local centre.

Sub-precinct F – Rural Transition

Sub-precinct F is zoned Residential - Single House Zone and is shown on Kingseat Precinct plan 1: Sub-precincts and areas. It provides a transition or rural interface area between the urban settlement in Sub-precinct B and the adjoining rural land. This sub-precinct provides for a more spacious type of residential development set within larger grounds than in Sub-precinct B, and reflects the relationship with the adjoining rural areas. The larger minimum site requirements for development in this sub-precinct are intended to reduce potential reverse sensitivity conflicts with adjoining rural activities and land uses, and recognise elements of rural character.

Sub-precinct G – Coastal Transition

Sub-precinct G is zoned H3 Residential - Single House Zone and is shown on Kingseat Precinct plan 1: Sub-precincts and areas. This plan identifies this area as being located along the length of the coastal environment of the Whatapaka Creek. It provides a buffer and a transition between the urban settlement area and the coastal edge and environment.

The provision of large spacious sites for subdivision and development in this sub-precinct maintains the cultural heritage and natural environmental values of this area, and reduces potential adverse impacts upon the coastal environment. An area of conservation reserve (existing and proposed esplanade reserve) is identified along the coastal edge of the sub-precinct providing a buffer to the coastal environment and is zoned Open Space – Informal Recreation Zone.

The zoning of land within this precinct comprises of the following sub-precincts and areas with the following underlying zones:

- Sub-precinct A: Residential - Mixed Housing Suburban Zone
- Sub-precinct B: Residential - Single House Zone, Open Space – Sport and Active Recreation Zone and Open Space – Informal Recreation Zone
- Sub-precinct C: Residential - Mixed Housing Suburban Zone
- Sub-precinct D: Business - Local Centre Zone
- Sub-precinct E: Business – Light Industrial Zone
- Sub-precinct F: Residential – Single House Zone
- Sub-precinct G: Residential – Single House Zone and Open Space – Informal Recreation Zone

I418.2. Objectives [rp/dp]

- (1) All stormwater and wastewater infrastructure is adequately serviced and appropriately managed for the type, location and extent of subdivision and development, and the cultural heritage values of the coastal and stream environments are recognised.
- (2) The significant heritage, environmental and cultural values of the former Kingseat Hospital site are recognised and enhanced.
- (3) Subdivision and development, as well as adaptive reuse activities, takes place in a manner that accounts for the heritage value of buildings in the precinct, particularly those on the former Kingseat hospital site.
- (4) The interface between urban, coastal and rural environments is recognised and protected.
- (5) The local centre is maintained or further developed in a way that achieves its key functions and role as a commercial and retail centre for the precinct.
- (6) A range of residential densities that support the development of an integrated multimodal transport system (private vehicles, public transport, horse riding, walking, cycling) is provided.
- (7) Protected heritage places and the relationship of Mana Whenua to the surrounding area and Whatapaka Creek is recognised, provided for and protected from inappropriate subdivision and development.

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

I418.3. Policies [rp/dp]

- (1) Undertake subdivision and development to achieve a compact and contained urban form that is consistent with the Kingseat Precinct plans and the controls that apply to the sub-precincts.

- (2) Undertake subdivision and development within the former Kingseat Hospital site in a manner consistent with Precinct plans 4 and 5.
- (3) Require developers of the Kingseat Precinct to provide appropriate stormwater infrastructure taking an integrated stormwater management approach to service developments at no cost to the council.
- (4) Avoid large self-serviced individual sites.
- (5) Undertake subdivision and development in a manner that maintains, protects and/or enhances those elements identified on the Kingseat Precinct plans and relevant planning maps that contribute towards protecting and/or enhancing:
 - (a) the existing amenity and character values of the coastal environment of the Whatapaka Inlet, significant watercourses and riparian margins, significant trees and vegetation;
 - (b) scheduled heritage places within the former Kingseat Hospital site; and
 - (c) the interface between the urban village / development areas and the adjoining rural and coastal environments.
- (6) The relationship of Mana Whenua with the coastal environment is recognised and protected, and in particular adverse effects on wāhi tapu and other taonga from inappropriate land use and subdivision activities in close proximity to the coastal edge.
- (7) Promote and support the development of a defined local centre with an appropriate range of accessible, walkable and conveniently-located retailing activities, service and commercial activities, and community facilities that serve the day-to-day needs of the precinct and of residents in the wider area.
- (8) Ensure that subdivision and land use activities establish a transport network that provides for the safe and efficient movement of motor vehicles, pedestrians, horse riders (coastal and rural trails), and cyclists.
- (9) Provide for the co-ordinated upgrade of public roading infrastructure within the precinct so that such upgrades occur either before or concurrent with development.
- (10) Ensure infrastructure provision for public water supply and one public waste water system in the precinct is in advance of, or concurrent with, any resource consents for subdivision and development, provided that resource consent for the reticulated and treated waste water disposal and any required resource consents for storm water discharge have been granted.
- (11) Subdivision and development should avoid, remedy or mitigate any adverse effects of urban development in the Kingseat precinct by:

- (a) implementing the recommendations of any approved Stormwater Management Plan(s) (which will include analysis of best, most practical options) and any approved Stormwater Discharge Consent;
- (b) establishing open space, stormwater reserves, approved stormwater infrastructure (quality and detention) and approved wastewater infrastructure, in an appropriate and timely manner, cognisant of:
- (i) the full life cycle costs of the asset;
 - (ii) the need to establish approved low impact design stormwater solutions to limit the number, scale and maintenance requirements of stormwater infrastructure;
 - (iii) the need to establish approved stormwater infrastructure in an integrated and coordinated manner based on catchments rather than landholdings, while also accepting the role of individual lots and public places in effective stormwater management;
 - (iv) the need to avoid direct discharges from stormwater and from wastewater treatment to streams and the Whatapaka Creek and Manukau Harbour;
 - (v) the need to ensure that the discharge of treated wastewater from the Kingseat Precinct area occurs in an environmentally and culturally sensitive way and which is characterised by:
 - One public wastewater treatment plant (membrane bioreactor or similar) which treats wastewater to a high standard;
 - Avoidance of any discharge of treated wastewater directly, or by overland flow, into the Mana Whenua Management Precinct associated with the Whatapaka Creek;
 - Any direct discharge of treated wastewater from the Kingseat Precinct outside the Mana Whenua Management Precinct associated with the Whatapaka Creek having no more than a de minimis adverse ecological effect on the Mana Whenua Management Precinct;
 - Ngati Tamaoho being notified of any application to discharge wastewater collected from the Kingseat Precinct;
 - (vi) On-site management and the use of communal devices or facilities to reduce stormwater contaminants, volumes and peak flows and minimise adverse effects, focussing in particular on:
 - activities that have the potential to generate high contaminant concentrations (such as parking areas and road reserves) and loads;

- managing stormwater runoff to achieve hydrological mitigation through detention and retention in areas discharging to rivers and streams;
 - minimising the temperature effects of stormwater discharges on rivers and streams where practicable; and
 - providing for the management of gross stormwater pollutants, such as litter, in areas where the generation of these may be an issue;
- (c) protecting, maintaining and/or enhancing significant vegetation;
- (d) protecting, maintaining and /or enhancing all perennial streams requiring riparian margins identified on the Kingseat Precinct plan 2;
- (e) protecting, maintaining and/or enhancing coastal ecosystems, character and significant coastal values of the Whatapaka Inlet and Manukau Harbour including the needs of migratory birds. This includes limiting development to low density lots adjoining the coast, maintenance of setbacks and establishment of indigenous vegetation, in a manner that recognises the cultural heritage values of the coastal and stream environment;
- (f) maintaining water quality by managing earthworks to avoid siltation and sedimentation of watercourses and adjoining properties; and
- (g) appropriately managing earthworks during subdivision to avoid, as far as practicable, the need for further significant earthworks and retaining during the development of buildings, and to avoid adverse effects upon archaeological sites and areas of cultural significance.

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

I418.4. Activity table

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

Table I418.4.1 Activity table specifies the activity status of land use, development, subdivision, and discharge activities in the Kingseat Precinct pursuant to section 9(2), 9(3), 11, and 15 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I418.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I418.4.1 Activity table 1 – Sub-precinct A-G

Activity		Activity status						
Use		A	B	C	D	E	F	G
(A1)	Any permitted activity seeking to operate outside the hours specified in the Performance Standards	P						
	Residential							
(A2)	More than a single dwelling on a site within the Single House zone		D					
(A3)	One dwelling on sites no less than a net site area of 450m ²		P					
(A4)	Dwellings on sites less than 1500m ²						NC	
(A5)	Dwellings on sites less than 2500m ²							NC
(A6)	One dwelling on a site of 325m ² -500m ² located 200 metres from a neighbourhood park complying with Standards H4.6 in the H4 Residential - Mixed Housing Suburban Zone with the exception of: <ul style="list-style-type: none"> • H4.6.1 Activities listed in Table I418.4.1; • H4.6.2 Home occupations; and • H4.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings 		D					
(A7)	More than one dwelling on a site less than 300m ² in net site area		NC	NC	NC		NC	NC
(A8)	More than two dwellings within existing Protected Heritage Places identified on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A9)	More than two dwellings within an existing building	RD						
(A10)	Residential development not complying with I418.6.6 main frontage control.				NC			
(A11)	Home occupation within existing Protected Heritage Places identified as A57, A58, A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A12)	Any new dwelling where required road works associated with the full	P	P	P	P		P	P

	adjoining road frontage of any development area have been completed.							
(A13)	Any new dwelling where required road works associated with the full adjoining road frontage of any development area either: are proposed in an application; are covered by a roading infrastructure agreement.	RD	RD	RD	RD		RD	RD
(A14)	Any new dwelling constructed where no roading plan has been prepared for the relevant section of public road specified in Kingseat:Precinct plan 9 – Public road sections requiring a roading plan.	NC	NC	NC	NC		NC	NC
(A15)	Any new dwelling constructed within a development area where required road works associated with the full adjoining road frontage either: are not proposed in an application; are not covered by a roading infrastructure agreement; have not already been completed.	NC	NC	NC	NC		NC	NC
(A16)	Visitor accommodation	RD						
(A17)	Multi-Unit Housing (any residential development, whether of attached or detached structures or a combination thereof, which provides for the existence or establishment of more than one household on a site) within an existing Building	RD						
(A18)	Special Housing Development (being a residential development intended to suit the particular residential needs and characteristics of a homogenous group of people and includes any building or buildings)	RD						
(A19)	Live Work Units (being a single unit consisting of a workshop, workroom, home enterprise or home occupation with a residential component that is occupied by the same owner/tenant.)	RD						
(A20)	Integrated residential development, Supported residential care and boarding houses	RD						
(A21)	Community							
(A22)	Marae Complex and Kokiri Centres	P	P					

(A23)	Education facilities	RD						
(A24)	Hospital (but not including a Psychiatric Hospital as defined in the Mental Health Act 1969)	RD						
(A25)	Public Toilets except in building 52 within the Kingseat Heritage Mixed Use Overlay	RD						
(A26)	Public amenities within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A27)	Public amenities	RD						

Commerce								
(A28)	Retail selling predominantly convenience goods up to 400m ² GFA	RD						
(A29)	Retail selling predominantly convenience goods greater than 400m ² GFA	D						
(A30)	Veterinary clinics and health facilities not exceeding 400m ² total GFA	P						
(A31)	The selling of hand crafts	P						
(A32)	Cafe up to 100m ² of GFA within existing buildings as at 31 May 1994	P						
(A33)	Restaurants and cafes	P						
(A34)	Outdoor eating places within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A35)	Outdoor eating places	RD						
(A36)	Fitness centres within buildings up to 400m ² total GFA	P						
(A37)	Entertainment facilities up to 400m ² total GFA within existing protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A38)	Entertainment facilities up to 400m ² total GFA	RD						
(A39)	Offices within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A40)	Offices	RD						
(A41)	Offices ancillary to any permitted activity	P						
Industry								
(A43)	Manufacturing not exceeding 400m ² total GFA	P						
(A44)	Industrial laboratories within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A45)	Workshops and Workrooms (i.e.	P						

	buildings or rooms, in which articles, goods or produce are assembled, fabricated, prepared and/or repaired.)							
(A46)	Rural							
(A47)	Equestrian/Horse training centre	P						
	Development							
(A48)	Construction of new buildings	RD						
(A49)	Internal alteration to the buildings existing as at 31 May 1994, where there is no change in site coverage or building height	P						
(A50)	Repair, redecoration and insignificant alteration to the buildings existing as at 31 May 1994, carried out with materials similar in appearance to those originally used	P						
(A51)	Modification, demolition or removal of any part of buildings A62, A63, A64, A65, A66 and A67 as identified on Kingseat: Precinct plan 11 Adaptive reuse areas and development potential.	RD						
(A52)	For any heritage item listed in I418.11.1 Kingseat: Precinct schedule 1 - Heritage resources (historic buildings, structures and areas): - (a) any external modification, except re-painting, of any building or object; (b) any removal, relocation or demolition; (c) any work within 6 metres of the exterior surface of any building or object except: (i) where the building or work is on a public road or reserve; (ii) where such work is on a different SITE and that SITE was in existence as at 31 May 1994; (d) any new building within the Heritage setback (former Kingseat Hospital site); (e) any activity which would offend mana whenua in terms of the known spiritual or cultural associations;	RD	RD	RD	RD	RD	RD	RD

Subdivision								
(A53)	Subdivision in the Kingseat Precinct which complies with Standards I418.6.10 to I418.6.16.	RD						
(A54)	Subdivision in Sub-precinct B, and Sub-precincts F and G that does not comply with I418.6.11 Minimum site size road frontage, size requirements	NA	D	NA	NA	NA	D	D
(A55)	Medium density subdivision (net site area down to 325m ²) or that approved by resource consent in Sub-precinct C	NA	NA	C	NA	NA	NA	NA
(A56)	Subdivision involving cul-de-sac roads	D						
(A57)	Subdivision creating a rear site in Sub-precinct F of the Kingseat precinct	NA	NA	NA	NA	NA	NC	NA
(A58)	Subdivision which does not comply with any Standards I418.6.10 to I418.6.16 excluding lots not connected to a public reticulated water supply or public reticulated wastewater network.	D						
(A59)	Subdivision which complies with all Standards I418.6.10 to I418.6.16 and is located outside the area identified in I418.6.8 Historic heritage alert setback.	RD						
(A60)	Subdivision which complies with all standards in with I418.6.10 to I418.6.16 and is located within the I418.6.8 Historic heritage alert setback	D						
(A61)	Subdivision which does not comply with Standards I418.6.10 to I418.6.16 provided that, at the time at which the application is lodged with Council, all necessary resource consents have been obtained for a public reticulated water supply network and a public reticulated sewage disposal system, and where such resources consents are still in force at the time of determination.	D						
(A62)	Subdivision of sites within the Kingseat Precinct not connected to a public reticulated water supply or a public reticulated sewage disposal system and where all necessary resource consents have not been granted for a public reticulated water	NC						

	supply network and a public reticulated sewage disposal system.	
(A63)	Any subdivision within the Kingseat Precinct relating to an area identified in Kingseat: Precinct plan 9 – Public road sections requiring a roading plan where no roading plan for the relevant section of existing public road has been prepared.	NC
(A64)	Any subdivision within the Kingseat Precinct within a development area identified on Kingseat: Precinct plan 10 - Kingseat development area, where the required road works associated with the full adjoining road frontage, either: <ul style="list-style-type: none"> a) are not proposed as part of the subdivision application, or b) are not covered by a roading infrastructure development agreement, or c) have not already been completed. 	NC

Note 1

For the purposes of this Precinct:

Required road works means the works that must be undertaken to the centreline of the adjoining public road, and which must be along the full road frontage of the development area in which the subdivision or development is occurring, All such works must be undertaken in accordance with a roading plan that has been approved as part of a resource consent application.

Development area means those areas of land as denoted as such in any precinct plan. Any development or subdivision in a development area will necessitate the upgrading of the entire adjoining public road frontage to the centreline of that road.

Heritage Setback means that area of a scheduled building identified in Kingseat: Precinct plan 3 – protected heritage places and trees of merit located:

- Between 15m and the front façade of Building A.52 facing the central roadway;
- 10m from all other facades of Building A.52 and from the facades of Buildings A.57, A.58, A.59 and A61; and
- 6m from all facades of scheduled Buildings A.62 to A.67

I418.5. Notification

- (1) Any application for resource consent for an activity listed in Table I418.4.1 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).

I418.6. Standards

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

I418.6.1. Density

- (1) More than one dwelling on a site within Sub-precinct B is a permitted activity provided that the number of dwellings must not exceed a density of one dwelling per 450m² net site area.
- (2) Development exceeding the density provided for in this rule is a discretionary activity.

I418.6.2. Height

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

I418.6.3. Height in relation to boundary

- (1) Standard H4.6.5 height in relation to boundary, H4 Residential - Mixed Housing Suburban Zone does not apply to internal boundaries within Sub-precinct A.

I418.6.4. Yards

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I418.6.4.1 Yards in Sub-precincts A, B, F and G below.

Table I418.6.4.1 Yards in Sub-precincts A, B, F and G

Yard	Minimum depth
Front	5m for Sub-precincts A, B and F
	10 m for Sub-precinct G
Side or rear yards adjoining land which is within any of the zones in section H19 –Rural Zones	20m from the boundary of land zoned Rural - Rural Coastal or Rural - Rural Production Zones
Side or rear yards adjoining a Rural Trail identified on Kingseat: Precinct plan 2: Development plan	10m from the boundary of the Rural Trail
Coastal protection yard	30m from existing or proposed Esplanade Reserve or 50m from Mean High Water Springs whichever is the greater

I418.6.5. Building coverage

- (1) Within the Kingseat Precinct building coverage must comply with the following maximum total.
 - (a) Building coverage per site must be 35% of the net area within the Residential - Single House Zone except as listed in Table I418.6.5.1 Building coverage in Sub-precincts A, F and G below:

Table I418.6.5.1 I418.6.4 Building coverage in in Sub-precincts A, F and G

Sub-precinct	Maximum building coverage per site
Sub-precinct A	50%
Sub-precinct F	25%
Sub-precinct G	20%

I418.6.6. Main frontage control

- (1) In the Kingseat Precinct all residential development on the “main frontage control line” identified on Kingseat: Precinct plan 6 - Special control must not have habitable rooms at ground level.

I418.6.7. Building line setback

- (1) In the Kingseat precinct, road widening from the current legal road width (as at 23 September 2010) will be required in the locations shown and in the dimensions specified in Kingseat: Precinct plan 7 – Road widening. Where road widening is identified on Kingseat: Precinct plan 7 – Road widening and where the construction of a building precedes subdivision, buildings must be located outside of the building line and this shall be deemed the new front boundary until such time as the road widening identified for the Site has been undertaken and subsequently vested in Council.

I418.6.8. Historic heritage alert setback

- (1) Within the Kingseat precinct where any earthworks, including any land disturbance required for access way, formation work, or building, or planting of indigenous vegetation is proposed, or where a specified building area associated with proposed subdivision is proposed, within the width of 100m from the line of Mean High Water Springs:
 - (a) The person(s) undertaking the proposed activity (including subdivision) must provide the council with a report from a qualified archaeologist, identifying whether any archaeological site is within the Historic heritage alert setback of the proposed subdivision, and stating whether any archaeological site will be damaged, modified or destroyed by such activities;

- (b) Where a report of the type described above has been previously received by council then a further report will not be required; and
- (c) Where a person proposes to undertake such activity and instigates a survey of a property or properties by a qualified archaeologist and no archaeological sites are recorded provisions I418.6.8 Historic heritage alert setback(a) and (b) will cease to apply.

I418.6.9. Car parking

(1) Kingseat Sub-precinct D: Local Centre

- (a) Within the Kingseat Local Centre zone the number of parking spaces required under section E27 Transport at E27.6.2(4) will apply to activities only at the ground floor of the local centre with no parking requirements for activities within the first floor or above.

(2) Kingseat Sub-precinct A

- (a) The following parking standards apply:

- (iii) One parking space for every 40m² of gross floor area (GFA).

- (b) Except that:

- (iv) no parking is required for sites with total buildings having 400m² GFA or less;

- (v) one parking space per site is required for sites with total buildings that exceed 400m² GFA but which do not exceed 1500m² GFA; and

- (vi) two parking spaces are required for any site having total buildings greater than 1500m² GFA.

I418.6.10. Kingseat precinct and sub-precinct A

- (1) All subdivision within the precinct must be general accordance with Kingseat: Precinct plan 1 – Sub-precincts and areas and Kingseat: Precinct plans 2 – Development plan.
- (2) All subdivision within the former Kingseat Hospital Site must be in general accordance with Kingseat: Precinct plan 4 – Kingseat Hospital site and Kingseat: Precinct plan 5 – Concept plan Kingseat Hospital site.

I418.6.11. Minimum site size, road frontage, size requirements

- (1) Any new site within Sub-precinct B must:

- (a) have a minimum net area of 450m²;

- (b) have road frontage of no less than 15m;

- (c) not be a rear site; and

- (d) have a minimum distance of 20m between any specified building area and the boundary of an adjoining rural or coastal area.
- (2) Any new site within Sub-precinct F must:
- (a) have a minimum net area of 1500m²;
 - (b) have a minimum distance between any specified building area and the boundary of another zone of 20m;
 - (c) must not be a rear lot; and
 - (d) have road frontage of no less than 50 metres.
- (3) Any new site within Sub-precinct G must:
- (a) have a minimum net area of 2500m²;
 - (b) have a minimum distance between any specified building area and the boundary of an existing or proposed esplanade reserve of 30m;
 - (c) where adjoining an existing or proposed esplanade reserve revegetate 25% of the area of the new site with indigenous vegetation and protect this area through consent notices (subject to requirements of the Historic Heritage Alert Setback); and
 - (d) not be a rear site.
- (4) Medium density subdivision (i.e. net site area down to 325m²) or that approved by resource consent must be located within 200m of:
- (a) a Neighbourhood Park (excluding Harbourside Parks);
 - (b) Sub-Precinct D the Business Zone (Kingseat Village Centre);
 - (c) the Adaptive Re-use Overlay Area A and B shown on Kingseat Precinct plan 11 – Adaptive reuse areas and development areas; or
 - (d) buildings A57, A58, A59 and A61 within Sub- Precinct A (refer to Precinct plans 1, 2, 8 and 11).

I418.6.12. Wastewater and Water Supply

- (1) Any site located within the Kingseat precinct must be connected to a public reticulated wastewater treatment and disposal system.
- (2) Any site located within the Kingseat precinct, must be connected to a public reticulated water supply and network.

I418.6.13. Rural trail

- (1) In the Kingseat precinct, subdivision must provide a 10m wide strip of land in the location of the annotation “Local Purpose Access Rural Trail’ on I418.10.2

Kingseat: Precinct plan 2 – Development plan. The Rural Trail must be vested as local purpose access.

I418.6.14. Average minimum density

(1) The average minimum density in Sub-precinct B is 10 dwellings per hectare

I418.6.15. Design and layout Business - Local Centre Zone

(1) Whether subdivision within the Local Centre establishes, or does not preclude the establishment and development of a Village Square of at least 1,600m² in area with at least one continuous frontage to the Main Frontage Control Line shown on Kingseat: Precinct plan 6 – Special controls and as described in I418.6.6 Main frontage control.

I418.6.16. Stormwater Management

(1) Any subdivision within the Kingseat Precinct must meet the following :

- (a) the only new ponds permitted for stormwater management must be dry detention basins that temporarily detain water and, where practical, must be able to completely empty via an orifice controlled outlet over a 24 hour period;
- (b) all new stormwater management devices must not be located on the bed of any stream (off-stream);
- (c) all stormwater from lots in the H17 Business - Light Industrial Zone must drain to a stormwater wetland that provides for secondary treatment prior to discharge. The treatment efficiency of a stormwater wetland must be designed using Auckland Council Guidelines as the minimum standard;
- (d) all lots in Sub-precincts F & G must manage stormwater on-site and not rely upon or require the use of public stormwater wetlands or wetland-swale systems;
- (e) all lots must be designed to accommodate the on-site volume and quality standards set out below;
- (f) a 20m riparian margin must be provided from the edge of any permanent stream and 10m from the edge of intermittent streams;
- (g) roads, uncovered parking areas, and jointly owned accessways must be designed to meet the stormwater quality standards set below; and
- (h) All concentrated point discharges are to be avoided and methods to disperse discharges are to be implemented.

On-site volume control

(2) All sites must provide on-site retention (volume control) of stormwater for a 10mm, rainfall event from:

- (a) all new impervious areas 25m² or larger in area; and

- (b) both existing and new impervious areas where new or redevelopment of existing impervious areas exceed 50 square metres on redeveloped sites.

In achieving the above standard, all stormwater run-off from roofs must be directed to a rain tank providing for non-potable re-use; a planted infiltration pit or trench; permeable paving, or a combination.

- (3) In addition to I418.6.16(2) Stormwater Management above, where stormwater from a site discharges directly to a stream or to land that drains to a stream, stormwater management by on site devices or catchment-wide devices must be provided that meet the following:

(a) detention (temporary storage) with a volume equal to the remainder of the 95th percentile event from all new impervious areas 25 square metres or larger in area, and for both existing and new impervious areas where new impervious areas exceed 50 square metres on redeveloped sites;

(b) the discharge must not result in, or increase, flooding of other properties in events up to 10 per cent annual exceedance probability or the inundation of buildings in events up to the one per cent annual exceedance probability; and

(c) the discharge must not cause or increase scouring or erosion at the point of discharge or downstream and must be dispersed prior to stormwater entering the stream or coastal marine area.

Provided that where the stormwater from a site discharges directly to the coastal marine area and not to a stream, on site stormwater management does not need to comply with (a) and (b) above.

On-site quality control

- (4) All buildings must avoid the use of unpainted roofing or spouting materials containing zinc or copper to minimise contaminant runoff.

- (5) Stormwater runoff from high contaminant generating land uses must be treated by an Approved Stormwater Quality Device.

For the purposes of this rule, high contaminant-generating land uses means:

- all road carriageways; and
- parking areas and associated accessways that are exposed to rainfall and which carry more than 50 vehicles per day,

For the purpose of this rule Approved Stormwater Quality Device means:

A stormwater quality treatment device or system that is sized and designed in accordance with TP 10 – Stormwater Management Devices: Design Guidelines Manual (May 2003), or alternative devices that are demonstrated to achieve an equivalent level of contaminant removal performance to that of TP 10 – Stormwater Management Devices: Design Guidelines Manual (May

2003) for the land use activity and associated contaminants of concern as follows:

- (a) for high use roads and carparks, stormwater quality treatment devices that are more effective at removal of sediment and metals must be used;
 - (b) for high contaminant yielding building materials, stormwater quality treatment devices that are more effective at removal of metals must be used.
- (6) Industrial and Trade Activity (ITA) areas are excluded from these provisions where they are located within the Business - Light Industrial Zone. However, any additional impervious area outside of the ITA area but which are located within the same lot are subjected to these provisions.

I418.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I418.8. Assessment – restricted discretionary activities

I418.8.1. 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) Matters of discretion (General):

- (a) whether sites can be adequately serviced with water, wastewater disposal and systems to control discharge of contaminants;
- (b) the extent to which stormwater management takes an integrated stormwater management approach with riparian planting, earthworks, silt and sediment control;
- (c) the adequacy of measures for remediation of soil contamination;
- (d) the potential effects arising from geotechnical matters including site stability and natural hazards such as flooding;
- (e) measures adopted to address proximity to national grid transmission lines (refer Planning Maps);
- (f) whether residential subdivision achieves the yield depicted on Kingseat: Precinct plan 11 – Adaptive reuse areas and development areas, design and layout, site planning, building form, public interface and external appearance, open spaces, parking areas, landscaping and amenity planting;
- (g) the design, function and measures proposed to secure the future viability of the local centre;

- (h) the measures to avoid adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural landscape quality ecological and landscape values including proposals for their retention, protection and enhancement;
- (i) the measures to avoid adverse effects on the coastal environment including proposals for its protection and enhancement;
- (j) measures for the retention and promotion of the function of key open spaces and vegetated areas, and the entrance feature roadway, notable and significant trees and heritage resources including historic heritage places, other existing trees and landscape quality and heritage values of the former Kingseat Hospital Site;
- (k) measures for the protection and/or enhancement of archaeological sites, and cultural and heritage resources and the coastal environment;
- (l) the application of the key roading layout and its functions and connectivity, including the physical integration of sub-precinct A with the Local Centre and the construction, location and/or extension of trails for walking, cycling and horse riding within the structure plan area including within any existing or required esplanade reserve or riparian margin **and** roading plans and the implementation of any required road works;
- (m) measures for noise attenuation and limitation on hours of operation;
- (n) consistency with Precinct Plans;
- (o) consistency with any relevant Sub-precinct plan; and
- (p) consistency with design elements.

I418.8.2. 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) Whether the sites are serviced for water and wastewater disposal and the adverse effects avoided, remedied or mitigated.
- (2) The extent to which an integrated stormwater management approach has been adopted including:
 - (a) whether an integrated stormwater management approach has been undertaken, and whether this has incorporated riparian planting, earthworks, silt and sediment control measures;
 - (b) whether the creation or increase of existing flooding, including incremental adverse effects has been avoided;

- (c) whether incremental and cumulative adverse effects of increased stormwater flows including such effects on stream channels and stream health, natural character, biodiversity, erosion and stability and community and Mana Whenua values has been avoided, or if not avoided then mitigated;
 - (d) whether any existing adverse effects have been reduced;
 - (e) whether any available stormwater network which has capacity to cater for increased stormwater flows has been utilised;
 - (f) the extent to which stormwater flow is managed on-site and stormwater management devices in the catchment utilised to accept and cater for increased stormwater flows to meet mitigation requirements;
 - (g) the extent to which discharge points have ensured dispersal of flows before entering a stream or the coastal marine area;
 - (h) whether the adverse effects on sensitive receiving environments, including coastal waters, from stormwater contaminants have been avoided, remedied or mitigated; and
 - (i) the extent to which incremental and cumulative adverse effects of stormwater contaminants on receiving environments including on biodiversity, community and Mana Whenua uses and values have been avoided, or if not avoided then mitigated.
- (3) Whether remediation of soil contamination has occurred including the verification of effective completion of works.
- (4) The extent to which geotechnical matters including site stability and natural hazards such as flooding have been considered and addressed.
- (5) The extent to which development has taken account of proximity to national grid transmission lines (refer Planning Maps) including whether the provisions of the National Grid Corridor overlay have been addressed.
- (6) The extent to which density, design and layout, site planning, building form, public interface and external appearance of the proposed development including open spaces, parking areas, landscaping and amenity planting promotes the protection and enhancement of the natural and heritage environment and amenity and character of Kingseat and the Whatapaka Creek.
- (7) The extent to which the design of the town centre and other areas and activities, promotes, maintain and enhance the function and the ongoing continuance of the town centre.
- (8) Whether adequate provision has been made for the protection, retention and enhancement of existing native (and significant exotic) vegetation, riparian

planting, ecosystems and stream and riparian environments and their natural landscape quality ecological and landscape.

- (9) Whether the coastal environment has been protected or enhanced.
- (10) Whether the function of key open spaces and vegetated areas, and the entrance feature roadway, existing trees and landscape quality and heritage values of the former Kingseat hospital site have been protected, retained and enhanced.
- (11) Whether archaeological sites, and cultural and heritage resources have been protected, retained or enhanced, including the following considerations:
- (a) In relation to proposals affecting heritage resources listed in Kingseat Precinct Schedule 1: Heritage Resources (Historic Buildings, Structures and Areas) :
- (i) whether the opinion of an Architectural Conservator, Archaeologist, Historian, Mana Whenua representative, or other suitably qualified or experienced person has been sought;
 - (ii) where the heritage resources would be compromised or lost, the extent to which those effects could be mitigated if consent were granted;
 - (iii) the nature and extent of any work or proposal and how conspicuous or significant it would be in the context of the maintenance of the integrity and intrinsic value of the scheduled item;
 - (iv) whether the height, location, design and external appearance of buildings, structures and other objects is appropriate; and
 - (v) whether a Conservation Plan prepared by a suitably qualified or experienced person, is provided to ensure the proper management of any heritage resource;
- (b) In the event of an application to damage, modify or destroy an archaeological site identified within the I418.6.8 Historic heritage alert setback, the extent to which the following assessment matters to ensure that adverse effects are avoided, remedied or mitigated have been given regard:
- (i) the nature, form and extent of the activity and the likelihood of damage, modification or destruction of the archaeological site;
 - (ii) the importance and weight given to the results of any consultation with Mana Whenua;
 - (iii) the significance of the archaeological site assessed on the uniqueness of the site, representative nature of the site, its condition and the importance attached to the site by Mana Whenua and the landowner;

- (iv) any archaeological assessment carried out and contained in a report by a qualified archaeologist to identify and provide: an assessment of effects, proposals for avoidance or mitigation of effects; the provisions of any relevant management plan where appropriate; and whether the proposal meets the provisions of the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value;
 - (v) the identification of any alternative methods and locations available for applicants to carry out the works or activities;
 - (vi) the degree to which development can occur within I418.6.8 Historic heritage alert overlay setback where there is no adverse effect on the archaeological site; and
 - (vii) the manner in which landowners, the community and Mana Whenua source or provide funding and methods of voluntary protection for the management of archaeological sites including the use of covenants;
- (c) for the assessment of applications that involve the modification, alteration or demolition of any scheduled building, structure or area existing on the former Kingseat Hospital site and listed in I418.11.1 Kingseat: Precinct Schedule 1- Heritage Resources (Historic Buildings, Structures and Areas), or any new building located within the Heritage setbacks, whether a heritage impact assessment of the proposal has been carried out by an appropriately qualified person that includes the following considerations:
- (i) in consideration of any scheduled building, structure or area:
 - 1. its structural condition and the ability for it to be converted to a new use; and
 - 2. its contribution to the overall heritage and/or character of the former Kingseat Hospital site.
 - (ii) in consideration of any new building located within the Heritage setbacks:
 - 1. the effects upon the heritage value of the scheduled building in the vicinity; and
 - 2. the effects upon the overall heritage and/or character of the former Kingseat Hospital site;.
 - (iii) regarding any scheduled building:
 - 1. The retention of the scheduled building in its present form in a manner that preserves its heritage values including:
 - the fabric identified in I418.11.2 Kingseat: Precinct schedule 2: Heritage assessment by building type as

having 'exceptional' significance should be retained unless exceptional circumstances require its removal;

- the fabric identified as having 'considerable' significance should be retained unless special circumstances require its removal;
- the fabric identified as having 'some' significance should be retained where practicable; and
- proposals that remove any accretions or features that detract from the heritage values should be favourably considered;

(iv) new buildings within Heritage set back (Former Kingseat hospital Site):

1. whether new buildings are of an appropriate scale (including height (irrespective of the permitted zone height) and overall bulk), and located, so that:
2. where close to any scheduled building, they are not taller than the scheduled buildings, and preferably one storey lower than the scheduled building;
3. views of the scheduled building from the central roadway and central field are provided; and
4. open space around and in the vicinity of the central field, and central roadway of the former Kingseat Hospital site should be promoted and retained;

(v) the design and layout of subdivision and development including particular regard to:

1. the protection and/or enhancement of any scheduled building, trees, structures or areas;
2. the overall character and amenity of the former Kingseat Hospital site derived from the scheduled buildings, structures, trees and areas, and the integration of new subdivision and development with these features;
3. medium density housing giving recognition to an appropriate scale of development within close proximity to scheduled buildings, that promotes:
 - the retention of heritage values and character of the buildings;
 - associated open space surrounding the scheduled buildings and complementary landscape heritage character;
 - views of the scheduled buildings from the central field, and central roadway of the former Kingseat Hospital site; and

- open space around the central field area.

(12) Roading

(a) whether efficient roading layout, function connectivity, including the physical integration of Sub-precinct A with the Local Centre is achieved;

(b) whether implementation of any required road works are required;

(c) With respect to the construction of public roads:

(i) whether the proposal includes a roading plan detailing the design for the relevant section of public road as defined in Kingseat: Precinct plan 9 – Public road sections requiring a roading plan;

(ii) whether the roading plan prepared for the relevant section of existing public road is consistent with the Auckland Transport Code of Practice; and

Note 1: Auckland Transport approval is needed for any changes to existing public roads under the Local Government (Auckland Council) Act 2009

(iii) whether applications propose to undertake the required road works along the frontage of the relevant development area (refer Kingseat: Precinct plan 10 – Kingseat development areas; or whether an infrastructure agreement exists to complete the required road works referred to above.

(13) Whether adequate noise attenuation and hours of operation are proposed where appropriate.

(14) The extent to which the proposals are consistent with Precinct Plans.

(15) The extent to which the proposals are consistent with any relevant sub-precinct plan.

(16) Subdivision

(a) In addition to considering the relevant assessment criteria I418.8.2(1) - (11) above the Council will also consider :

(i) whether the subdivision is in general accordance with the relevant subdivision design assessment criteria (see the below table which outlines the appropriate design elements for specific sub-precincts).

Table I418.6.48.2.1 Design assessment criteria

Sub-precinct	Relevant design assessment criteria contained in I418.11.5 Appendix 1: Kingseat Precinct
A	Design elements 1 and 8
B & C	All design elements
D	Design element 6
E	Design elements 1, 5 and 6
F & G	As specified in the design elements

(17) Former Kingseat Hospital site and consistency with relevant precinct plans.

(a) The council in considering the relevant assessment criteria in I418.8.2(1) - (11) above for subdivision and development considered restricted discretionary activities within the former Kingseat hospital site, will also consider the following matters:

- (i) the overall character of the site including heritage, environmental and amenity values, scheduled buildings and trees(including trees of merit in Kingseat: Precinct schedule 4 – Trees of merit);
- (ii) the extent to which existing notable and trees of merit that contribute to the visual amenity and treed character of the site are retained;
- (iii) the extent to which proposed landscaping contributes to the treed character of the site and maintains its future visual amenity, including its effectiveness in offsetting the effects arising from the removal of existing trees from the site;
- (iv) whether subdivision and development achieves the structural elements shown on Precinct plans I418.10.2 , I418.10.4 and I418.10.5;
- (v) the extent to which subdivision and development reflects any assessment criteria contained in heritage and character provisions in the Unitary Plan including those matters set out in I418.8.2 (11) above;
- (vi) the extent to which the proposed subdivision and development affecting the former Kingseat hospital site is in accordance with Kingseat: Precinct Plan 4 – Kingseat Hospital site, and avoids more than minor adverse effects, including cumulative adverse effects, on the development and/or viability, vitality or function of the Kingseat local centre;

- (vii) whether proposals to reuse buildings appropriately protect and/or enhance the external appearance, character and heritage values of the historic heritage place, and buildings and the layout of access, outdoor living courts and other accessory structures and buildings and does not undermine the character and amenity of the areas and vegetation within which the building is located;
 - (viii) whether Scheduled Trees including trees that provide a high level of amenity are appropriately incorporated within the proposed development;
 - (ix) whether the subdivision and development within the adaptive re-use areas in Sub-precinct A promotes opportunities for community re-use, community activities and regeneration and employment;
 - (x) whether activities within the Kingseat Hospital Precinct area avoid more than minor adverse effects, including cumulative adverse effects, on the development and/or viability, vitality or function of the Kingseat local centre;
 - (xi) whether subdivision and development (including new buildings) within the Adaptive Re-use Overlay Areas do not promote activities that may undermine the function and purpose of the Local Centre.
 - (xii) whether within the Adaptive Re-use Overlay areas and the Kingseat Mixed Use Overlay Area:
 - 1. effects that any proposal may have on the safety and character of the Hospital site as a result of traffic effects are less than minor;
 - 2. adequate provision has been made for onsite parking;
 - 3. adequate provision has been made for noise attenuation where proposals involve potential effects on the occupants of buildings, particularly where residential accommodation sits in close proximity to other land uses; and
 - 4. subdivision and development complies with appropriate parts of design element 2 (Block size, lot type and orientation) and design element 8 (Adaptive re-use overlay areas and kingseat heritage mixed use overlay area).
- (b) within the Kingseat Precinct where proposed buildings are in excess of 8 metres, and are within 50m of protected heritage buildings A52, A57, A58 and A59 the extent to which views are retained between the protected heritage buildings A 52, A57, A58 and A59, and to/from the Central Field.
- (18) Archaeological place (sites) historic heritage set back

- (a) whether in considering a discretionary activity application to damage, modify or destroy an archaeological site within the I418.6.8 Historic Heritage Set back (100m of Mean High Water Springs), regard is had to the assessment matters detailed in assessment criteria I418.8.2.(11)(b) to ensure that adverse effects are avoided, remedied or mitigated.

(19) Historic heritage places (former Kingseat Hospital site)

- (a) Whether in assessing applications that involve modification, alteration or demolition of any scheduled building, structure, area or tree:

- (i) existing on the former Kingseat hospital site, or any new building or structure located within 10m to 15m of historic heritage places; or
- (ii) that area of a scheduled building located between 15m from the front façade facing the central roadway, and 10m from all other facades of a scheduled building and located within the former Kingseat Hospital site as identified in Kingseat: Precinct plan 2 – Development area , or the Sub-precinct A plan in Kingseat: Precinct plan 4 – Kingseat Hospital site and Kingseat: Precinct plan 5 – Concept plan Kingseat Hospital site;

an independent study of the protected item, carried out by an appropriately qualified person has been provided .

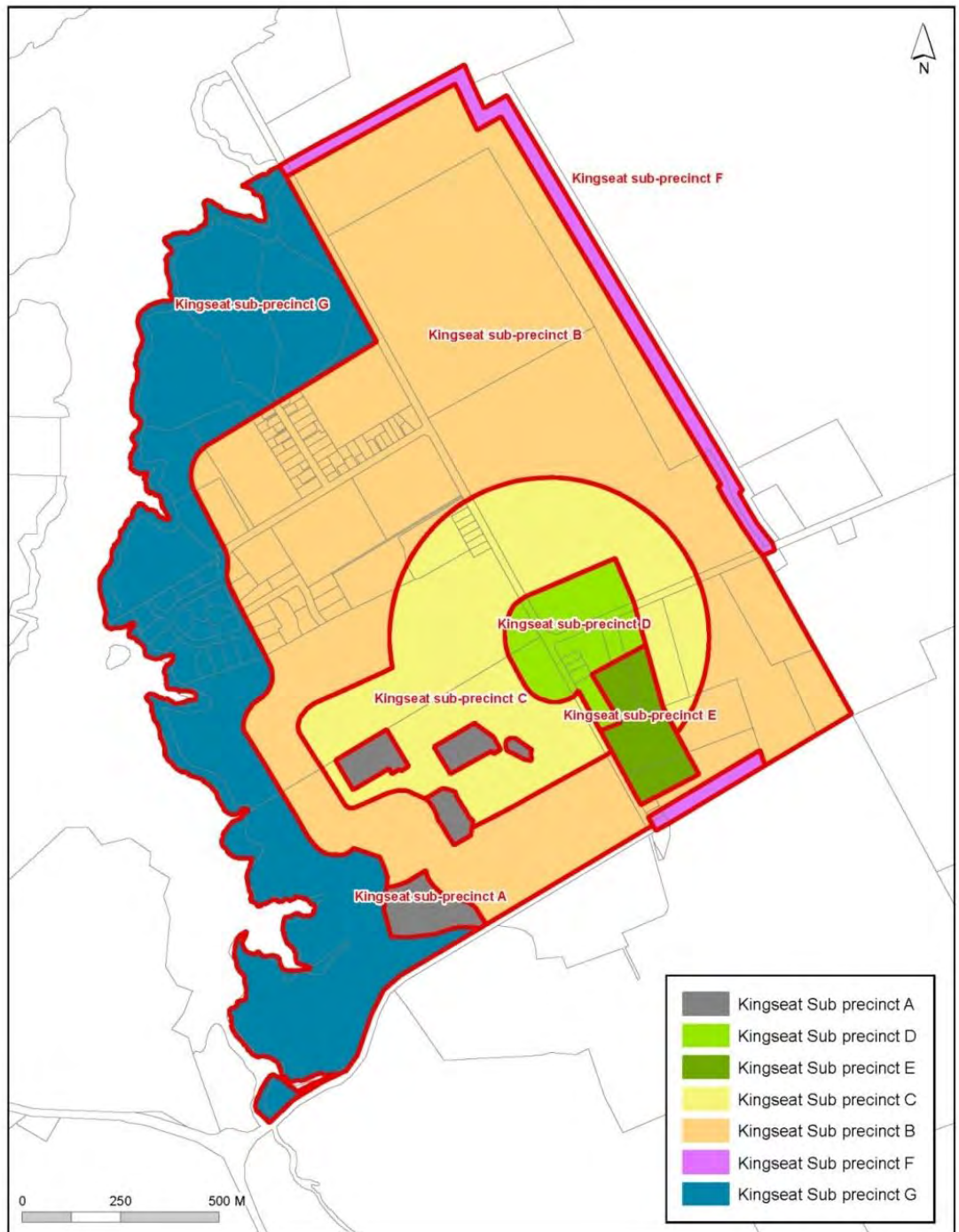
- (b) With reference to provision I418.8.2(19)(a) above and consideration of any scheduled building, structure, area or tree, assessment criteria in section I418.8.2(11)(c) are relevant.
- (c) With reference to I418.8.2(19)(a) above and consideration of any new building located within the Heritage setbacks assessment criteria in I418.8.2(11)(c)(ii) are relevant.
- (d) With reference to I418.8.2(19)(a) above and consideration of the protection of any scheduled building assessment criteria in I418.8.2(11)(c)(iii) are relevant.
- (e) With reference to I418.8.2(19)(a) above and new buildings within heritage set back (former Kingseat hospital site) assessment criteria in I418.8.2(11)(iv) are relevant.
- (f) With reference to I418.8.2(19)(a) above and subdivision and development (including mixed housing, more than one building on a site), assessment criteria in I418.8.2(11)(c)(v) are relevant.

I418.9. Special information requirements

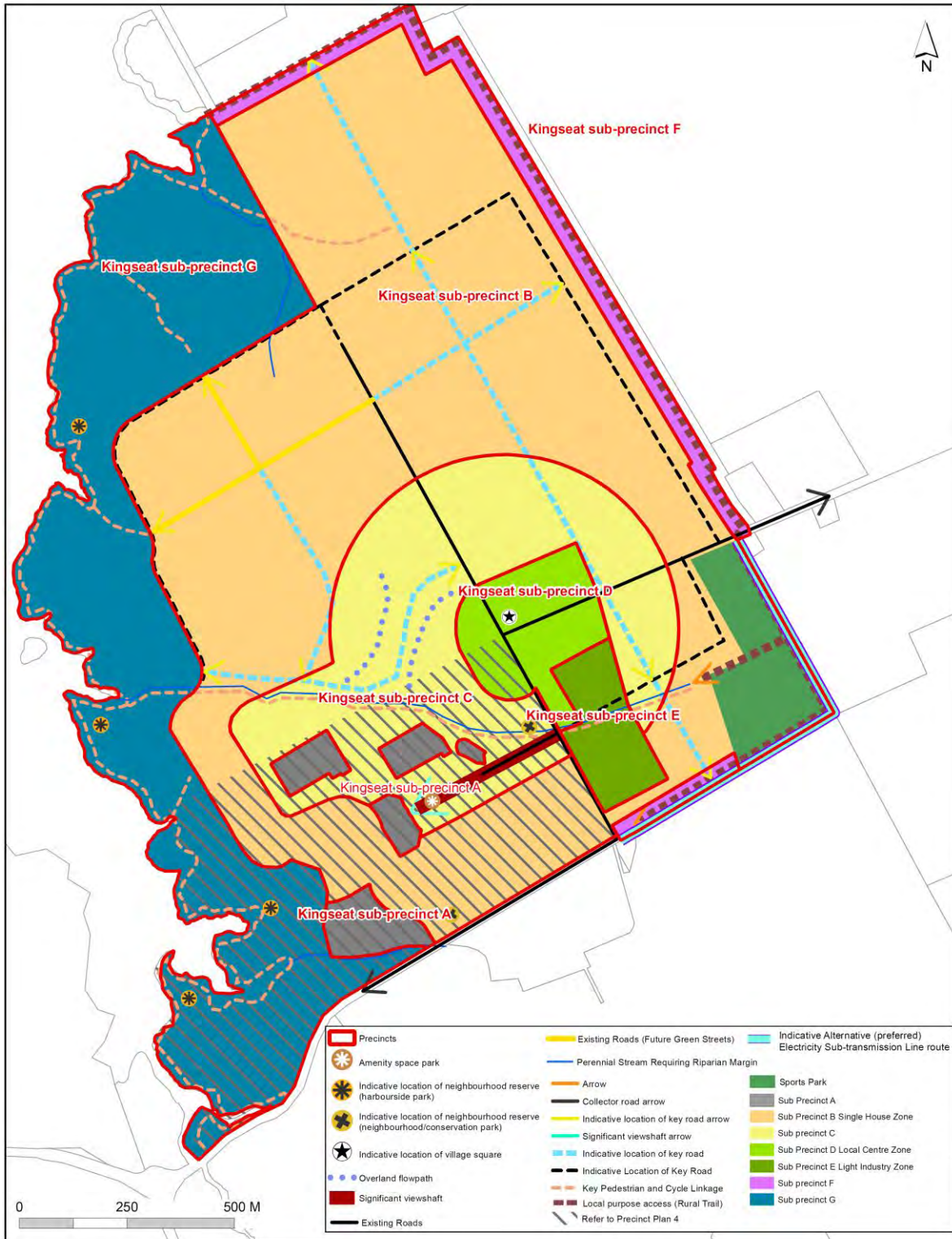
There are no special information requirements in this precinct.

I418.10. Precinct plans

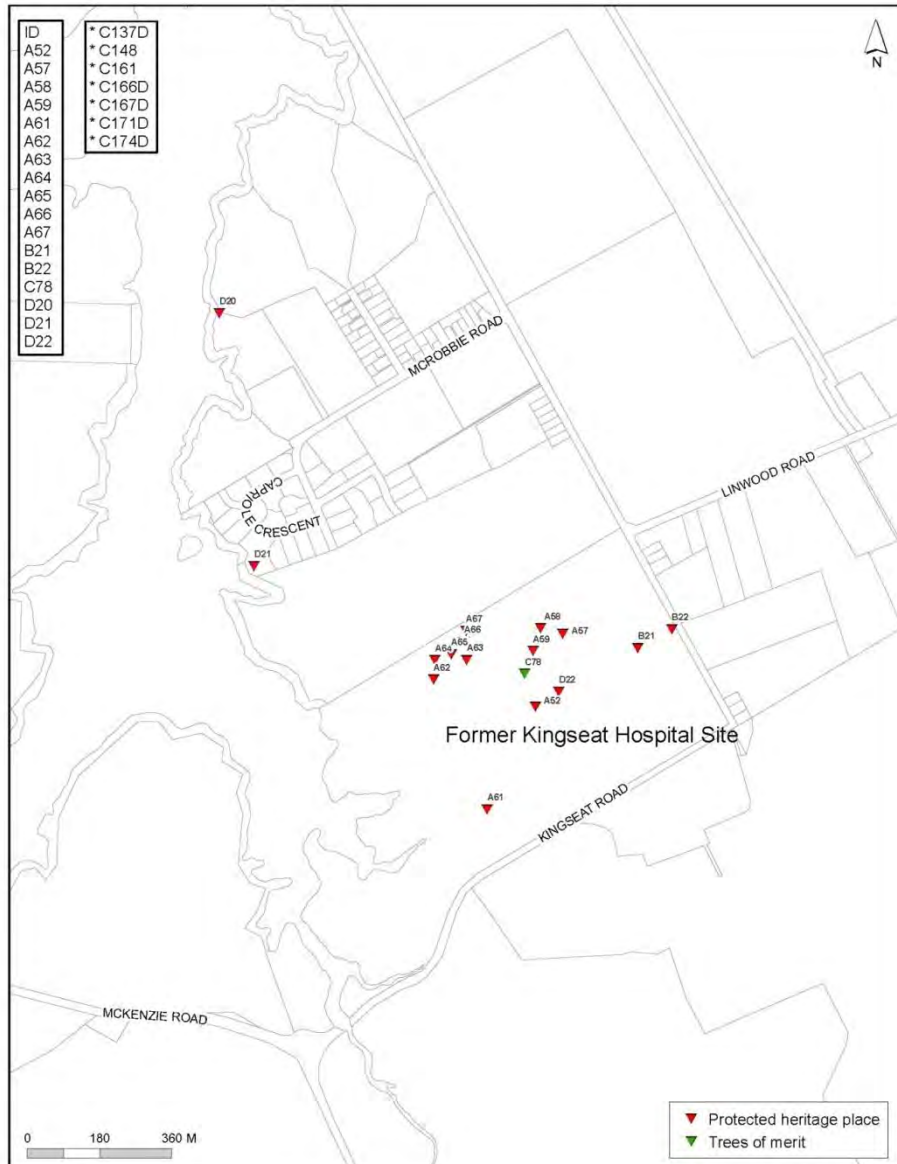
I418.10.1. Kingseat: Precinct plan 1 – Sub-precincts and areas



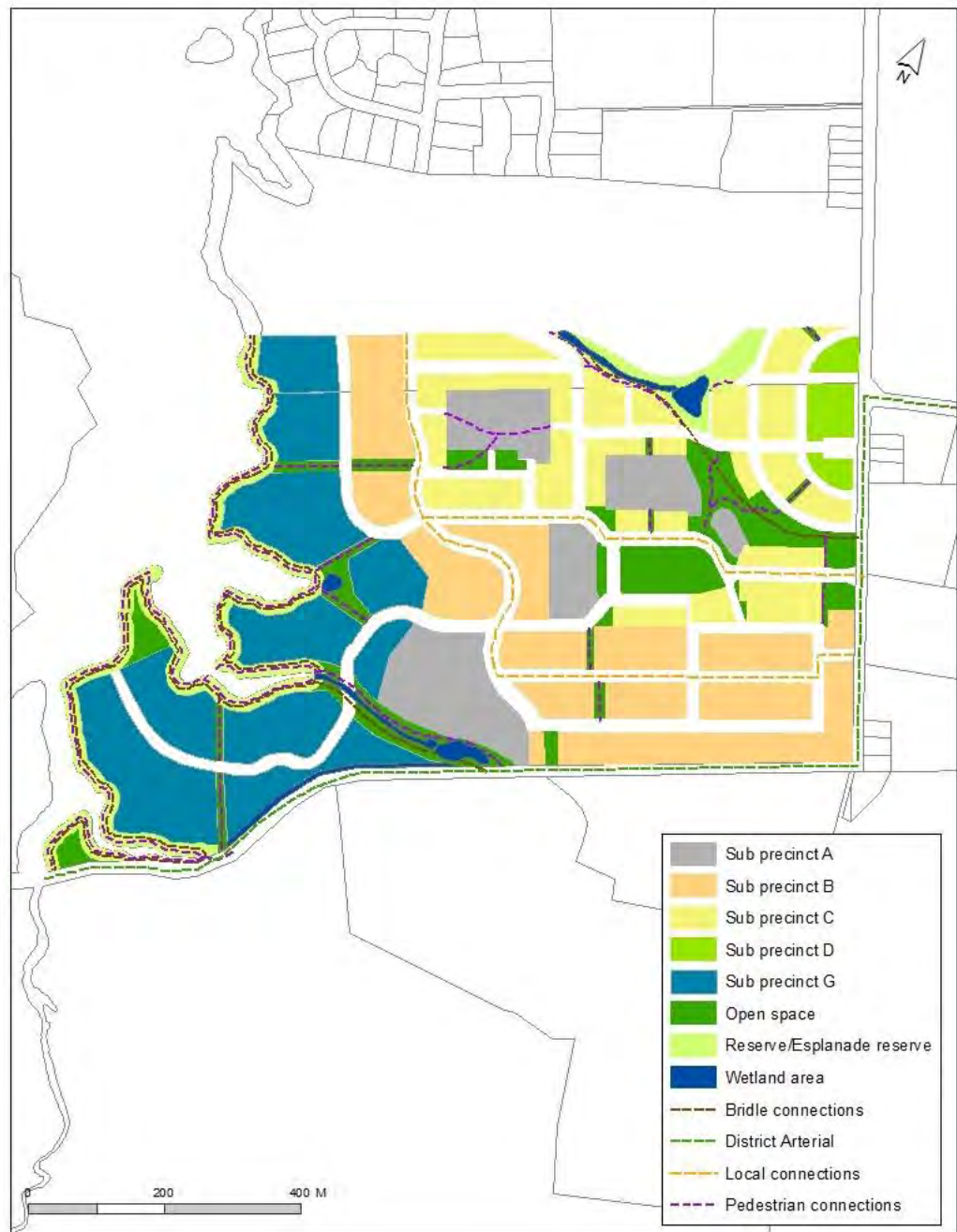
I418.10.2. Kingseat: Precinct plan 2 – Development plan



I418.10.3. Kingseat: Precinct plan 3 – Protected heritage places and trees of merit



I418.10.4. Kingseat: Precinct plan 4 – Kingseat Hospital site



I418.10.5. Kingseat: Precinct plan 5 – Concept plan Kingseat Hospital site



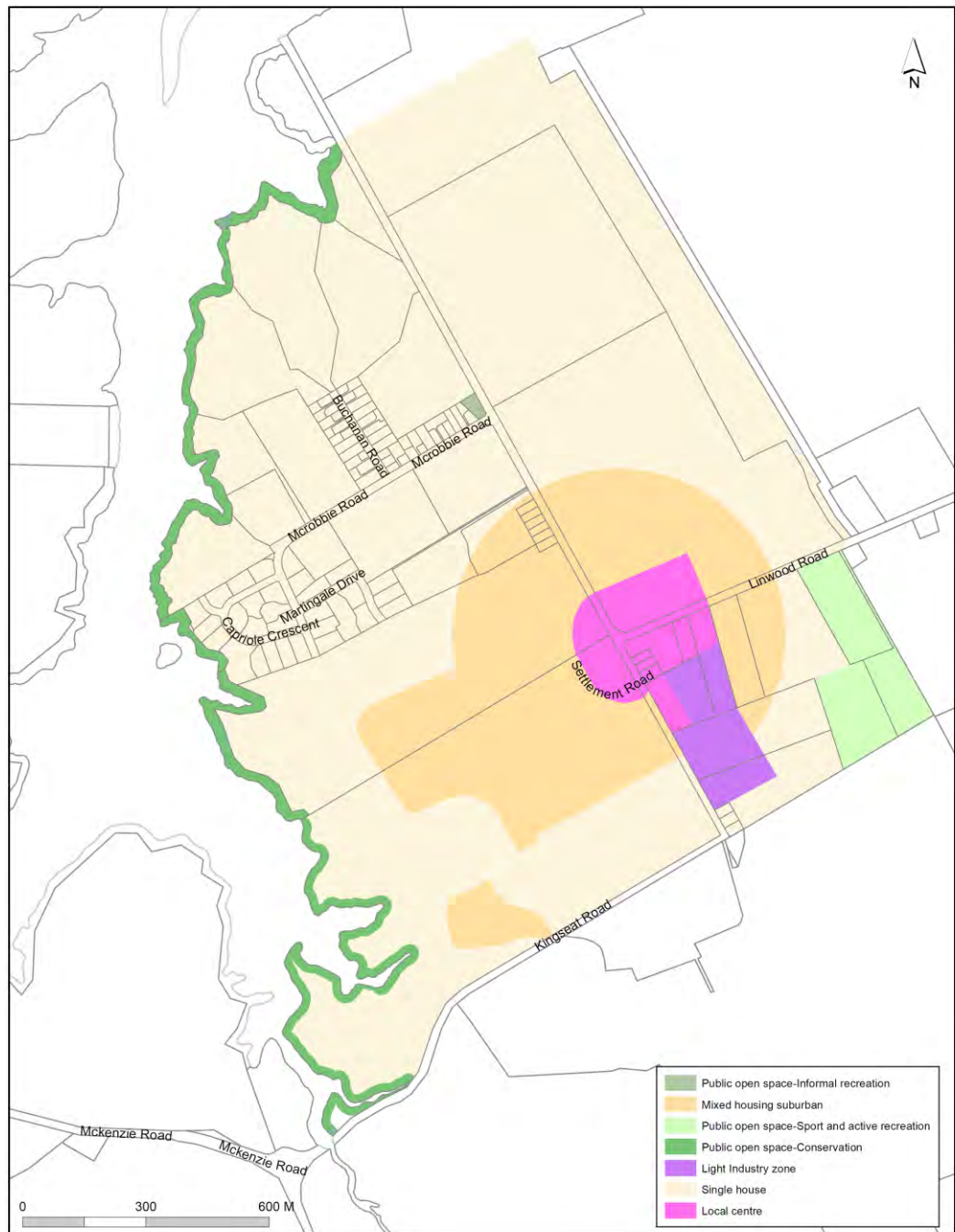
I418.10.6. Kingseat: precinct plan 6 – Special controls



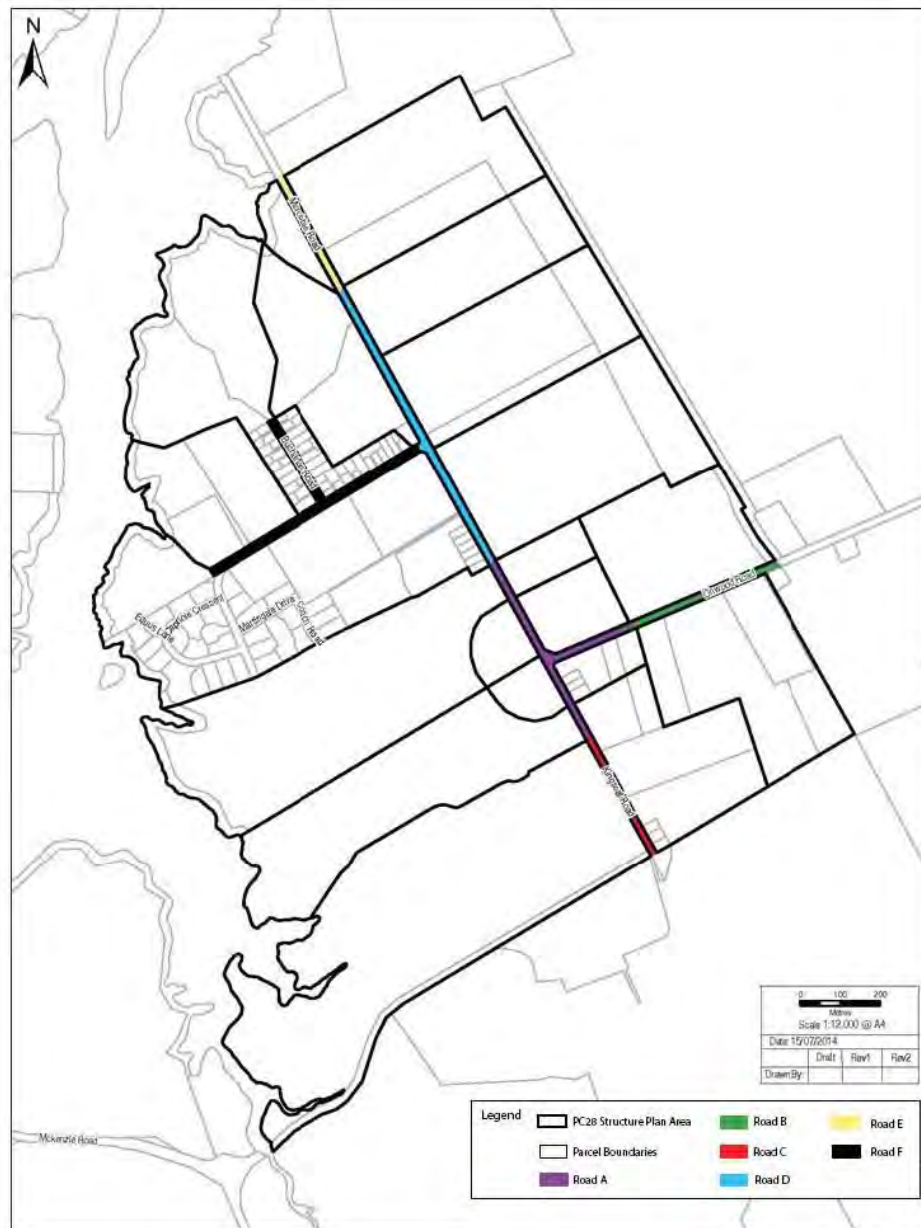
I418.10.7. Kingseat: Precinct plan 7 – Road widening



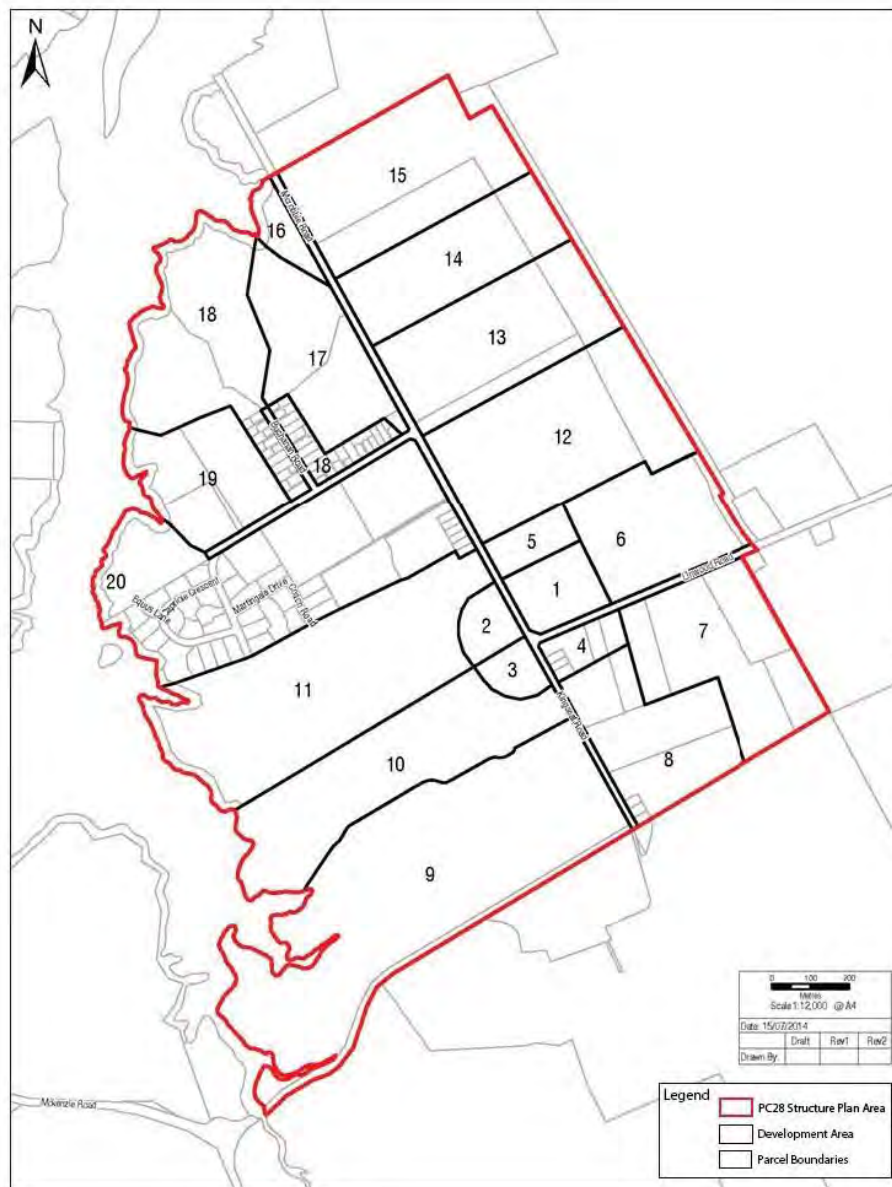
I418.10.8. Kingseat: Precinct plan 8 – Zoning



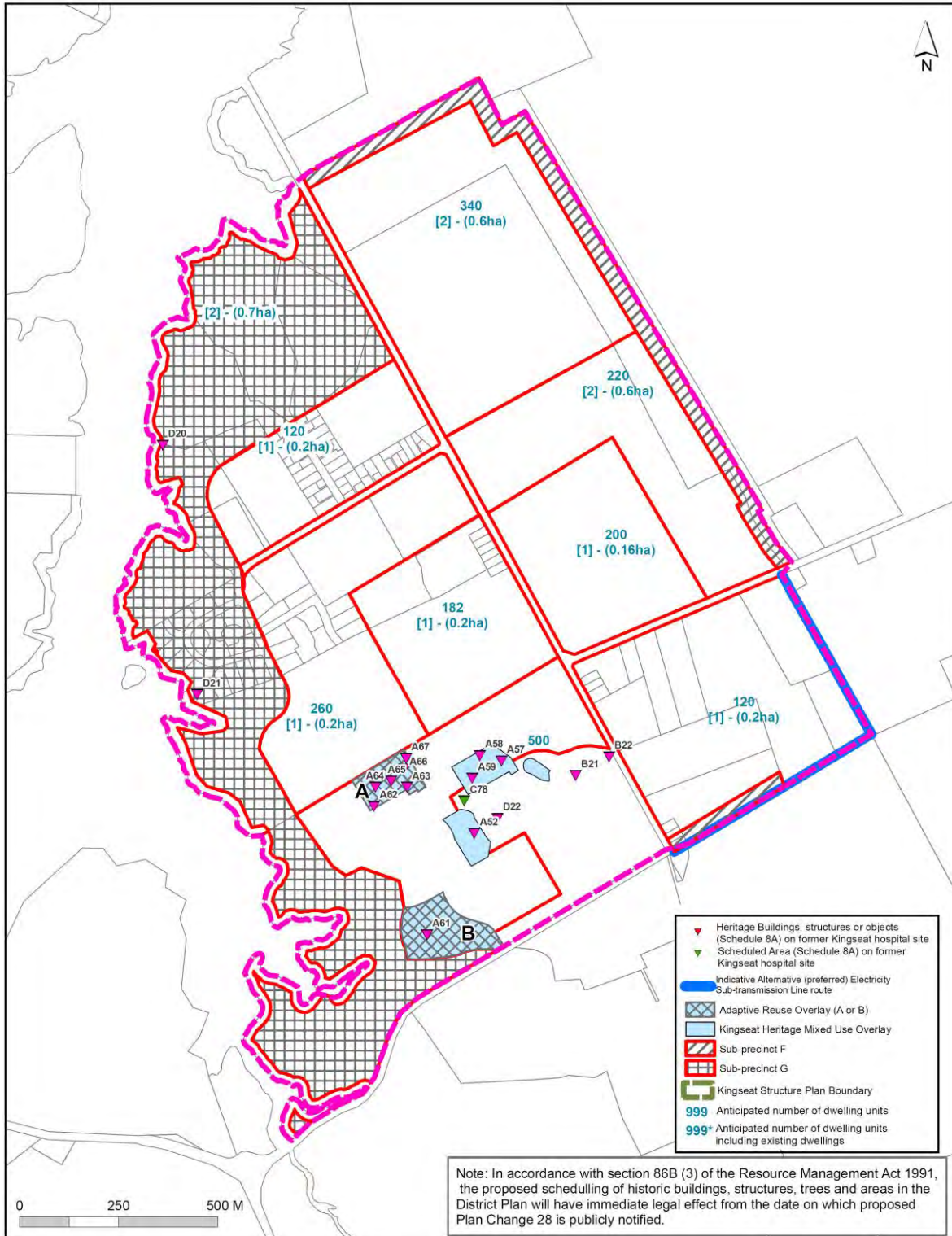
I418.10.9. Kingseat: Precinct plan 9 – Public road sections requiring a roading plan



I418.10.10. Kingseat: Precinct plan 10 – Kingseat development areas



I418.10.11. Kingseat: Precinct plan 11 – Adaptive reuse areas and development potential



I418.11. Schedules**I418.11.1. Kingseat: Precinct schedule 1 – Heritage resources (historic buildings, structures and areas**

Group A: Buildings			
Item No.	Item	Location and description	Valuation no.
A.52	Kingseat Hospital Administration Building	Former Kingseat Hospital site (Lot 1 DP 137234) Three storey plaster-rendered building with single storey wings all having clay tile hipped pitched roofs	03720/264.00
A.57	Kingseat Hospital Villa 11	Former Kingseat Hospital site (Lot 1 DP 137234) Two-storey red brick (ground floor), plastered (upper floor) villa building with clay tile fully hipped pitched roof	03720/264.00
A.58	Kingseat Hospital Villa 12	Former Kingseat Hospital site (Lot 1 DP 137234) Two-storey red brick (ground floor), plastered (upper floor) villa building with clay tile fully hipped pitched roof	03720/264.00
A.59	Kingseat Hospital Villa 13	Former Kingseat Hospital site (Lot 1 DP 137234) Two-storey red brick (ground floor), plastered (upper floor) villa building with clay tile fully hipped pitched roof	03720/264.00
A.61	Former Nurses Home	Former Kingseat Hospital site (Lot 1 DP 137234) Two-storey red brick villa building with clay tile fully hipped pitched roof	03720/264.00
A.62	Kingseat Hospital Ancillary Building 1	Former Kingseat Hospital site (Lot 1 DP 137234) Laundry Building, but excluding later added south eastern annex. Single storey rectangular brick building with vaulted hipped corrugated roof.	03720/264.00
A.63	Kingseat Hospital Ancillary Building 2	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.00

		Stores Building, but excluding later added single storey south eastern annex. Two storey brick building with plaster finish to upper storey with hipped corrugated roof.	
A.64	Kingseat Hospital Ancillary Building 3	Former Kingseat Hospital site (Lot 1 DP 137234) Boiler Room Building. Single storey building with hipped and gabled corrugated roof.	03720/264.00
A.65	Kingseat Hospital Ancillary Building 4	Former Kingseat Hospital site (Lot 1 DP 137234) Kitchen Building. Single storey brick building with smaller second storey plaster finished with flat roof over single storey and hipped roof over second storey.	03720/264.00
A.66	Kingseat Hospital Ancillary Building 5	Former Kingseat Hospital site (Lot 1 DP 137234) Timber Stores Building. Small single storey, 4 bay garage like building with corrugated, hipped roof.	03720/264.00
A.67	Kingseat Hospital Ancillary Building 6	Former Kingseat Hospital site (Lot 1 DP 137234) Woodwork Building. Single storey brick building with open truss, hipped, corrugated roof.	03720/264.00

Group B: Structures and Objects

B.21	Main access road from Kingseat Road	Former Kingseat Hospital site (Lot 1 DP 137234) Main Phoenix Palm-lined access road to former Kingseat Hospital site from Kingseat Road. This includes significant views from Kingseat Road to the scheduled Administration Building and amenity open space area.	03720/264.00
B.22	Main entrance gates, piers and wing walls	Former Kingseat Hospital site (Lot 1 DP 137234) Simple plaster gateposts with tiered tops, and curved walls on either side of the main entrance and	03720/264.00

		access road to the former Kingseat Hospital site	
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Group D: Areas			
D.20	Terraces	Lot 2 DP112871, 112B McRobbie Road (E 1758965 N 5890134) Two terraces adjacent to coastal edge. The lower terrace is less defined and measures 6m x 4m. The upper terrace is more defined and measures 5m x 5m. Both terraces are grassland pasture and have undergone some modification through land clearance activities.	03720/286.08
D.21	Terraces	Lot 4 DP 173114, 125 McRobbie Road Terraces close to coastal edge.	03720/279.04
D.22	Central Field	Former Kingseat Hospital site (Lot 1 DP 137234) Open playing fields to the east of the main administration building, centrally located within the former Kingseat Hospital site.	03720/264.00

I418.11.2. Kingseat: Precinct schedule 2

Assessments of Historic Importance relevant to all building types

<p>Franklin/ New Zealand History Reflection of important or representative aspects of Franklin's and/or NZ's history. Psychiatric hospitals were part of New Zealand's history until the 1990s when the emphasis shifted to community care. The former Kingseat Hospital is a representative example of those psychiatric hospitals. The Administration Building was opened in 1938 and as one of the original buildings, it has played an important part in the development of the Kingseat site.</p>
<p>Community Association/Public Esteem Community association with/or public esteem for the place. Kingseat Hospital is likely to have had community associations by providing employment for local inhabitants.</p>
<p>Technical Accomplishment/ Architectural Design The Administration Building is an institutional building, the design of which was influenced by both the Modernist and Art Deco Movements of the day. Such details as the steel balustrade on the first floor balcony add to the aesthetic value of the building. Originally the central wing culminated in a parapet with a flat roof behind, a detail typical of its architectural style. Its original character has been compromised by the addition in 1957 of the second storey with its hipped roof.</p>

Rare Types of Historic Places Importance of identifying rare types of historic places or resources.

Other examples of former psychiatric hospitals exist in New Zealand including Tokanui in Te Awamutu, Sunnyside in Christchurch, Lake Alice in Manawatu and Seacliff and Waikari in Dunedin. Kingseat was one of two such hospitals in Auckland, the other being Oakley (Carrington). Kingseat was the only hospital in the south Auckland area. The administration building has rarity value as a building designed for a particular purpose, that of providing administrative functions for the hospital.

Historical/ Cultural Landscape The former Kingseat Hospital can be considered to be part of the historical landscape of the south Auckland area and the Administration building is an integral part of that landscape. The Administration building was placed in a prominent location on the Kingseat site. It faces onto an open space and is clearly visible from the road, being positioned on the axis of the driveway. It also provides a focal point on the site with the other buildings being grouped around it. The building was arguably the most important building on the site as it housed all the administrative functions. The significance of the site as a whole would be reduced if the Administration block were to be removed.

Heritage assessment by building type – significance of elements

Description	Significance of Elements	Elements
Administration block		
<p>Exterior The exterior includes the central block and extended wings on either side. Some additions have been made at the rear. The central block has been modified with the addition of a third level and corresponding changes to the roofline. The front façade has an overall rating of exceptional significance while other facades are considered to have considerable significance.</p>	Considerable	Original joinery Copper vents on roof ridge Marseilles tiled roof on original building. Plaster rendered walls Brick base wall Stringcourse Front façade balcony and balustrade Clock Flagpole Chimneys 1938 etched glass Concrete steps Brick side plinths Cast iron rainwater heads Cast iron waste disposal pipes Clay pan tiles on chimney breast at rear of building Tiled porch floors Central Block Facade
	Some	Additional storey on central block Corrugated steel roof on central block Northern side of central block
	Intrusive	Fire escapes PVC downpipes Aluminium joinery Fire hose Veranda to southern projecting wing Blocked in windows on northern projecting wings Fibre-cement addition on south western side

Description	Significance of Elements	Elements
		Metal garage door at rear of building
<p>Interior The interior of the building has been altered over a period of years. However, a significant number of original features survive, particularly in the central wing. The entry hall is considered to have an overall rating of exceptional significance, while the remainder of the ground floor has considerable significance. The first floor has been substantially remodelled and second floor was subsequently added. These areas are considered to have some significance.</p>	Exceptional	Rimu wall panelling in entry hall Rimu columns at end of entry hall
	Considerable	Rimu moulded architraves and skirtings in remainder of central wing Original ply faced flush doors Decorative plaster ceilings in central wing Decorative arch in northern hallway Decorative plaster work to beams in entry hall Plaster rendered fireplace Marble fireplace surround Steel balustrade on staircase Rimu moulded rail on staircase Cast steel radiators Original bathroom wall tiles Original terrazzo floors in bathrooms Original cork tile floors Original tongue & groove timber floors Glazed blocks in hallway Original basin in bathroom
	<u>Some</u>	Rimu pelmets Rimu bench at end of entry hall Panelled door to stairs Battened ceilings Original kitchen cupboards with chrome recessed door pulls Original plastered walls Original soft board ceilings Steel security windows Floor mounted power sockets Original floor tiles in kitchen
	<u>Not relevant</u>	Later flush doors Light switches Later mosaic bathroom floor tiles Kitchen fittings on upper floors Ply veneer dadoes on upper floors

Description	Significance of Elements	Elements
		Later bathroom fittings Later kitchen fittings Later brass door furniture Later radiators
	Intrusive	Fluorescent light fittings Fire hydrant signs and holders Vinyl flooring on staircase and landing Floor tiles in entry hall Plastic laminate walls in bathrooms Plastic laminate ceilings in some rooms Acoustic wall tiles in one room Air-conditioning units in windows Wire glazed fire doors Fire hose reels Fire alarm panels
The Villas		
Exterior The exterior of the villas are generally in their original form with only minor alterations having occurred. They have an overall rating of considerable significance.	Considerable	Original joinery Marseilles tiled roofs Plaster rendered walls Brick ground floor walls Cast iron rainwater heads and downpipes Arched central stairwell window Plaster frieze Small circular sculptural rosettes
	Intrusive	PVC downpipes Enclosed verandas Aluminium joinery Fibre cement additions Altered door joinery Skylights Television aerials Vents in windows
Interior The interiors of some of the villas have been substantially altered while others are generally in their original form. The more intact villas retain a number of original features. The interiors have an overall rating of considerable significance.	Considerable	Solid plaster ceilings and walls Exposed concrete beams Timber panelled doors and fanlights Tongue and groove doors to individual cells Latticed ceiling vents Window shutters Terrazzo floors Tongue and groove flooring in dining area Original kitchen fittings
	Intrusive	Fluorescent light fittings Fire hydrant signs and holders

Description	Significance of Elements	Elements
		Blocked up fireplaces Plastic laminate walls Plastic laminate ceilings in some rooms Lowered and suspended ceilings Later bathroom fittings Later kitchen fittings
The Former Nurses Home		
Exterior Apart from the temporary structures outside the building, the Nurse's Home appears to have had little alteration. It has an overall rating of exceptional significance.	Considerable	Original joinery Brick walls Herringbone patterns in brickwork Corbelled brickwork on entries to verandas Brick soldier course Brick chimneys Cast iron downpipes First floor balconies Original light fittings Concrete balustrades to steps Symbolic relief sculpture above entrances.
	Intrusive	PVC downpipes Timber ramp over brick steps at front Signs on building Temporary structures outside building Wire netting on balcony Floodlights Corrugated plastic roof above balcony
Interior The interior of the former Nurse's Home has been altered to some extent to meet the requirements of the current occupiers. However many original features have been retained. The interior of the Nurses' Home has an overall rating of considerable significance.	Considerable	Moulded architraves and skirting board Decorative plaster ceilings Marble fire place surrounds Art Deco fireplaces Curved staircase balustrade Moulded banister on staircase Mosaic tiles in foyer Solid plaster walls Mosaic floor in bathroom Corbelled plaster work in alcove of nurse's room Original bathroom wall tiles
	Intrusive	Fluorescent light fittings Fire hydrant signs and holders Plastic laminate walls in bathrooms. Air conditioning units in windows. Fire hoses in hall Fire alarm fittings

Description	Significance of Elements	Elements
The Ancillary Buildings		
Exterior The exterior of the ancillary buildings are generally original with only small alterations in some cases. As a group, they have an overall rating of considerable significance.	Some	Original joinery Plaster rendered cornice Brick walls Barrelled roof vents Tongue and groove double doors Original light fittings Super six corrugated roofs Portico on loading bay of storeroom.
	Intrusive	PVC downpipes Asbestos cement additions Roller doors Additions Covered opening
Interior The building interiors have had some alterations over the years and their roles have changed in some cases. They have an overall rating of some significance	Some	Solid concrete walls Exposed steel trusses Exposed timber bolted trusses Tongue and groove doors
	Intrusive	Some internal light fittings Corrugated steel covering windows and skylights

1418.11.3. Kingseat: Precinct schedule 3 – Heritage assessment of areas – significance of elements

<p>The landscape at the former Kingseat Hospital comprises a garden setting designed to complement the various buildings. A large number of trees were specifically planted to provide a shelterbelt to the buildings and grounds while others were intended to provide a decorative element. Phoenix palms feature prominently and were amongst the first to be planted to delineate the roadways.</p> <p>Three open spaces were an important aspect of the original layout of the site. These included the central field that the administration building overlooks, the northern field adjacent to the ancillary buildings and a third space in the eastern corner. These contributed to the park-like setting and also provided space for sports activities.</p>		
The Central Field was the focus of Kingseat with the various buildings grouped around it. The entrance driveway was a significant part of the landscape.	Exceptional	Central Field
	Considerable	Entrance driveway with avenue of palm trees
	Some	Lanes between the buildings.

<p>Franklin/New Zealand History</p> <p><i>Reflection of important or representative aspects of Franklin's and/or NZ's history.</i></p> <p>Psychiatric hospitals were part of New Zealand's history until the 1990s when the emphasis shifted to community care. The former Kingseat Hospital is a representative example of those psychiatric hospitals.</p> <p>The grounds of the site were carefully planned and laid out with large outdoor recreation spaces and gardens designed to provide patients with a sense of freedom that was absent from earlier institutions. This was a new concept for psychiatric hospital environments at that time in New Zealand.</p> <p>The site is therefore, an important aspect of life at Kingseat and the history of psychiatric hospitals in New Zealand.</p>
<p>Community Association/Public Esteem</p> <p><i>Community association with/or public esteem for the place.</i></p> <p>Kingseat Hospital is likely to have had community associations by providing employment for local inhabitants who may have attended the gardens and lawn areas.</p>
<p>Scientific Interest/Public Education</p> <p><i>Potential of the place for scientific interest and public education.</i></p> <p>Some of the trees may have scientific value.</p>
<p>Technical Accomplishment/Architectural Design</p> <p><i>Technical accomplishment or value, or design of the place. Whether a building or structure is a notable example of a particular style, designer or period of architecture, or show special craftsmanship or technology.</i></p> <p>The grounds were initially laid out in 1927 and 1928 with the help of patients from Oakley Hospital who were known as the "Pioneer Patients". Staff were also involved in the initial preparation of the grounds. Trees were planted to provide shelter belts as well as contributing to the beauty of the grounds.</p> <p>The grounds were developed over time to resemble a park like setting but the initial layout was designed in a classic symmetric fashion. The central entrance was developed with Phoenix palms planted on either side and a focal point was provided when the Administration Building was constructed. These elements are typical of classical garden design.</p>
<p>Rare Types of Historic Places</p> <p><i>Importance of identifying rare types of historic places or resources.</i></p> <p>Other examples of former psychiatric hospitals exist in New Zealand including Tokanui in Te Awamutu, Sunnyside in Christchurch, Lake Alice in Manawatu and Seacliff and Waikari in Dunedin. Kingseat was one of two such hospitals in Auckland, the other being Oakley (Carrington). Kingseat was the only hospital in the south Auckland area.</p> <p>The Kingseat site has a rarity value as an example of a place where expansive grounds were designed for a particular purpose, that of creating open spaces and gardens for recreation and the enjoyment of patients and staff in a psychiatric hospital environment. The site layout remains generally intact.</p>
<p>Historical/Cultural Landscape</p> <p><i>Extent to which the place forms part of wider historical or cultural complex or historical or cultural landscape. A particular place may not be of such significance in itself that it</i></p>

warrants inclusion in Schedule 8a but its value may be such that its modification or destruction would diminish the significance of the complex or landscape as a whole.

The former Kingseat Hospital and grounds can be considered to be part of the historical landscape of the south Auckland area.

The grounds, developed with a park-like character were an attempt to provide a more open environment for psychiatric patients than the traditional yards that the patients were accustomed to. The concept was to provide patients with a sense of freedom.

The trees, gardens and open spaces were an integral part of the Kingseat Hospital environment and the significance of the site as a whole would be reduced if any significant elements were to be removed.

1418.11.4. Kingseat: Precinct schedule 4 – Trees of Merit

Group D: Trees of Merit			
Appendix to number			
C.78D	Phoenix Palm x1415) (<i>phoenix canariensis</i>) Part of a Group of mature Phoenix Palm trees aligned immediately to the north of the main administration building located centrally within the former Kingseat Hospital site.(Note 4 Palm Trees to the east of the administration building are scheduled C.78)	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.0 0
C.137D	Phoenix Palms (x7) (<i>phoenix canariensis</i>) Phoenix Palm trees located to the north of Villa 6 within the southeastern portion of the former Kingseat Hospital site	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.0 0
<u>C.148</u>	London Plane #2 (<i>platanus acerifolia</i>) Mature London Plane tree aligned immediately to the north of the main access road to the former Kingseat Hospital site (second tree west of chapel building).	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.0 0
<u>C.161</u>	Hungarian Oak tree (<i>quercus frainetto</i>) Mature Oak tree located to the south of an existing dwelling house within the northeast corner of the former Kingseat Hospital site.	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.0 0

C.166D	Common Ash (x8) <i>(fraxinus excelsior)</i> Group of 8 mature Ash trees of approximately 8m height and 1.3m girth, located to the east side of McRobbie Road, west of the farm ponds towards the northern end of the Kingseat Structure Plan Area.	Lot 3 DP 400117 (Linwood Road)	03720/246.0 5
C.167D	Gum Tree # 2 Gum Tree # 3 <i>(eucalyptus spp)</i> Group of mature Gum trees, 20m height and located to the east side of McRobbie Road at the northern end of the Kingseat Structure Plan Area.	Lot 1 DP400117, 1016 Linwood Road	03720/246.0 4
C.171D	Gum Tree <i>(eucalyptus spp)</i> Mature Gum tree, 20m height and 3.5m girth, located on the eastern boundary of the Kingseat Structure Plan Area boundary at the intersection of a north-south with east-west farm track.	Lot 1 DP400117, 1016 Linwood Road	03720/246.0 4
C.174D	Gum Trees (x6) <i>(eucalyptus spp)</i> Group of middle-aged Gum trees located at the northeast corner of the Council-owned reserve on McRobbie Road.	Lot 32 DP 145424 (Council-owned reserve McRobbie Road)	03720/264.0 4

I419. Mana Whenua Management Precinct

I419.1. Precinct Description

The purpose of the Mana Whenua Management Precinct is to formally recognise and provide for the special relationship Mana Whenua have with certain parts of the Coastal Marine Area. The precinct seeks to avoid direct discharges of wastewater. It also seeks to control the direct discharge of stormwater and all other contaminants into the precinct from activities undertaken both within and outside the precinct that could adversely affect water quality and the spiritual and cultural values of the Whātāpaka Creek and Pūkaki-Waiokauri Creek.

This precinct comprises two areas, both of which are General Coastal Marine Zone (apart from islands within Whātāpaka Creek which are Rural - Rural Coastal zone):

- Whātāpaka Creek, in the southern reaches of the Manukau Harbour, between Clarks Beach and Kingseat; and
- Pūkaki-Waiokauri Creek, in the northern reaches of the Manukau Harbour, to the northeast of Auckland Airport.

These two creeks were the subject of a Waitangi Tribunal recommendation that they be reserved for the exclusive use of Whātāpaka Marae and Pūkaki Marae respectively. In 1992, the Māori Land Court established Whātāpaka Creek and Pūkaki-Waiokauri Creek as Māori reservations under the Te Ture Whenua Māori Act 1993. These Māori reservations were established for the exclusive use of Whātāpaka Marae and Pūkaki Marae as a landing place, fishing ground, catchment area, bathing place, and a place of historic spiritual and cultural significance. The precinct provisions reflect the intended purpose of these areas.

The Pūkaki-Waiokauri Creek Mana Whenua Management Precinct is adjacent to the Auckland International Airport. Auckland International Airport and the Trustees of the Māori Reservation on the Pūkaki-Waiokauri Creek have a Memorandum of Understanding that acknowledges the special relationship of Mana Whenua with the precinct, as well as the operational requirements of the airport in the precinct. Necessary airport activities are anticipated in this precinct but must be managed with regard to the values of the precinct.

I419.2. Objective [rcp/dp]

- (1) The special relationship, including customary use and responsibilities, Mana Whenua have with Whātāpaka Creek and Pūkaki-Waiokauri Creek, is provided for.

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

I419.3. Policies [rcp/dp]

- (1) Maintain access between the Mana Whenua Management Precinct and Whātāpaka Marae and Pūkaki Marae.

- (2) Enable the use and management of the Mana Whenua Management Precinct by Whātāpaka Marae and Pukaki Marae in accordance with tikanga Māori.
- (3) Avoid direct discharges into the Mana Whenua Management Precinct that may have an adverse effect on:
 - (a) the values associated with Whātāpaka Creek and Pūkaki-Waiokauri Creek; and
 - (b) the use of the Mana Whenua Management Precinct by Whātāpaka Marae and Pūkaki Marae and associated papakāinga.
- (4) Improve water quality within the Mana Whenua Management Precinct such that food-gathering and swimming is possible.
- (5) Maintain and provide for the operational requirements of Auckland International Airport, including the Puhinui Road access from the east to the airport, while ensuring that they have particular regard to the values of the Mana Whenua Management Precinct and avoid, remedy or mitigate adverse effects on those values.

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

I419.4. Activity table

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

Table I419.4.1 Activity table specifies the activity status of use of the coastal marine area activities in the Mana Whenua Management Precinct pursuant to section 15 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I419.4.1 Activity table

	Activity	Activity status
Wastewater		
(A1)	Direct discharge of wastewater into the precinct	Pr

I419.5. Notification

There is no notification rule for the Mana Whenua Management Precinct.

I419.6. Standards

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

I419.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I419.8. Assessment – Restricted discretionary activities

There are no restricted discretionary activities in this precinct.

I419.9. Special information requirements

The special information requirements in the zone and Auckland-wide provisions apply in this precinct

I419.10. Precinct plans

There are no precinct plans in this precinct.

I420. Māngere 1 Precinct

I420.1. Precinct description

The purpose of the Māngere 1 Precinct is to provide for the SPCA Auckland Animal Village at 50 Westney Road, Māngere. The SPCA was established on 1978 and is a regionally significant resource providing animal welfare and associated services for Auckland. The facility occupies approximately 40 per cent of the 4 hectare site and includes administration buildings, an animal hospital, dog and cat adoption facilities, kennels, and a significant amount of land for grazing. The precinct is made up of two sub-precincts A and B, which delineate the areas within which certain types of activities should take place.

The SPCA is located at the interface of land zoned Residential - Mixed Housing Suburban Zone and Business – Light Industry Zone. Adjacent activities on residential zoned land include a school immediately to the north, and a row of established houses occupying the land to the east, and west on the opposite side of Westney Road.

When first established, the SPCA activity was relatively isolated from other activities, but gradual development of vacant land adjacent to the village has created reverse sensitivity effects. It is therefore important to provide certainty about the range of activities that can occur in the precinct. The Māngere 1 Precinct plan stipulates how the site will be developed and used.

The zoning of land within this precinct is Residential - Mixed Housing Suburban Zone.

I420.2. Objectives

- (1) Animal welfare activities are enabled within the Māngere 1: Precinct plan.
- (2) Adverse effects associated with the animal welfare activities within the Māngere 1 Precinct are recognised and managed.

The objectives for this precinct replace the zone objectives.

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

I420.3. Policies

- (1) Require current and future animal welfare activities to align with the Māngere 1: Precinct plan.
- (2) Protect the amenity of adjoining residential and education land uses through appropriate built form, scale and location and the implementation of best practice noise management.
- (3) Recognise the significance of the animal welfare facility by avoiding competing land uses within the site.

The policies for this precinct replace the zone policies.

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

I420.4. Activity table

The provisions in the zone do not apply in this precinct, unless otherwise specified below. The provisions in any relevant Auckland-wide and overlay provisions apply in this precinct unless otherwise specified below.

Table I420.4.1 Activity table specifies the activity status of land use and development activities in the Māngere 1 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I420.4.1 Activity table

Activity		Activity status	
		Sub-precinct A	Sub-precinct B
Rural			
(A1)	Animal breeding or boarding	P	P
(A2)	Farming	P	P
Commerce			
(A3)	Restaurants and cafes	P	D
(A4)	Restaurants and cafes that do not comply with standard I420.6.2	NC	NC
(A5)	Clubroom	P	D
(A6)	Offices	P	D
(A7)	Retail sales	P	P
(A8)	Veterinary clinics	P	D
(A9)	Animal welfare (includes keeping of animals, animal adoption services, education and training of people about animal welfare)	P	P
(A10)	Animal welfare that does not comply with activity I420.4.1(A9) above	D	D
(A11)	Educational facilities	P	P
(A12)	Tertiary education facilities	P	P
(A13)	Workers' accommodation	P	D
(A14)	Workers' accommodation that does not comply with Standard I420.6.1	NC	NC
Development			
(A15)	New buildings and additions to existing buildings	P	D
(A16)	Alterations to buildings	P	P
(A17)	Any activity that complies with Standard I420.6.6 Earthworks	P	P

I420.5. Notification

- (1) Any application for resource consent for an activity listed in Table 0.1 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).

I420.6. Standards

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

All activities listed as permitted activities in Table 0.1 Activity table must comply with the following permitted activity standards:

I420.6.1. Worker's accommodation

- (1) No more than one workers' accommodation unit must be located within sub-precinct A of the Māngere 1: Precinct plan.

I420.6.2. Restaurants and cafes

- (1) No more than one restaurant or cafe must be located within sub-precinct B of the Māngere 1: Precinct plan.

I420.6.3. Noise

- (1) Noise levels arising from activities established on a site after 1 October 2003 measured at or within the boundary of any other site must not exceed the following limits:

Table I420.6.3.1 Noise limits

Activity	Average maximum level		Maximum
	dBL _{Aeq}		dBL _{AFmax}
	Monday to Sunday 7am-8pm	All other times	10pm-7am
Within Residential zones	55	45	75
Within Industrial zones	65	65	90

I420.6.4. Yards

- (1) Yards must comply with Table I420.6.4.1 Yards below:

Table I420.6.4.1 Yards

Yard	Dimension
Front	10m
Northern	5m
Southern	None
Rear	30m

I420.6.5. Landscape treatment

- (1) The minimum landscaped area must not exceed 35 per cent of the net site area.
- (2) Where any boundary adjoins a residential zone at least 50 per cent of the yard required in Standard I420.6.4 Yards above must be landscaped by plantings of specimen trees and shrubs.

I420.6.6. Earthworks

- (1) Earthworks associated with the construction/extension of a perimeter bund westward along the boundary with the adjoining residential site (Lot 1 DP 1149852) must not exceed 100m in length.

I420.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I420.8. Assessment – restricted discretionary activities

I420.8.1. 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, zone or Auckland-wide provisions:

- (1) For yards, landscape treatment and earthworks:
 - (a) effects on amenity values of neighbouring residential areas;
 - (b) effects of site layout, landscaping and planting;
 - (c) effects of noise; and
 - (d) effects of design and external appearance.

I420.8.2. 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:

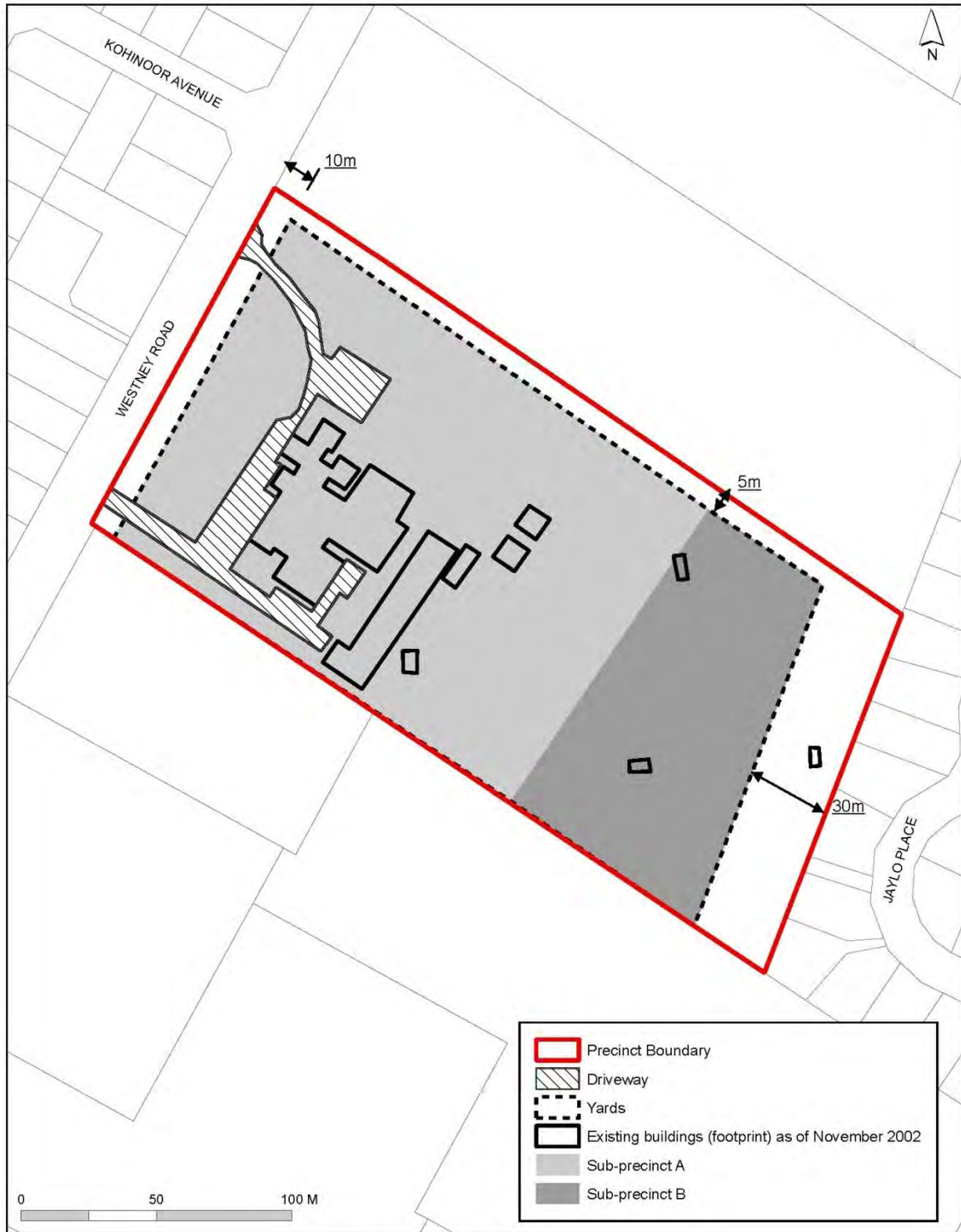
- (1) For amenity values of neighbouring residential areas:
 - (a) the extent to which the amenity values of neighbouring residential areas is maintained, particularly with regard to noise, traffic and other potential nuisances.
- (2) For site layout, landscaping and planting:
 - (a) whether the siting of the buildings and other structures, including car parking areas and vehicle access points, maintain a good relationship between those structures and other structures on the site and on adjoining sites.
- (3) For noise:
 - (a) whether the best practicable measures are put into place to minimise the effects of noise emanating from activities on the site.
- (4) For design and external appearance:
 - (a) whether buildings and other structures are designed to avoid unrelieved mass and bulk and maintain the amenity values of neighbouring residential areas.

I420.9. Special information requirements

There are no special information requirements in this precinct.

I420.10. Precinct plans

I420.10.1. Māngere 1: Precinct plan



I421. Māngere 2 Precinct**I421.1. Precinct Description**

The Māngere 2 precinct seeks to protect one of the first examples of cluster housing in New Zealand in Teo and Tioro lanes. This state housing was built in 1978 and is significant because it represents a change in the government's housing policies relating to architectural and subdivision design.

The zoning of land within this precinct is Residential - Single House Zone.

I421.2. Objectives

- (1) The unique and established character of Teo and Tioro lanes is protected

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

I421.3. Policies

- (1) Manage the demolition of buildings to ensure that the established built character of Teo and Tioro lanes is protected.
- (2) Restrict new development and alterations so that they do not detract from the established built and landscape character of Teo and Tioro lanes.

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

I421.4. Activity table

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

Table I421.4.1 Activity table specifies the activity status of development activities in the Māngere 2 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I421.4.1

Activity		Activity status
Development		
(A1)	Total or substantial demolition of buildings exceeding 30 per cent or more by volume or footprint, (whichever is the greater)	RD
(A2)	External additions or alterations to buildings	RD
(A3)	Construction of new buildings or relocation of buildings onto the site	RD

I421.5. Notification

- (1) Any application for resource consent for an activity listed in Table I421.4.1 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).

I421.6. Standards

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

Standard H3.8.8 Yards, side yard Residential – Single House Zone does not apply.

All activities listed in Table I421.4.1 Activity table must comply with the following standards.

I421.6.1. Yards

- (1) A building or parts of a building must be set back from the side boundary by a minimum depth of 3 metres.

I421.7. Assessment – controlled activities

There are no controlled activities in this precinct

I421.8. Assessment – restricted discretionary activities

I421.8.1. Matters of discretion

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

- (1) total or substantial demolition of buildings:
- (a) the intrinsic character and value of the existing building; and
 - (b) health and safety considerations for building removal or demolition.
- (2) external additions or alterations:
- (a) use of similar or same design elements, materials and finishes;
 - (b) character of the cluster development or streetscape; and
 - (c) existing landscaping, trees and planting.
- (3) construction of new buildings and relocation of buildings:
- (a) Architectural design; and
 - (b) Streetscape and context.
- (4) building yards:

In addition to the general matters set out in Rule C1.9(3) and the specific matters set out for infringements in the Residential - Single House Zone and Auckland-wide rules, the council will restrict its discretion to the matter below:

- (a) character of streetscape, character qualities of the area.

I421.8.2. 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) total or substantial demolition of buildings:

- (a) the extent to which the total or substantial demolition of buildings will have on the intrinsic character and value of the existing building, and its contribution to streetscape character; and

- (b) whether demolition or removal is required for health or safety reasons.

- (2) external additions or alterations to buildings on the site:

- (a) the extent to which the external additions and alterations to existing buildings should:

- (i) use the same or similar design elements, materials and finishes as those of the original buildings;
- (ii) not detract from the character of the cluster development or streetscape;
- (iii) be in keeping with the existing site layout and siting of buildings and structures;
- (iv) conserve and enhance existing landscaping, trees and planting; and
- (v) avoid, remedy or mitigate any other adverse effects on the residential character of the area.

- (3) construction of new buildings and relocation of buildings:

- (b) the extent to which the new building or relocated building should:

- (i) use the same or similar design elements, materials and finishes as those of the original buildings;
- (ii) not detract from the character of the cluster development or streetscape;
- (iii) be in keeping with the existing site layout and siting of buildings and structures;
- (iv) conserve and enhance existing landscaping, trees and planting; and
- (v) avoid, remedy or mitigate any other adverse effects on the residential character of the area.

- (4) building yards:

- (a) the extent to which the reduction in yards adversely affects the identified character of the streetscape; and
- (b) the extent to which the reduction in yards adversely affects the identified character qualities of the area.

I421.9. Special information requirements

There are no special information requirements in this precinct.

I421.10. Precinct plans

There are no precinct plans in this precinct.

I422. Māngere Gateway Precinct

I422.1. Precinct description

The Māngere Gateway Precinct is comprised of land generally north of the Auckland International Airport and west of George Bolt Memorial Drive and Kirkbride Road. The area has been historically rural in character, however is in transition with industrial development occurring within the precinct. The wider area contains important resources such as the Makaurau Marae and papakāinga area, Ōtuataua Stonefields Historic Reserve, and the Waitomokia and Oruarangi Creeks.

The area has significance extending over hundreds of years as a centre of food gathering and production. Local iwi fished from the harbour, harvested shellfish, grew kūmara in the high-quality volcanic soils, and lengthened the growing season using volcanic rock gardens to heat the soils and increase drainage. Iwi have strong ancestral and spiritual associations with the whole area. It also contains significant natural, cultural and built heritage resources, and public open space.

The purpose of the precinct is to enable the development of land within the precinct in a manner that recognises the significant cultural, natural and built heritage resources of the area.

Significant characteristics of the precinct include:

- (1) Māori cultural associations with the area, including wāhi tapu. Examples include:
 - (a) the Ōruarangi awa, and the harvesting of food from the awa;
 - (b) the cultural and use values of the harbour, including coastal access, and harvesting of kaimoana;
 - (c) the potential for koiwi and archaeological remains surviving under the pasture within the precinct land; and
 - (d) the adjoining Special Purpose – Māori Purpose Zone, containing the Ihumātao Papakainga and Makaurau Marae, representing almost continuous Māori occupation of the Ihumātao Peninsula over many centuries.
- (2) Heritage and historic associations, including:
 - (a) cultivation of much of the area as part of a larger food production area over approximately eight centuries by local Māori and (from the mid-19th century) Europeans;
 - (b) examples of 19th century dry stone walls;
 - (c) historic farmhouses; and
 - (d) the archaeological, architectural, cultural, historic, scientific and technological values associated with the natural and physical resources of Ihumātao that relate to both the Māori and European occupation and use of the land.
- (3) Landscape and amenity values, including:

- (a) the coastal environment east and north of the quarried Maungataketake cone, extending to the site of the former Ihumātao Wesleyan Mission Station and farmstead and nearby settlements, which retains its rural context and surroundings;
- (b) the open space context within which the Ihumātao Papakainga and Makaurau Marae lie;
- (c) the open space context within which the Ōtuataua Stonefields Reserve lies;
- (d) the adjoining Ōtuataua Stonefields reserve, which contains and protects the bulk of known remnants of past farming practices and wāhi tapu and within the reserve, the Ōtuataua and Pukeiti volcanic cones, cone slopes and lava caves;
- (e) Ellett's Quarry.

The council has identified a Māngere Gateway heritage route, part of which runs through this precinct, to recognise the character and identity of this area. The entire route runs from Auckland International Airport to Māngere Bridge township and Māngere Mountain. The heritage route is intended to create a visitor experience highlighting the natural and cultural heritage resources of the Māngere area.

The precinct provisions should be read in conjunction with the Auckland Airport Precinct.

Sub-precinct A

This sub-precinct covers approximately 25.5ha land fronting Kirkbride, Creamery and Ascot roads, with an extensive frontage to Kirkbride Road. Sub-precinct A is adjacent to the Mangere Wastewater Treatment Plant. While the odour effects of the Mangere Wastewater Treatment Plant are controlled through an odour buffer designation, the precinct establishes additional restrictions on the establishment of sensitive land uses in proximity to the treatment plant.

Sub-precincts B and C

These sub-precincts cover approximately 29ha east of Ōruarangi Road. They form part of the Māngere Gateway heritage area and, within the precinct, are the areas closest to the most sensitive cultural, heritage and landscape areas around Ōruarangi Road, the Ōtuataua Stonefields and the Ihumātao papakāinga.

Sub-precinct D

This sub-precinct covers the southern future urban zoned areas which front Ihumātao Road.

The zoning of land within the Māngere Gateway Precinct is Business – Light Industry Zone, Future Urban Zone, Special Purpose - Cemetery Zone, and Open Space - Informal Recreation Zone.

I422.2. Objectives

- (1) Business activities in Sub-precinct A are provided for, allowing for a range of low impact commercial, office and light industrial activities.
- (2) The unique cultural, natural and built heritage resources of the Māngere Gateway area are recognised.
- (3) Consistent and high-quality urban design and amenity standards, relating to streetscape, site design, and appearance are created and maintained along and adjacent to the Māngere gateway heritage route.
- (4) A limited range of business activities is provided for in the Ōruarangi sub-precincts, including visitor-related activities in the area of the heritage route.
- (5) The relationship of Mana Whenua with their ancestral lands, water sites, wāhi tapu, and other tāonga is recognised.
- (6) The Māngere Wastewater Treatment Plant is protected from the reverse sensitivity and other adverse effects of the land use and subdivision activities that could compromise its future operations.
- (7) Infrastructure, including road, cycle and pedestrian networks, public transport networks, stormwater and wastewater drainage networks and water, power, gas and telecommunication supply networks, is provided for within the precinct.
- (8) 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 the Mangere Gateway heritage route and any upgrades to the surrounding network;
 - (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles; and
 - (c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

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

I422.3. Policies

- (1) Require a high standard of urban design for subdivision and land use activities, including the location and design of buildings, outdoor areas and signs, and avoid or mitigate adverse effects on the natural, cultural, built heritage and landscape values.

- (2) Enable the safe and efficient movement of vehicles, cyclists and pedestrians through well designed street network, with particular regard to maintenance of residential amenities in the Special Purpose – Māori Purpose Zone.
- (3) Require development of the heritage route, Ōruarangi Road and adjoining areas to integrate the natural and built environment through design elements.
- (4) Require subdivision and land use activities in Sub-precinct A to avoid or mitigate any potential for significant adverse effects, including reverse sensitivity effects on the operations of the Māngere Wastewater Treatment Plant.
- (5) Avoid any new road access from Kirkbride Road.
- (6) Enable large scale warehousing in Sub-precinct B.
- (7) Restrict activities to appropriately scaled visitor and tourist facilities in Sub-precinct C that will not compromise existing heritage features, including the Paul Homestead.
- (8) Require business activities in Sub-precinct A to avoid adverse effects on the adjacent residential areas.
- (9) Recognise the public open space adjoining the Waitomokia Creek as having important natural, landscape and heritage values.
- (10) Require the establishment of a buffer between the Special Purpose – Māori Purpose Zone and Sub-precinct C.
- (11) Ensure buildings maintain open space outlooks from Oruarangi Road, the Special Purpose – Māori Purpose Zone and the margins of the Waitomokia Creek.
- (12) Require a structure plan for Sub-precinct D to take into account significant cultural heritage and landscape values associated with this area.
- (13) Require the structure plan for Sub-precinct D to include consultation with Mana Whenua to identify significant Māori cultural associations with the area, and identify wāhi tapu.
- (14) Require large scale buildings in sub-precincts D to avoid adverse impacts on the features and values of significance in the area.
- (15) Require subdivision and/or development within the Mangere Gateway Precinct to provide for a transport network that:
 - (a) as a minimum, is in accordance with the transport network elements shown on Māngere Gateway: Precinct plan 1;
 - (b) supports safe and efficient movement of pedestrians, cyclists, public transport and vehicles; and

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

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

I422.4. Activity table

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

Table I422.4.1 Activity table - sub-precincts A, B and C and I422.4.2 Activity table – Sub-precinct D specify the activity status of land use and development activities in the Māngere Gateway Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991. A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Table I422.4.1 Activity table – sub-precincts A, B and C

Activity		Activity status		
		Sub-precinct A	Sub-precinct B	Sub-precinct C
Use				
(A1)	Any activity located within this Sub- precinct other than those activities listed below.			
Accommodation				
(A2)	Workers' accommodation	P	D	D
(A3)	Visitor accommodation	NC	D	RD
Commerce				
(A4)	Drive-through restaurants	NC	RD	NC
(A5)	Food and beverage up to 120m ² gross floor area per site	NC	D	P
(A6)	Entertainment facilities	NC	D	D
(A7)	Greenhouses	P	P	P
(A8)	Retail accessory to an industrial activity on the site where goods are manufactured on site and the retail gross floor area does not exceed 25 per cent of all buildings on the site or 250m ² , whichever is the lesser	RD	P	P
(A9)	Retail up to 200m ² gross floor area per tenancy	NC	NC	P
(A10)	Service stations	P	P	NC
(A11)	Trade suppliers	NC	NC	NC
(A12)	Veterinary clinics	NC	D	RD

Community				
(A13)	Care centres	NC	D	D
(A14)	Education facilities	NC	D	D
(A15)	Emergency services	NC	P	P
(A16)	Healthcare facilities	NC	D	RD
Development				
(A17)	Any development within this Sub-precinct other than those listed below.			
(A18)	Buildings, structures and works including new or modified parking areas	RD	RD	RD
(A19)	External alterations or additions to buildings or structures on any site with frontage or access to the Māngere Gateway heritage route shown on Māngere Gateway: Precinct plan 1	RD	RD	RD
(A20)	Buildings and internal and external alterations to buildings not provided for in (A16) and (A17)			
Subdivision				
(A21)	Subdivision complying with Standard I422.6.8			
(A22)	Subdivision that does not comply with Standard I422.6.8	D	D	D

Table I422.4.2 Activity table – Sub-precinct D

Activity		Activity status
(A23)	Any activity located within this Sub-precinct other than those activities listed below.	
Development		
(A24)	Any development within this Sub-precinct other than those listed below.	
(A25)	Buildings that exceed total site coverage of 300m ²	D

I422.5. Notification

- (1) Any application for resource consent for an activity listed in Table I422.4.1 Activity table - sub-precincts A, B and C and I422.4.2 Activity table – Sub-precinct D 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).

I422.6. Standards

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

All activities listed as permitted or restricted discretionary in Table I422.4.1 Activity table - sub-precincts A, B and C and I422.4.2 Activity table – Sub-precinct D must comply with the following standards.

I422.6.1. Gross floor area – retail

- (1) The total gross floor area for retail must not exceed 1000m² in sub-precincts B and C combined.
- (2) Any activity that does not comply with Standard I422.6.1(1) is a non-complying activity.

I422.6.2. Public open space

- (1) An 18m-wide area of public open space must be provided within Sub-precinct C on the land adjoining the Special Purpose – Māori Purpose Zone, and identified as Area 1 on Māngere Gateway: Precinct plan 1.
- (2) The public open space identified as Area 1 on Māngere Gateway: Precinct plan 1 must be provided prior to establishing any further development requiring either a subdivision or land use consent within Sub-precinct C.
- (3) Standard I422.6.2(1) does not apply to a rural activity not involving the erection of buildings.
- (4) Subdivision or development that does not comply with Standard I422.6.2(1) is a non-complying activity.

I422.6.3. Māngere Gateway heritage route

- (1) The portion of the Māngere Gateway heritage route (as shown in Māngere Gateway: Precinct plan 1), must be constructed as part of the first stage at each stage of any development within the relevant sub-precincts.

I422.6.4. Indicative roads

- (1) Indicative roads must be provided in general accordance with Māngere Gateway: Precinct plan 1, subject to Standard I422.6.4(2).
- (2) The location of any formed road may vary from the alignment of the indicative road by a maximum of 20m, except that:
 - (a) the point or points at which the indicative road links in with any existing road, or any other indicative road, must not be varied; and
 - (b) the alignment of the road at the point where any indicative road intersects with a site boundary must not be varied.

- (3) Subdivision or development that does not comply with Standard I4226.4(1) and (2) is a discretionary activity.

I422.6.5. Building height

- (1) Buildings must not exceed 9m in height where they are located within 60m of the Special Purpose – Māori Purpose Zone.
- (2) All other buildings must not exceed 15m in height.

I422.6.6. Yards and building coverage

- (1) For sites adjoining Ōruarangi Road:
- (a) front yard: 10m; and
- (b) building coverage must not exceed 40 per cent for the area between 10m and 30m of the site frontage.
- (2) In all other areas the front yard: 5m.
- (3) There is no yard requirement for buildings as they relate to the 18m wide area of public open space identified as Area 1 in Māngere Gateway: Precinct plan 1.

I422.6.7. Signs

- (1) For sites having frontage to Māngere Gateway heritage route, signs are a discretionary activity.

I422.6.8. Subdivision

- (1) Site sizes for vacant sites must comply with the site areas and minimum frontage widths specified in Table I422.6.8.1 Site areas and minimum frontages.

Table I1.6.8.1 Site areas and minimum frontages

Sub-precinct	Minimum area	Minimum frontage - front/corner site	Minimum frontage – rear site
Sites in sub-precinct A and C	2000m ²	23m	9m
Sites in sub-precincts B	4000m ²	32m	9m

- (2) Subdivision for lots, roads, private ways and services, and stormwater systems is to protect any identified natural, cultural and historic heritage and landscape features.

I422.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I422.8. Assessment – restricted discretionary activities

I422.8.1. 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) Drive-through restaurants:
 - (a) traffic and access; and
 - (b) development design.
- (2) Visitor accommodation:
 - (a) traffic and access; and
 - (b) development and design.
- (3) Buildings, structures and works including new or modified parking areas; or subdivision:
 - (a) site layout;
 - (b) design and external appearance of buildings and landscape design;
 - (c) design consistency within and between sub-precincts;
 - (d) coherent design for the Māngere Gateway heritage route, Oruarangi Road and surrounds;
 - (e) land use and transport integration;
 - (f) sub-precincts B – C – relationship to open space;
 - (g) adverse effects on heritage resources; and
 - (h) landscape treatment
 - (i) location and design of site access and the road network.
- (4) External alterations or additions to buildings or structures on any site with frontage or access to the Māngere Gateway heritage route shown on Māngere Gateway: Precinct plan 1:
 - (a) design and external appearance of buildings and landscape design;
 - (b) design consistency within and between sub-precincts;
 - (c) coherent design for the Māngere Gateway heritage route and surrounds;
and
 - (d) land use and transport integration.

I422.8.2. 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) Drive-through restaurants:

(a) drive-through ordering and collection points should be designed and located to avoid or mitigate adverse effects of noise, light, glare on adjacent residential zoned sites;

(b) refer to I422.8.2(2).

(2) Buildings, structures and works including new or modified parking areas; or 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 public 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 Mangere Gateway 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 or 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;
 - (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; and
 - (xvi) the proposed landscaping should be integrated with the type, quality, character and standard of landscape design developed for the relevant sub-precinct;
- (c) design consistency within and between sub-precincts:

- (i) buildings structures or works should be designed having regard to the context of adjoining sub-precincts and other surrounding land, natural features and buildings, structures and works;
- (d) the building, structures and works should promote a coherent design for the Mangere Gateway heritage route and adjoining land by:
 - (ii) ensuring a coherent spatial structure formed by the relationship of buildings to the street and to one another;
 - (iii) minimising the number of vehicle entrances onto the street;
 - (iv) aligning buildings to the street;
 - (v) locating buildings, structures and works, and access points to sites, so that heavy vehicle traffic (except buses) is discouraged on the Gateway heritage route;
 - (vi) locating the office component of a development at the front (street) part of the development;
 - (vii) using consistent materials on buildings;
 - (viii) using consistent planting, paving, lighting and fencing;
 - (ix) ensuring existing trees and shelter belts are retained where they may contribute to maintaining amenity values;
 - (x) providing trees along road berms and within front yards. These trees should be capable of reaching a similar scale as nearby buildings;
 - (xi) avoiding security fencing being closer to the front boundary of the site than the buildings on the site; and
 - (xii) enhancing the natural character of open space;
 - (xiii) 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 open 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:
 - all modes of transport that would support the land uses proposed;
 - in sub-precincts B and C, the possible location of and linkages to rapid transport networks;

- planning and development tools to facilitate sustainable transport;
 - travel plans, as appropriate to encourage uptake of sustainable transport options by employers and visitors;
 - car parking standards with justification for the number of spaces proposed, so land is used efficiently and effectively;
 - provision, where appropriate, to be made for cyclists, including cycle storage; and
 - any relevant funding matters;
- (ii) roads should be provided to create a connected roading pattern that avoids the need for rear sites;
- (iii) roads and frontage to those roads should be provided in general accordance with the indicative road pattern for sub-precincts B and C;
- (iv) roads should be designed to a consistent, high-quality standard;
- (v) 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;
- (vi) the development framework plan should discourage heavy vehicle traffic movements through the Special Purpose – Māori Purpose Zone;
- (vii) the street and site layout should avoid adverse effects on the safety and efficiency of the adjacent road network;
- (viii) 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; and
- (ix) the transport network, including roads, pedestrian and cycling connections, should be designed and constructed in a manner that is consistent with the requirements of any relevant code of practice or engineering standards;
- (f) sub-precincts B-C: provision of and relationship to public open spaces and natural resources:
- (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) buildings, structures and works adjoining that part of the Mangere Gateway Heritage Route within sub-precincts B and C should be designed in such a way as to incorporate historic trees and shelter belts and existing heritage buildings, including the provision of an appropriate area of domestic open space around the Paul Homestead (556 Oruarangi Road), and ensuring the location and scale of development complements rather than dominates that area;
- (ii) buildings, structures and works adjoining Oruarangi Road within sub-precincts B and C should be designed in such a way as to incorporate existing heritage buildings and historic trees, and complements those elements as well as responding sensitively to the cultural and landscape values of the area;
- (iii) development proposals should identify and incorporate any cultural heritage resources, in a way that integrates with and enhances those resources;
- (iv) Sub-precinct C should be developed in such a way as ensures a separate identity is maintained for development within the Special Purpose - Maori Purpose Zone; and
- (v) Sub-precinct C should be developed in such a way as the outlook from the Special Purpose - Maori Purpose Zone is dominated by landscaped open space rather than buildings, carparks and vehicle accessways;

(h) landscape treatment:

- (i) consistent landscape design should be established and maintained along the Gateway heritage route;
- (ii) existing trees and shelterbelts that may 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 (including density, species, depth and height) of new planting should be proposed is capable of attaining a similar scale to proposed buildings, and should relate appropriately to existing trees and shelterbelts on and immediately adjacent to the site;
- (iv) a continuity of planting along road frontages should be provided and maintained, wherever possible using species existing in the area;
- (v) the proposed landscaping should be placed so that it does not obstruct views of landscape or landmark features;
- (vi) the extent and form of landscaping should complement development in adjoining policy areas, contribute in a significant manner to the visual amenities of the site, and streetscape, and promote a

distinctiveness or sense of place appropriate for the wider heritage area;

- (vii) the proposed landscaping should be designed to create visual interest, and contribute to the amenities of the area;
- (viii) the landscape and streetscape design elements of the Mangere Gateway heritage route should be extended within and across road and other reserves and required yards (from building face to building face);
- (ix) the design should incorporate standard elements (street trees, other planting, lighting, furnishings, directional signs); and planting of a naturally occurring, irregular form along and parallel to the Mangere Gateway heritage route, contrasted with more geometric planting perpendicular to that route;
- (x) front boundaries should be defined by using locally sourced volcanic stone walls, hedges or linear planting; and
- (xi) specimen trees capable of attaining sufficient height should be used to frame and define the edges of roads, parks and storm-water reserves, and to emphasise key road intersections.

(3) External alterations or additions to buildings or structures on any site with frontage or access to the Māngere Gateway heritage route shown on Māngere Gateway: Precinct plan 1:

- (a) refer to Rule I422.8.2(2)(b) to (e).

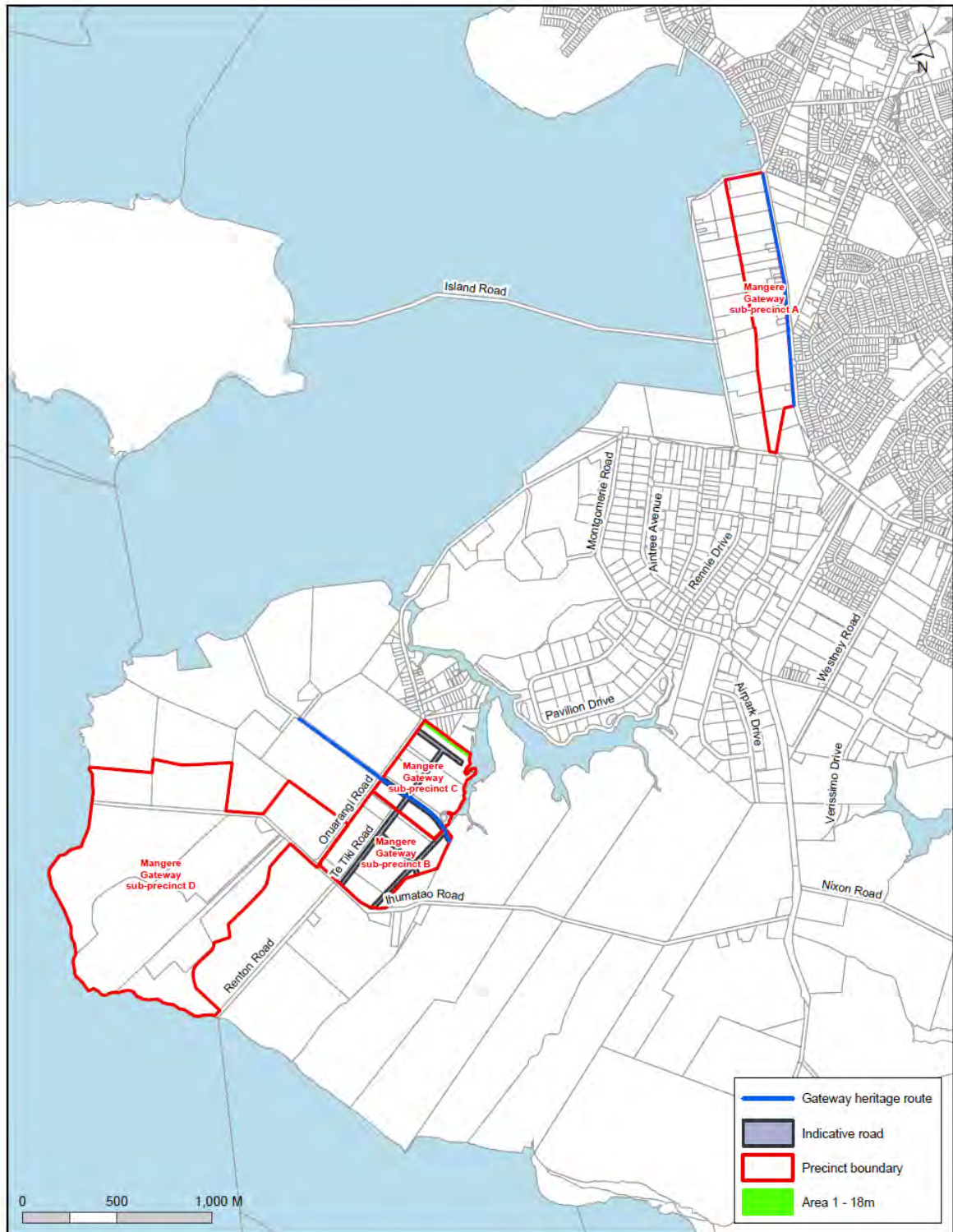
I422.9. Special information requirements

- (1) Where landscaping is required, a resource consent application must be accompanied by the following information:
 - (a) a planting plan for the landscaped area that provides detail of the:
 - (i) site preparation for planting, weed and pest control;
 - (ii) existing trees to be retained, species to be planted, size of plants, where they are to be planted and density of planting; and
 - (iii) maintenance of planting, including fertiliser, replacing dead plants, animal and plant pest control and mulching;
 - (b) a re-vegetation plan/programme, including pre-planting site assessment and planting plan assessment and annual monitoring programme;
 - (c) evidence of consultation with local iwi.
- (2) A cultural impact assessment is required for an application for buildings, structures and works including new or modified parking areas or subdivision. This

requirement may be waived by the Council for minor works before or after a comprehensive redevelopment of the site.

1422.10. Precinct plans

1422.10.1 Māngere Gateway: Precinct plan 1



I423. Māngere Puhinui Precinct

I423.1. Precinct description

The Māngere Puhinui Precinct is comprised of land to the north and east of the Auckland International Airport, outside of the rural urban boundary. It includes areas of Māngere and Puhinui which were once main areas of Māori settlement (c1000AD – 1860s) as documented in the Report of the Waitangi Tribunal on the Manukau Claim 1985, and which are now largely in rural or public open space use today.

Māngere and Puhinui were strategic areas for settlement by early Māori due to their proximity to the coast (Manukau Harbour and its tributaries) for collecting kaimoana and access, fertile soils for food growing, and maunga for defense purposes. Evidence of Māori settlement has been and continues to be identified through the large number of archaeological sites found within the Māngere and Puhinui areas, and documenting of history passed through the generations of local iwi.

The area contains important geological features, including Pukaki Lagoon, Māngere Lagoon Explosion Crater, Puketutu Island, and the remnants of Maungataketake. Most of these have been modified through quarrying, but the remnants still remain. The volcanic soils of Māngere and Puhinui are well known as a prolific food growing area, particularly compared to other areas around the region, due to the highly fertile soils, moderate climate and gentle topography.

Māngere Mountain, Pukeiti, and Otuataua also form part of the Māngere volcanic field in the locality, however these are protected via the Open Space - Conservation Zone controls. Waitomokoia which is located within the Villa Maria Estate and within the urban boundary sits outside of the precinct.

The purpose of the precinct is to recognise the relationship and values that tangata whenua have with the area, maintain an open rural character and areas for food growing, and to protect waahi tapu from being destroyed during site development. The purpose of the precinct is also to protect the significant geological features that remain in the area from damage or further development.

The zoning of land within this precinct is Rural - Rural Production Zone, Open Space – Informal Recreation Zone, Open Space – Conservation Zone, Coastal - Coastal Transition Zone and Business – Light Industry Zone.

I423.2. Objectives

- (1) Landscape features, areas of high landscape quality, and areas with high levels of sensitivity to landscape modification are protected.
- (2) The open rural character of the Māngere Puhinui area is maintained, and soil resources are managed in a way that retains their productive potential.
- (3) Natural and cultural heritage resources are protected.
- (4) Recognition or provision is made for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

- (5) The natural coastal environment of the Manukau Harbour coastline and its tributaries is preserved.

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

I423.3. Policies

- (1) Require buildings to be sited and designed to avoid any adverse effects on the rural character and visual amenity values of the Māngere Puhinui area.
- (2) Require development to avoid adverse effects on the landscape amenity values of the area, particularly in areas of high quality landscapes.
- (3) Avoid adverse effects on natural heritage resources, including geological features and high class soils.
- (4) Require the use or development of land to avoid adverse effects on the relationship of tangata whenua with their lands.
- (5) Require development to avoid adverse effects on any sites of historic, cultural or spiritual significance to tangata whenua.

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

I423.4. Activity table

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

Table I423.4.1 Activity table specifies the activity status of land use and development activities in the Māngere Puhinui Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I423.4.1 Activity table

Activity		Activity status
Rural		
(A1)	Intensive farming	D
(A2)	Forestry within 500m of MHWS	D
(A3)	Animal breeding or boarding without dogs	D
(A4)	Animal breeding or boarding including dogs	NC
(A5)	Rural industries	D
(A6)	Buildings > 300m ² gross floor area	D

I423.5. Notification

- (1) Any application for resource consent for an activity listed in Table I423.4.1 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).

I423.6. Standards

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

I423.7. Assessment – controlled activities

There are no controlled activities in this section.

I423.8. Assessment – restricted discretionary activities

There are no restricted discretionary activities in this section.

I423.9. Special information requirements

There are no special information requirements in this section.

I423.10. Precinct plan

There are no precinct plans in this section.

I424. Manukau 2 Precinct

I424.1. Precinct Description

The Manukau 2 Precinct is located at 640 Great South Road and is situated close to major transport hubs within the Manukau Metropolitan Centre. The precinct is occupied by the Auckland University of Technology Campus.

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

The precinct and zone also provides for businesses, offices, research and laboratory facilities which are increasingly co-locating within these campuses.

The zoning of the land within the Manukau 2 Precinct is the Business - General Business Zone. Refer to the planning maps for the location and extent of the precinct.

I424.2. Objectives

- (1) Tertiary education facilities meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects.
- (3) Tertiary education and compatible business activities benefit from co-location on tertiary education sites.
- (4) New buildings and structures respond to and positively contribute to the amenity values of streets, open spaces and surrounding context, thereby reinforcing sense of place.

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

I424.3. Policies

- (1) Enable a range of activities on tertiary education facilities, including tertiary education, research, health, recreation, student accommodation and appropriate accessory activities.
- (2) Provide for those complementary activities which clearly contribute to or benefit from co-location with a tertiary education facilities including research, innovation, learning, and related work experience.
- (3) Require new buildings and significant additions and alterations to be designed in a manner that:
 - (a) Makes efficient use of the site;

- (b) Contributes to the amenity of the public realm where development is located adjacent to a street or open space;
 - (c) Responds positively to the existing and planned future context of the Business - General Business Zone and surrounding area; and
 - (d) Responds and contributes positively to the sense of place.
- (4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones or the public realm.
- (5) Provide for accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities, and while avoiding, remedying or mitigating adverse effects on the transport network.
- (6) Limit the size of retail activities (including supermarkets) that would otherwise be provided for in the Business - General Business Zone.

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

I424.4. Activity table

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

Table I424.4.1 Activity table specifies the activity status of land use and development activities in the Manukau 2 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I424.4.1

Activity		Activity status
Use		
Commerce		
(A1)	Licensed premises accessory to tertiary education facilities	P
(A2)	Laboratories	P
(A3)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A4)	Office accessory to tertiary education facilities	P
(A5)	Conference facilities	P
(A6)	Retail up to 450m ² gross floor area per tenancy	P
(A7)	Retail greater than 450m ² gross floor area per tenancy	NC
Community		
(A8)	Community facilities	P
(A9)	Community use of education and tertiary education facilities	P
(A10)	Tertiary education facilities	P
(A11)	Informal recreation	P
(A12)	Organised sport and recreation	P

(A13)	Public amenities	P
(A14)	Displays and exhibitions	P
(A15)	Information facilities	P
Development		
(A16)	Accessory buildings	P
(A17)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A18)	Sport and recreation structures	P
(A19)	Buildings greater than 500m ² gross floor area	RD
(A20)	Buildings, external alterations, additions and demolition within the site and where the work is visible from and located within 10m of a road or open space (excluding private roads)	RD
(A21)	Parking buildings	RD
(A22)	Parks maintenance	P
(A23)	Waste management facilities accessory to tertiary education facilities	P

I424.5. Notification

- (1) Any application for resource consent for an activity listed in Table I424.4.1 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).

I424.6. Standards

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

All activities listed as permitted or restricted discretionary activities in Table I424.4.1 Activity table must comply with the following standards.

Where the tertiary education facility comprises multiple sites, the entire precinct will be treated as a single site for the purposes of applying the following standards.

I424.6.1. Building height

- (1) Buildings must not exceed 24 metres in height.
- (2) Standard H14.6.1 Building height does not apply.

I424.6.2. Yards

- (1) Buildings must be located no closer than the yard dimension specified in the table below:

Yard	Dimension
Front yard to Great South Road	7m

I424.6.3. Building coverage

- (1) Building coverage must not exceed 50 per cent.

I424.6.4. Screening

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

I424.6.5. Access

- (1) The Manukau 2 Precinct may be accessed only from a signalised intersection with Great South Road and Ryan Place.

I424.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I424.8. Assessment – restricted discretionary activities

I424.8.1. 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 an overlay, Auckland-wide or zone provisions:

- (1) Parking buildings, and buildings greater than 500m² gross floor area:
 - (a) building design, location and external appearance to make efficient use of the site, contribute to public realm amenity, respond to the existing and planned context of the surrounding area and contribute positively to the sense of place;
 - (b) design of parking and access including screening when viewed from adjacent residential zones or the public realm.
- (2) Buildings, external alterations, additions and demolition within the site and where the work is visible from and located within 10m of a road or open space (excluding private roads):
 - (a) building design, location and external appearance to make efficient use of the site, contribute to public realm amenity, respond to the existing and planned context of the surrounding area and contribute positively to the sense of place; and
 - (b) design of parking and access including screening when viewed from adjacent residential zones or the public realm.
- (3) Building height, maximum building coverage:
 - (a) any special or unusual characteristic of the site which is relevant to the standard;

- (b) where more than one standard will be infringed, the effects of all infringements considered together;
 - (c) effects of additional building scale on neighbouring sites, streets and open spaces (sunlight access, dominance, visual amenity); and
 - (d) consistency with the planned future form and quality of the Manukau 2 Precinct and surrounding area.
- (4) Yards and screening:
- (a) any special or unusual characteristic of the site which is relevant to the standard;
 - (b) where more than one standard will be infringed, the effects of all infringements considered together;
 - (c) effects on the amenity of neighbouring streets and open spaces.
- (5) Access:
- (a) any special or unusual characteristic of the site which is relevant to the standard;
 - (b) where more than one standard will be infringed, the effects of all infringements considered together; and
 - (c) effects on the local transport network.

I424.8.2. 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) Design, location and external appearance of parking buildings, and buildings greater than 500m² gross floor area.
 - (a) The extent to which the scale, bulk, location and design of tertiary education buildings or structures maintains the personal safety of tertiary education facility users.
 - (b) The extent to which the design of buildings contributes to the current and expected future sense of place.
 - (c) Whether buildings and open spaces that front the streets positively contribute to the public realm and pedestrian safety.
 - (d) The extent to which having regard to the functional and operational needs of the activity and the locality, buildings are designed to:
 - (i) incorporate crime prevention through environmental design principles;

- (ii) avoid blank walls on all levels, long unrelieved frontages and excessive bulk and scale where practicable;
 - (iii) visually break up the building mass into distinct elements to reflect a human scale;
 - (iv) incorporate roof profiles as part of the overall building form; and
 - (v) integrate servicing elements on the façade and roof (roof plant, exhaust and intake units and roof equipment) as part of the overall design of the building.
- (2) The scale, bulk and location of new buildings, external alterations, additions and demolition within the site and where the work is visible from and located within 10m of a road or open space (excluding private roads). Refer to the assessment criteria in Criterion I424.8.2(1)(a) above and the following:
- (a) the extent to which proposals introduce creative architectural solutions that provide interest in the façade through modulation, relief or surface detailing; and
 - (b) the extent to which proposals make use of entrances, windows and balconies overlooking streets and open spaces.
- (3) Building height, maximum building coverage.
- (a) The extent to which buildings that exceed the building height, height in relation to boundary and maximum building coverage standards demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:
 - (i) streets and open spaces; and
 - (ii) adjoining sites, particularly those with residential uses.
- (4) Yards and screening.
- (a) The extent to which buildings that do not comply with the front yard or screening control demonstrate that the ground floor of a building fronting a street or open space provides interest for pedestrians and opportunities for passive surveillance of the public realm.
- (5) Access:
- (a) The extent to which additional access points avoid, remedy or mitigate adverse effects on the local transport network.

I424.9. Special information requirements

(1) Integrated Transport Assessment

An Integrated Transport Assessment must be provided where the full time equivalent students roll, or equivalent accumulative traffic generating activity, exceeds 2000 full time

equivalent students. This does not apply where the development is being undertaken in accordance with resource consent or provisions previously approved on the basis of an Integrated Transport Assessment.

I424.10. Precinct plans

There are no precinct plans in this precinct.

I425. Manukau Precinct

I425.1. Precinct description

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

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

I425.2. Objective

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

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

I425.3. Policy

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

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

I425.4. Activity table

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

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

Table I425.4.1 Activity table

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

I425.5. Notification

- (1) Any application for resource consent for an activity listed in Table I425.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

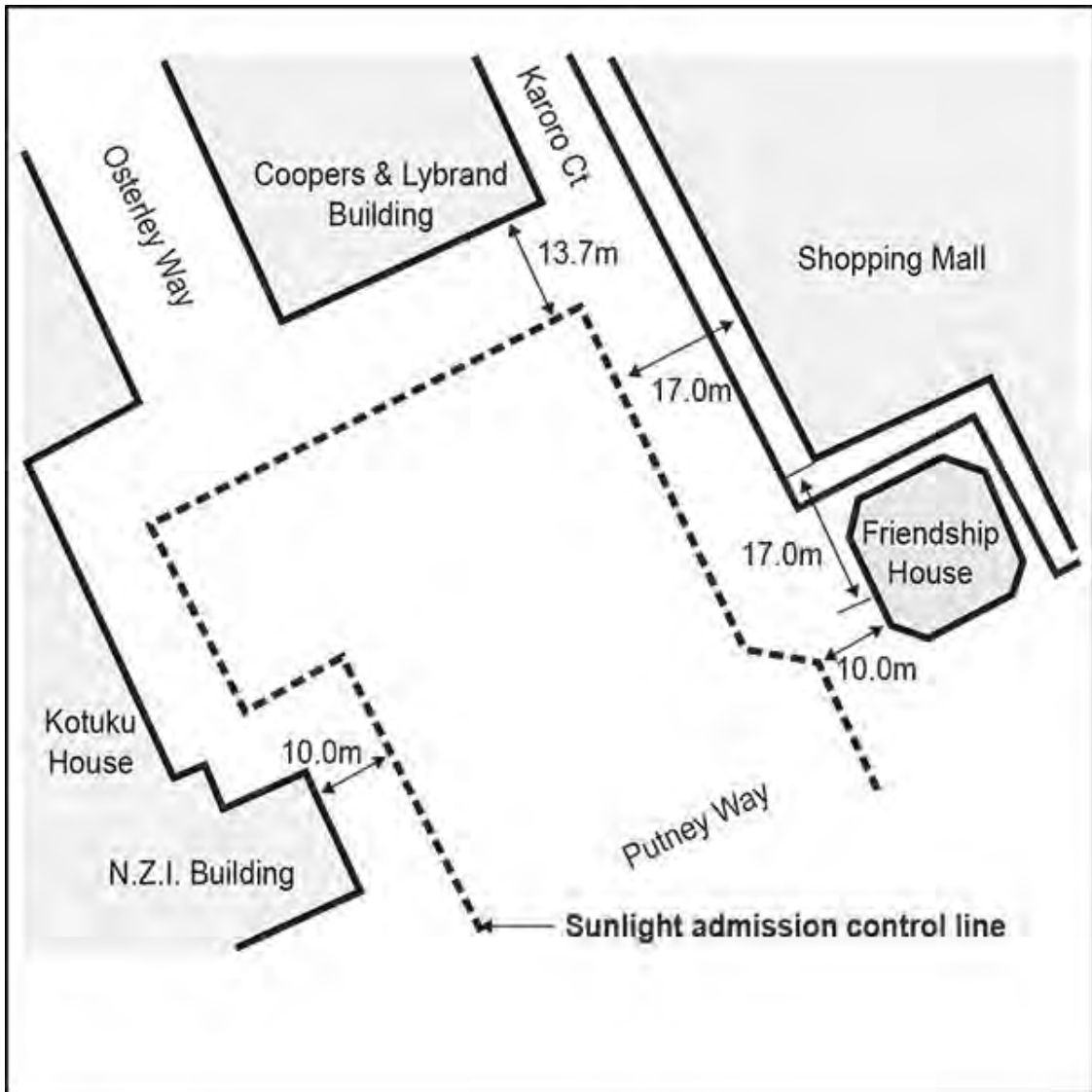
I425.6. Standards

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

I425.6.1. Sunlight admission

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

Figure I425.6.1.1 Sunlight admission



I425.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I425.8. Assessment – restricted discretionary activities

I425.8.1. Matters of discretion

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

- (1) sunlight admission effects.

I425.8.2. Assessment criteria

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

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

I425.9. Special information requirements

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

I425.10. Precinct plans

There are no precinct plans in this precinct.

I426. Matingarahi Precinct

I426.1. Precinct Description

The Matingarahi precinct identifies areas for a new village at Matingarahi, identifying a village layout, while protecting and enhancing vegetation and other features at the time of subdivision.

The underlying zoning of land within this precinct is Residential - Rural and Coastal Settlement Zone, Rural - Rural Coastal Zone, Rural - Countryside Living Zone and Business - Neighbourhood Centre Zone.

I426.2. Objectives

- (1) Limited subdivision and development is provided for within the Matingarahi precinct.
- (2) The natural environment, amenity and character values of Matingarahi are maintained and enhanced, while providing for appropriate subdivision and development.

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

I426.3. Policies

- (1) Require subdivision and development to acknowledge, address and implement features identified on the Matingarahi precinct plan.
- (2) Enable subdivision and development at lower densities and avoid intensification within Sub-precinct A.
- (3) Enable opportunities for self-servicing sites in Sub-precincts C, D and E.
- (4) Enable opportunities for serviced sites in Sub-precinct B.
- (5) Enable subdivision and development opportunities in Matingarahi village that:
 - (a) limit growth through a contained settlement form;
 - (b) avoid additional residential development within the adjoining Rural Coastal and Rural Production zones;
 - (c) limit residential development to a maximum of 31 residential sites;
 - (d) provide a low-scale settlement that limits building coverage and height;
 - (e) encourage high-quality building design;
 - (f) protect approximately 280ha of existing indigenous vegetation on properties described in certificates of title NA24A/278, NZ1129/72 and NA458/64;
 - (g) protect approximately 10ha of land revegetated with amenity and ecological enhancement plantings; and

- (h) provide community services within the neighbourhood centre zone for the wellbeing of the local community.

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

I426.4. Activity table

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

A blank in Table I426.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I426.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Matingarahi Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I426.4.1 Activity table

Activity		Activity status
Use		
Community		
(A1)	Community facilities in the Neighbourhood Centre zone only	P
Use and development		
(A2)	All activities and development provided in H2 Residential - Rural and Coastal Settlement Zone	
(A3)	All activities and development provided in H19 Rural - Countryside Living Zone	
Subdivision		
(A4)	Subdivision that is referenced as (A1) to (A6) in E38 Subdivision – Urban under Table E38.4.1 – Activity table – subdivision for specific purposes.	The same activity status as set out in Table E38.4.1
(A5)	Subdivision that is referenced as (A1) to (A4) in E39 Subdivision – Rural under Table E39.4.1 – Activity table – subdivision for specified purposes.	The same activity status as set out in Table E39.4.1
(A6)	Subdivision which complies with Standards I426.6.4 to I426.6.7	RD
(A7)	Subdivision which does not comply with Standards I426.6.4 to I426.6.7	NC

I426.5. Notification

- (1) Any application for resource consent for an activity listed in Table I426.4.1 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).

I426.6. Standards

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

All activities listed as permitted and restricted discretionary activities in Table I426.4.1 must comply with the following permitted activity standards.

I426.6.1. Maximum Building Height

- (1) Buildings must not exceed 5m in height, excluding a single building not exceeding 8m in height in Sub-precinct D as identified on Precinct plan 1.

I426.6.2. Specified building area

- (1) In Sub-precincts A, D and E, buildings must be located within the specified building areas shown on the precinct plan, or be in compliance with a consent notice attached to the certificate of title.
- (2) Any infringement of the above clause is a non-complying activity.

I426.6.3. Restricted areas for buildings and earthworks

- (1) Buildings and earthworks must be located outside any restricted development areas or ecological and amenity planting areas shown on the precinct plan.
- (2) Any infringement of the above clause is a non-complying activity.

I426.6.4. Minimum site size

- (1) Sites must comply with the minimum net site area shown below.

Sub-precinct	Minimum net site area
A	10,000m ²
B	800m ² for proposed sites serviced by reticulated wastewater 2,500m ² for proposed sites not serviced by reticulated wastewater
C, D and E	2,500m ²

I426.6.5. Limit on number of sites

- (1) No more than the total number of lots for residential purposes shown below can be created.

Sub-precinct	Maximum number of lots
A	2
B	18 provided they are serviced by reticulated wastewater infrastructure
C	4
D	1
E	6

I426.6.6. Specified building area

- (1) In Sub-precincts A, D and E, the development of dwellings provided for through subdivision is restricted to the specified building areas identified on the precinct plan.

I426.6.7. Protected and enhancement areas

- (1) Protection and maintenance covenants must be prepared over areas identified for protection and enhancement where shown on the precinct plan. These must be implemented by way of a consent notice or registration of a covenant on the certificate of title. Refer to Appendix 15 Subdivision information and process for methods of creating these consent notices or covenants.

I426.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I426.8. Assessment – restricted discretionary activities

I426.8.1. Matters of discretion

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

- (1) the extent to which the use, development or subdivision is consistent with the precinct plan;
- (2) the extent to which the use, development or subdivision maintains landscape character and amenity;
- (3) whether any building envelopes shown on the plan of subdivision are located in the areas specified on the precinct plan;
- (4) the extent to which the layout of any roads, vehicle access ways or pedestrian walkways shown on the precinct is consistent with the layout shown on the precinct plan; and
- (5) the extent to which provision is made for the protection and planting of vegetation in accordance with the policies for the precinct.

I426.8.2. Assessment criteria

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

- (1) the extent to which the design of the subdivision, the layout of any roads, vehicle access ways or pedestrian walkways and the location of any specified building areas shown on the plan of subdivision is consistent with the precinct plan;
- (2) the extent to which subdivision is designed to protect existing indigenous vegetation and provide for the planting of new vegetation to mitigate the effects of development on the landscape;
- (3) the extent to which a site will be visible from the coastal and marine area and the need for a consent notice to be recorded on the certificate of title limiting the reflectivity level of colours and materials of any future building or structure; and,
- (4) whether the reflectivity level range is between 0 and 40 per cent for external walls and 0 and 25 per cent for roofs based on British Standards BS5252 – standard specification colour ranges.

I426.9. Special information requirements

There are no special information requirements in this precinct.

I426.10. Precinct plan

I426.10.1 Matingarahi: 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

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 0	P
(A11)	Professional fireworks displays not meeting Standard 0	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(4) 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. Parking

- (1) Parking for a minimum of 500 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect.

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;

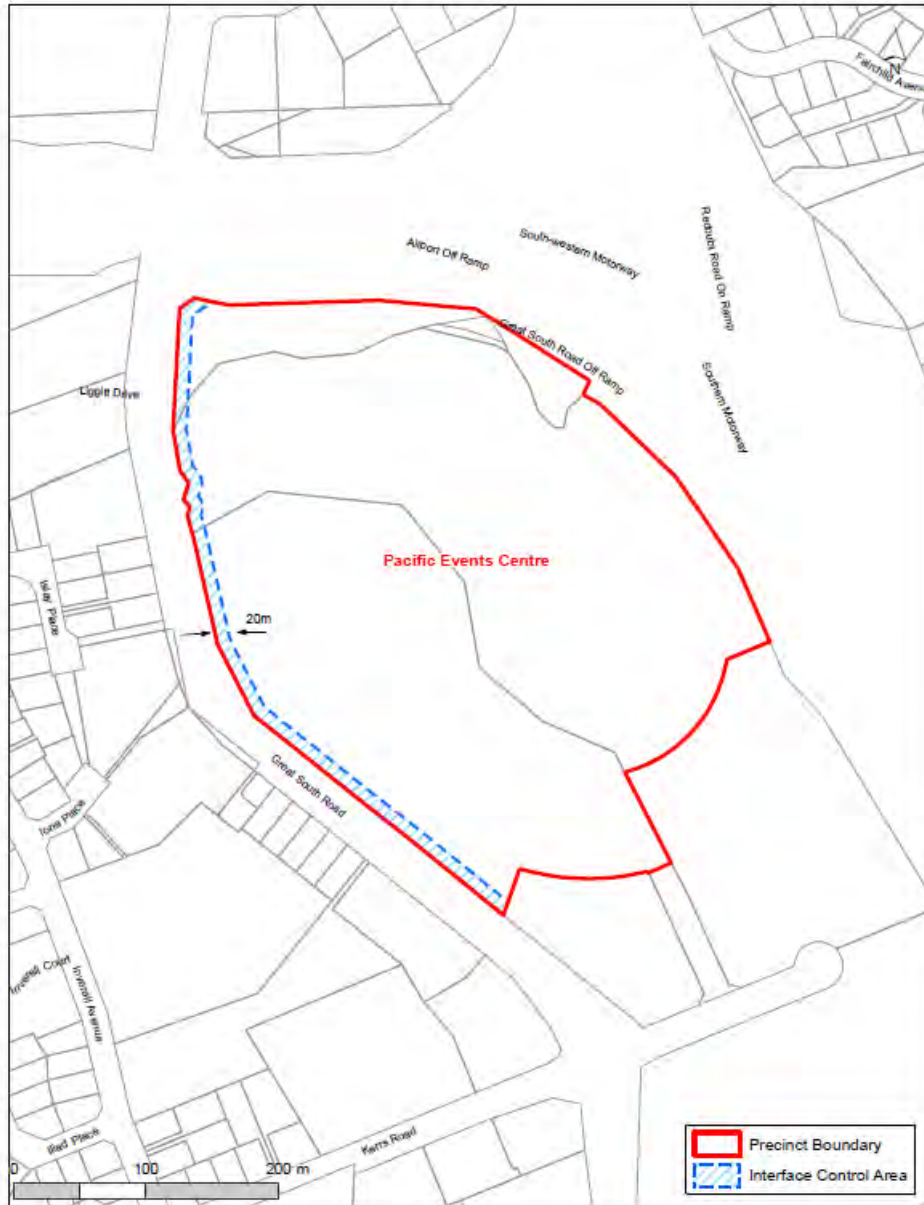
- (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised 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.

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



I428. Papakura Precinct

I428.1. Precinct Description

The purpose of the Papakura Precinct is to ensure that a key pedestrian linkage between the Papakura Railway Station, a key part of the southern rapid and frequent services network, and the Papakura Metropolitan Centre is retained and secured. The pedestrian linkage and frontage controls will facilitate access to public transport as the metropolitan centre grows.

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

I428.2. Objectives

- (1) Pedestrians have convenient and safe access between the Papakura Metropolitan Centre and Papakura railway station.
- (2) Passenger transport facilities are integrated with business and residential development.

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

I428.3. Policies

- (1) Ensure pedestrian accessibility between the Papakura Metropolitan Centre and Papakura railway station by avoiding, remedying or mitigating the effects of building and subdivision on attainment of safe 24-hour public access along or in close proximity to the desirable pedestrian link shown in Papakura: Precinct Plan 1.

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

I428.4. Activity table

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

Table I428.4.1 specifies the activity status of land use, development and subdivision activities in the Papakura Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I428.4.1 Activity Table

Activity		Activity status
Development		
(A1)	New buildings and additions to existing buildings	RD
(A2)	New buildings and additions to existing buildings that do not comply with standard I428.6.1	NC
Subdivision		

(A3)	Subdivision	RD
(A4)	Subdivision that does not comply with I428.6.2	NC

I428.5. Notification

- (1) Any application for resource consent for and activity listed in Table I428.4.1 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I428.6. Standards

All activities listed as restricted discretionary activities in Table I428.4.1 must comply with the following standards. The zone, Auckland-wide and any relevant overlay standards apply in this precinct unless otherwise specified below.

I428.6.1. Pedestrian access

- (1) New buildings and additions to existing buildings must provide pedestrian access along the approximate alignment of desirable pedestrian links shown on Papakura: Precinct Plan 1.

I428.6.2. Subdivision

- (1) Any subdivision of land must provide pedestrian access along the approximate alignment of desirable pedestrian links shown on Papakura: Precinct Plan 1.

I428.7. Assessment – controlled activities

There are no controlled activities in the Papakura Precinct.

I428.8. Assessment – restricted discretionary activities

I428.8.1. Matters of discretion

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

- (1) The adverse or positive effects of building or subdivision on pedestrian access between the Papakura Metropolitan Centre and Papakura Railway Station with particular reference to effects on securing the desirable pedestrian link alignment in Papakura: Precinct Plan 1 and pedestrian safety.

I428.8.2. 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 rules.

- (1) Refer to policy I428.3(1).

I428.9. Special information requirements

There are no special information requirements in this precinct.

I428.10. Precinct plans

I428.10.1 Papakura: Precinct plan 1



I428.

I429. Pararēkau and Kōpuahingahinga Islands Precinct**I429.1. Precinct Description**

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

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

I429.2. Objectives

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

I429.3. Policies

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

I429.4. Activity table

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

Table I429.4.1 Activity table specifies the activity status of subdivision activities in the Pararēkau and Kōpuahingahinga Islands Precinct pursuant to section 11 of the Resource Management Act 1991.

Table I429.4.1 Activity table

Activity		Activity status
Subdivision		
(A1)	Subdivision	the provisions of the overlays, zone or Auckland-wide apply.

I429.5. Notification

- (1) The notification provisions for the relevant Auckland-wide provisions apply in this precinct.

I429.6. Standards

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

I429.6.1. Work on Kōpuahingahinga Island

- (1) Before the issue of 224c for the first subdivision of land in the precinct there must be:

- (a) covenanting as open space in perpetuity all areas of Kōpuahingahinga Island that are not included in the access area or roading and that are to remain in private ownership and that have not been or are not proposed in the application for subdivision to be vested in council; or
- (b) the vesting in public ownership of all areas of Kōpuahingahinga Island not included in the access area or roading and which have not previously been vested in public ownership provided that:
 - (i) the access area or roading within Kōpuahingahinga Island complies with the subdivision controls for access areas in standard I429.6.2 Access area within Kōpuahingahinga Island and causeways below; and
 - (ii) public ownership for the purposes of this rule means vested in the council or in the Crown for reserve or public open space purposes.
- (2) The purpose of the covenant in perpetuity must be to retain those identified areas of Kōpuahingahinga Island to be privately owned open space, to be kept free of buildings and other structures, to protect the existing vegetation, to facilitate the regeneration of native bush and to protect the habitats on the island.
- (3) An agreement to covenant the areas of Kōpuahingahinga Island not included in the access area or roading and that are to remain in private ownership must be entered into before the council issues a certificate of completion pursuant to s. 224(c) of the Resource Management Act 1991 or a consent notice under s. 221 of the Resource Management Act 1991 must be entered into and registered against the title to secure compliance with the condition of the consent.
- (4) Any land provided to council will not form part of any development contribution.

I429.6.2. Access area within Kōpuahingahinga Island and causeways

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

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

I429.7. Assessment – controlled activities

There are no controlled activities within this precinct.

I429.8. Assessment – restricted discretionary activities

There are no restricted discretionary activities in this precinct

I429.9. Special information requirements

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

I429.9.1. Landscape plan

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

- (3) A management plan detailing the proposed methods for:
 - (a) ongoing maintenance of planting;
 - (b) ensuring planting is protected and remains undisturbed and is reinstated if damaged or removed for any reason; and
 - (c) methods for the management of weeds and pests.

I429.9.2. Kōpuahingahinga Island - vegetation management plan

- (1) Applications for subdivision to create one or more Residential - Single House Zone residential sites within Pararēkau Island or an access area or roading within Kōpuahingahinga Island must provide a vegetation management plan for those parts of Kōpuahingahinga Island that are not within the access area or roading and that will remain in private ownership and must be provided in addition to the islands landscape plan.
- (1) The plan must include:
 - (a) details in plan form, of existing vegetation, contours and structures, including fences, and landscape features;
 - (b) an indicative maintenance programme including weed management principles and means of preventing damage to vegetation by animals and to vegetation and habitats by people;
 - (c) identification of the means of:
 - (i) ensuring vegetation within areas where public access will or may be provided for e.g. within any esplanade strip around the perimeter of the island, is protected and remains undisturbed and is reinstated if damaged or removed for any reason;
 - (ii) managing weeds and pests;
 - (iii) protecting archaeological sites; and
 - (iv) protecting important habitats.

I429.9.3. Herpetofauna temporary relocation plan

- (1) A plan must be provided identifying the proposed methods and timing for temporarily relocating lizards and other Herpetofauna within the islands away from areas that may be affected by land disturbing activities and other site works or vegetation clearance to a refuge.
- (2) The relocation plan must include details of the proposed:
 - (a) methods and time of year of capturing the lizards (noting the best time of year is September - December);
 - (b) location and design of the temporary refuge;

(c) means of ensuring the lizards within the refuge are safe from predators, including cats; and

(d) methods and timing for releasing the lizards.

(3) The relocation plan must state if the Department of Conservation has approved a translocation plan for Herpetofauna and if so provide documentation of that approval and any conditions or requirements imposed by the department.

I429.10. Precinct plans

There are no precinct plans in this precinct.

I430. Patumahoe Precinct

I430.1. Precinct Description

Patumahoe Sub-precinct A consists of approximately 25 hectares of land located north-west of the existing Patumahoe settlement. The precinct is bounded to the east by Woodhouse Road and to the west by an existing residential area fronting Kingseat Road. To the south of the precinct is the Patumahoe town centre/commercial area, while to the north are horticultural and pastoral activities. The sub-precinct is bisected by an open watercourse that drains into the headwaters of the Taihiki River. A second, less significant watercourse is located in the western aspect of the precinct which includes the western wetland.

Sub-precincts B, C and D comprise approximately 9.93 hectares and are located on a weathered volcanic cone to the west of the Patumahoe town. The three sub-precincts are bounded by Mauku Road to the south east, Kingseat Road to the north east and Day Road to the north west. Land to the west and south of the precinct remain in rural/horticultural use.

The zoning of land within this precinct is Residential - Single House Zone and Open Space – Informal Recreation.

I430.2. Objectives

- (1) Development provides a high standard of amenity, safety and convenience and contributes to a positive sense of place and identity for the Patumahoe area.
- (2) Efficient infrastructure is provided to service the needs of the precinct area.
- (3) Development and/or subdivision within the precinct facilitates a transport network that:
 - (a) integrates with, and avoids adverse effects on the safety and efficiency of, the transport network of the surrounding area, including any upgrades to the surrounding network;
 - (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles;
 - (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.
- (4) Subdivision and development minimise the potential for reverse sensitivity conflicts with adjoining rural activities and land uses

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

I430.3. Policies

- (1) Require dwellings developed within the precinct, to make efficient use of land and infrastructure while achieving an overall pattern and intensity of development compatible with the rural character of Patumahoe.
- (2) Enable a range of site sizes while maintaining a compact, centre focused urban form that is compatible with the current scale and development pattern of Patumahoe.
- (3) Require subdivision and design of residential, open space, and infrastructure to enhance landscape amenity and recreational values associated with the principal watercourse including the bush gully and waterfall area at the north-western corner of the Sub-precinct A.
- (4) Provide quality public open spaces which generally abut streets rather than residential sections and thus provide opportunities for passive surveillance and public amenity.
- (5) 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 Patumahoe: Precinct plan 1;
 - (b) supports safe and efficient movement of pedestrians, cyclists, public transport and vehicles;
 - (c) is designed and constructed in accordance with the requirements of Auckland Transport and any relevant code of practice or engineering standards.
- (6) Require all lots within sub-precincts B, C and D to be connected efficiently and cost effectively to the existing public sewerage and water supply networks in Patumahoe, and recognise that the council may enter into such arrangements as are appropriate with any developer to ensure this happens in a timely manner.
- (7) Require the use of water harvesting within sub-precincts B, C and D (i.e. roof water collection tanks) for non-potable uses for individual dwellings as a means of achieving stormwater management objectives and to promote water conservation and efficiency.
- (8) Require low impact stormwater management techniques to be integrated into the design of the stormwater network in the area and stormwater management to occur in accordance with the Patumahoe Integrated Catchment Management Plan and associated Stormwater Network Discharge Consent

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

I430.4. Activity table

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

Table I430.4.1 Activity table specifies the activity status of activities in the Patumahoe Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991. A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Table I430.4.1 Activity table

Activity		Activity status
Development		
(A1)	Building	
Subdivision		
(A2)	Subdivision which complies with the subdivision standards I430.6.4 Vehicle parking and access, I430.6.7 Minimum net site area, I430.6.8, I430.6.8. Maximum number of lots in sub-precincts B, C and D, I430.6.9 Landscape buffer, I430.6.10 Public open space, I430.6.11 Staging and I430.6.12 Stormwater management.	
(A3)	Subdivision which does not comply with the subdivision standards I430.6.4 Vehicle parking and access, I430.6.7 Minimum net site area, I430.6.8, I430.6.8. Maximum number of lots in sub-precincts B, C and D, I430.6.9 Landscape buffer, I430.6.10 Public open space, I430.6.11 Staging and I430.6.12 Stormwater management.	NC

I430.5. Notification

- (1) Any application for resource consent for an activity listed in Table I430.4.1 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).

I430.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct in addition to the following standards, unless otherwise specified below. All activities listed in Table I408.4.1 Activity table must comply with the following standards.

I430.6.1. Building design in sub-precincts B, C and D

- (1) The finishing of external walls of buildings shall have a light reflectivity value of no more than 70%.

- (2) The finishing of roofs shall have a light reflectivity value of no more than 40% and the roof finishing shall be darker than the external walls of the building.

I430.6.2. Retaining walls in sub-precincts B, C and D

- (1) The height of a single retaining wall shall not exceed 1.2m.
- (2) The use of more than one 1.2 metre retaining wall is permitted, provided this can be done by terracing a second wall behind the first. The space in between the two walls cannot be less than 0.75 metres and this intervening area must be landscaped in accordance with Figure 4 Retaining detail below.
- (3) At the base of each retaining wall landscape plantings shall be established in accordance with the Figure 4 Retaining detail below, to visually break up the appearance of the face of the retaining wall.
- (4) Retaining walls must be constructed of natural stone, or timber or designed with materials that match materials used on the exterior of a dwelling on the same lot. Crib or keystone are not permitted.

I430.6.3. Paving materials in sub-precincts B, C and D

- (1) Paving materials must comprise either exposed aggregate concrete, concrete with charcoal oxide (6.0kg/m^3), natural stone, natural timber, or be undertaken with dark or earth toned pavers.

I430.6.4. Vehicle parking and access

- (1) No vehicle access to private lots is permitted from Kingseat Road. Vehicle access for properties with frontage onto Kingseat Road shall be from public roads or private lanes at the rear of properties.

I430.6.5. On-site stormwater mitigation

- (1) All stormwater from impervious areas shall be mitigated to achieve flow attenuation, such that $5\text{m}^3/100\text{m}^2$ of roof area and $3\text{m}^3/100\text{m}^2$ of other impervious areas are attenuated by one (or a combination) of the following methods:
 - (a) Stormwater soakage pits where geotechnical conditions allow.
 - (b) Stormwater rain tanks where geotechnical conditions do not allow for effective soakage, or to provide generally for rainwater harvesting.

I430.6.6. Interface with Kingseat Road - all sites fronting Kingseat Road

- (1) That part of Standard H3.6.8 Yards specifying front yards does not apply.
- (2) Front yards: a front yard of not less than 4.0 metres, and not more than 5.0 metres must be provided.
- (3) That part of the front façade of a dwelling within 10m of the front boundary must contain glazing to a habitable room or habitable rooms that is cumulatively at least 10 per cent of the area of that part of the front façade.

- (4) Any retaining wall adjacent to the Kingseat Road boundary shall be a maximum of 1.2 metres high, as illustrated in Figure 3 Kingseat Road below. Landscaping shall be planted to the front of any such retaining wall facing Kingseat Road for its entire length.

I430.6.7. Minimum net site area

- (1) Standards E38.8.2.3 Vacant sites subdivisions involving parent sites of less than 1 hectare and E38.8.3.1 Vacant sites subdivision involving parent sites of 1 hectare or greater, do not apply.
- (2) Site sizes for proposed sites must comply with the minimum net site areas specified in Table I430.6.7.1 Minimum net site area.

Table I430.6.7.1 Minimum net site area

Sub-precinct	Minimum net site area
A	800m ²
B	950m ²
C	600m ²
D	700m ²

I430.6.8. Maximum number of lots in sub-precincts B, C and D

- (1) The total number of residential lots within sub-precincts B, C and D, including those containing the two existing dwellings shall not exceed 73.

I430.6.9. Landscape buffer

- (1) A landscape buffer area with an average width of no less than 20m, shall be established by way of reserve to vest in the council or restrictive covenant/s (or similar) along the south western boundary of Sub-precinct B in accordance with Patumahoe: Precinct plan 1.
- (2) The landscape buffer area must be planted with a mixture of indigenous trees, shrubs or ground cover plants (including grass) along the full extent of the landscape strip.
- (3) A recreational trail must be established within the landscape buffer area and have a minimum width of 2 metres

I430.6.10. Public open space

- (1) A neighbourhood park shall be established in the general location identified in Patumahoe: Precinct plan 1.

I430.6.11. Staging

- (1) Before any S224(c) certificates or building consents are granted for any stage of development, the following works shall be constructed and completed to the council's satisfaction:

- (a) the central spine road – major as shown on Patumahoe: Precinct plan 1;
- (b) a shared footpath, appropriate kerb and channel, berm and street trees; and
- (c) a services corridor along the frontages of Day Road, Mauku Road and Kingseat Road, where they are adjacent to the portion of land being developed.

I430.6.12. Stormwater management

- (1) Before S224(c) certificates or building consents are granted for development within Stage 2, either:
 - (i) a stormwater management pond shall be constructed and completed to Council's satisfaction within Sub-precinct D at the corner of Kingseat and Day roads; or
 - (ii) any upgrades necessary to the Western Pond within Sub-precinct A shall be constructed and completed to the council's satisfaction.
 - (iii) The works outlined above shall be undertaken in accordance with the Patumahoe stormwater network discharge consent.

I430.7. Assessment – controlled activities

I430.7.1. Matters of control

There are no controlled activities in this precinct.

I430.7.2. Assessment criteria

There are no controlled activities in this precinct.

I430.8. Assessment – restricted discretionary activities

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

- (1) Development and infringements of development standards:
 - (a) consistency with the Patumahoe: Precinct plan 1 and Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan ;
 - (b) the location of any buildings and earthworks;
 - (c) protection and planting of vegetation.
- (2) Subdivision and infringements of subdivision standards:
 - (a) consistency with the Patumahoe: Precinct plan 1 and Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan;

- (b) Compliance with minimum site size requirements;
- (c) the location of any building envelopes shown on the plan of subdivision;
- (d) the layout and design of any roads, vehicle access ways or pedestrian walkways shown on the Patumahoe: Precinct plan 1 and on Figures 1 – 4 below;
- (e) protection and planting of vegetation.

Figure 1: Minor roads

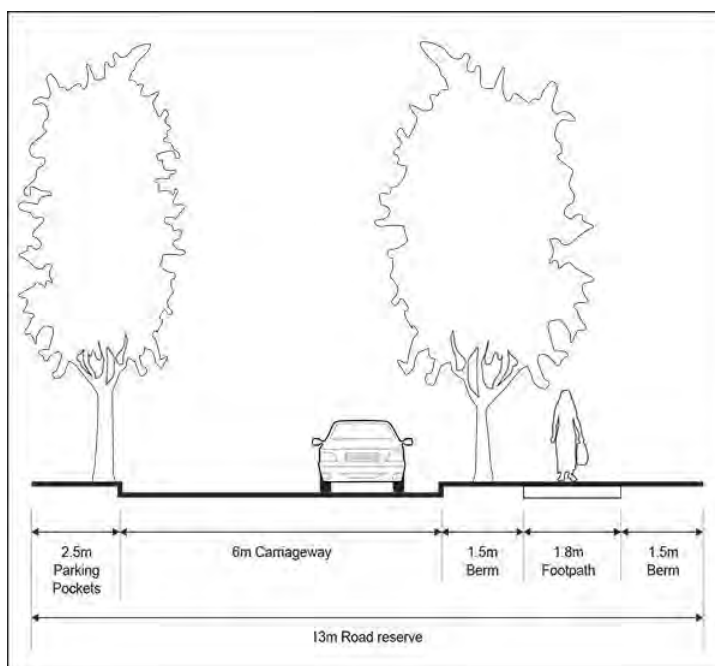
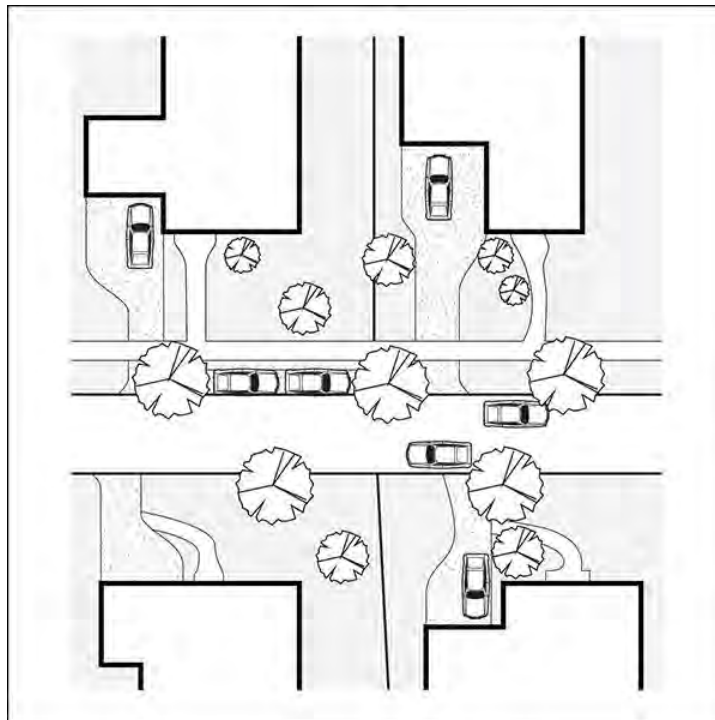


Figure 2: Major roads

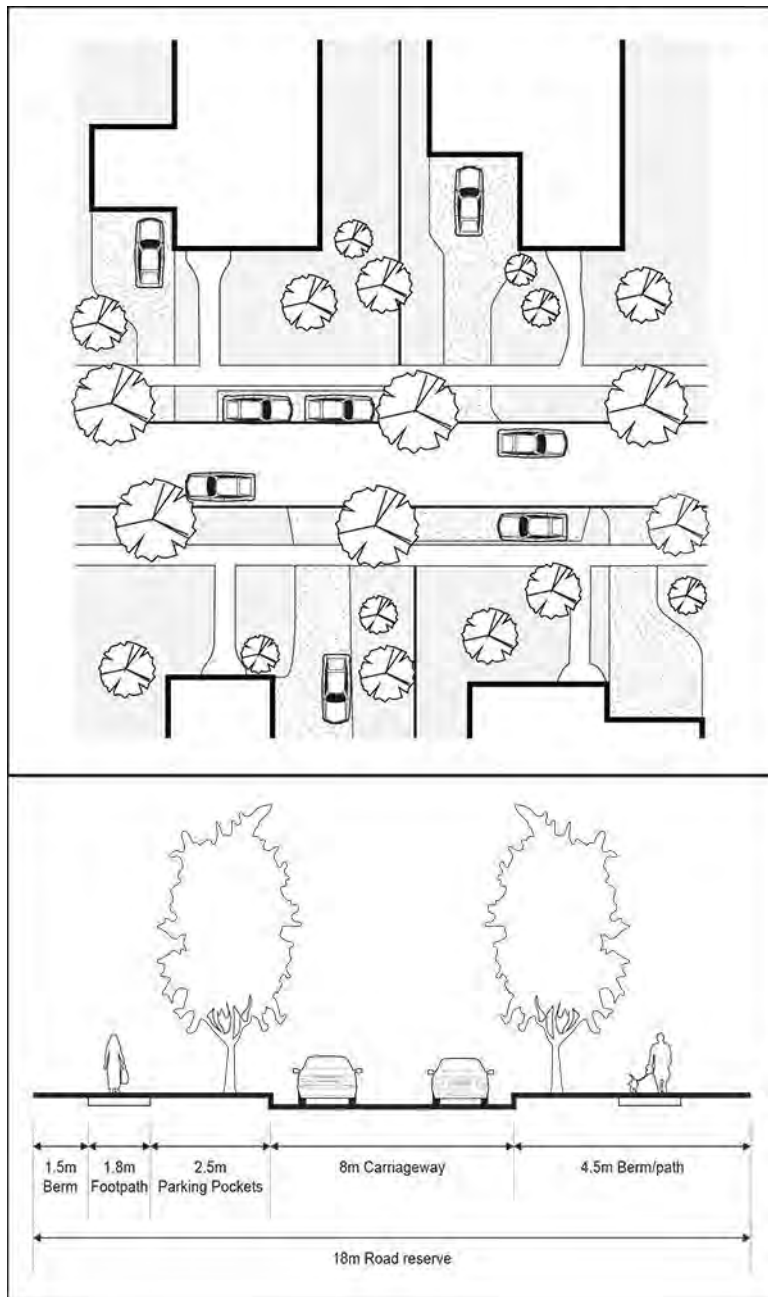


Figure 3: Kingseat Road

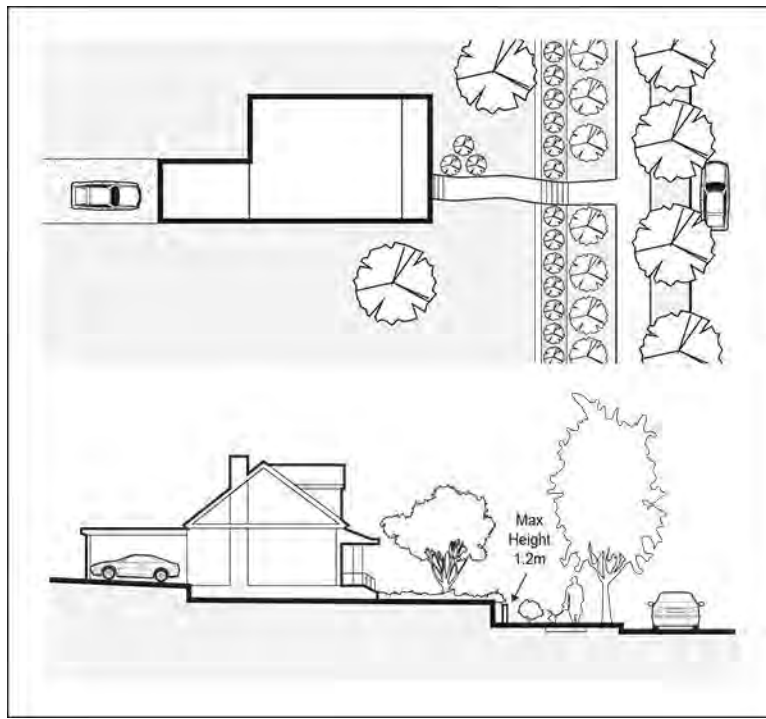
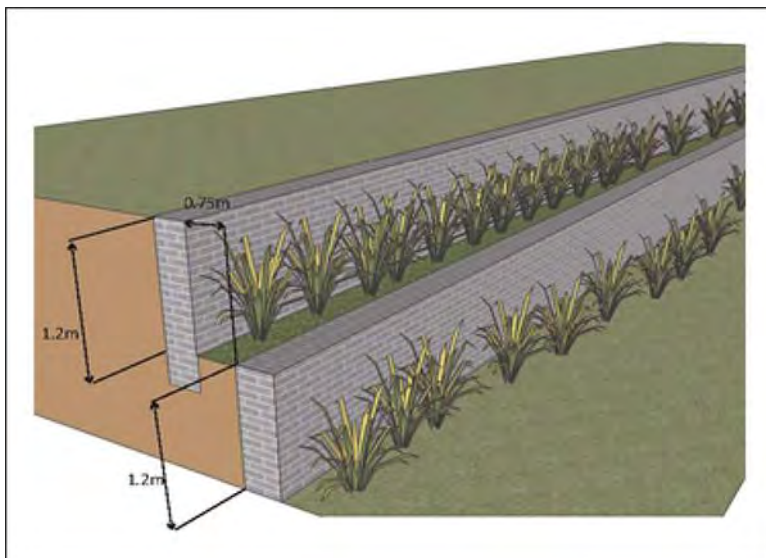


Figure 4: Retaining detail



I430.8.1. Assessment criteria

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

- (1) Development and infringement of development standards.

- (a) The extent to which an activity complies with the Patumahoe: Precinct plan 1 and Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan.
 - (b) Whether the design of any roads, vehicle access ways or pedestrian walkways is consistent with the precinct plan and Figures 1- 4 above.
 - (c) The extent to which existing vegetation will be removed and what mitigation planting is proposed to increase the overall vegetated area.
 - (d) How the landscape character and amenity of the area will be enhanced.
 - (e) Where it can be demonstrated it is not possible or practicable to meet other assessment criteria with respect to vegetation, whether provision is made for replacement planting that will enhance the landscape character and amenity of the area.
 - (f) The extent to which buildings and works are not visually prominent or do not create any scars on the landscape that would be visually prominent.
 - (g) The extent to which the height and the scale, massing and form of the building is compatible with the low density and natural character of the landscape.
 - (h) The extent to which development in sub-precincts B, C and D maintains the natural landform of the Patumahoe Hill.
 - (i) Whether the presence and scale of retaining walls in sub-precincts B, C and D is minimised to avoid modification of the natural gradient of the Patumahoe Hill.
- (2) Subdivision and infringement of subdivision standards
- (a) The extent to which the design of the subdivision, the layout of any roads, vehicle access ways or pedestrian walkways and the location of any building envelopes shown on the plan of subdivision is consistent with the precinct plan and Figures 1- 4 above.
 - (b) Whether site sizes meet the minimum requirements in Standard I430.6.7 above.
 - (c) The extent to which the subdivision is designed to protect existing indigenous vegetation and provide for the planting of new vegetation to mitigate the effects of removing any existing significant vegetation.
 - (d) Whether the subdivision is in accordance with the Patumahoe Stormwater Network Discharge Consent.
 - (e) For subdivision in sub-precincts B, C and D the following additional stormwater assessment criteria apply:

- (iv) Whether stormwater from sub-catchments “East” and “West 1” as identified in Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan is directed to the Main Stormwater Treatment/Detention Pond in Sub-precinct A
- (v) Whether stormwater flows from the western sub-catchments “West 2” and “West 3” as identified in Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan are maintained at pre-development levels.
- (vi) Whether a pond should be established on the northern corner of Sub-precinct D, primarily as a flood management system and landscape amenity feature but also as a stormwater quality improvement device if a pond in that location is required for the purpose of maintaining stormwater flows at a pre-development level.
- (vii) If a pond is established on Sub-precinct D, whether it is treated as an amenity feature and landscaped accordingly.
- (viii) Whether on-site stormwater detention is also required (such as soakage pits) except where it can be demonstrated that geotechnical conditions within sub-precincts B, C and D do not allow for on-site soakage.
- (ix) Whether the development uses water sensitive design techniques, including swales, grey water rainwater harvesting for outdoor use, rain gardens, and/or permeable paving etc.
- (f) In the event development of the sub-precincts B, C and D is staged:
 - (i) Whether sub-catchments “East” and “West 1” comprising stage 1 should be developed first and drain to the main pond on Sub-precinct A.
 - (ii) Whether sub-catchments “West 2” and “West 3” comprising stage 2 should drain to the western pond in Sub-precinct A.
- (g) The extent to which the subdivision maintains the natural landform of the Patumahoe Hill by ensuring that the grading of individual lots does not occur as part of the subdivision engineering works; rather, the formation of building platforms occurs at the time individual sites are developed and the modification of the natural gradient of the Patumahoe Hill is thereby minimised.
- (h) The extent to which lighting design for streets recognises the visually prominent hillside location of sub-precincts B, C and D by minimising all light pollution.
- (i) Whether design of lighting standards includes bollard style standards for street lighting which can be mixed with pedestrian scaled light standards.

- (j) The extent to which landscaping consists of ecologically sourced native plants (i.e. those that naturally occur in the Manukau Ecological District) which are appropriate to the site. (Examples of such species are set out in the typical plant palettes in Figure 5 and Tables 1–7 below).
- (k) Whether plantings and other landscape features will result in a maintenance free mature landscape, inasmuch as is practical.

Figure 5: Landscape concept plan and typical plant palettes



Table 1 Native Restoration Planting Schedule (all species to be eco-sourced)

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING
Native Restoration: Nurse Species			
<i>Carex</i> sp	Native grasses	PB2	500mm
<i>Coprosma repens</i>	Taupata	PB2	1.0m
<i>Coprosma robusta</i>	Karamu	PB2	1.0m
<i>Cordyline australis</i>	Cabbage tree	PB2	1.0m
<i>Geniostoma rupestre</i>	Hangehange	PB2	1.0m
<i>Hebe stricta</i>	Koromiko	PB2	1.0m
<i>Kunzea ericoides</i>	Kanuka	PB2	1.0m
<i>Leptospermum scoparium</i>	Manuka	PB2	1.0m
<i>Libertia</i> sp	NZ Iris	PB2	0.5m
<i>Melicytus ramiflorus</i>	Mahoe	PB2	1.0m
<i>Myrsine australis</i>	Mapou	PB2	1.0m
<i>Phormium</i> sp (dwarf)	Dwarf flax	PB2	0.5m
<i>Phormium tenax</i>	Flax	PB2	1.5m
Native Restoration Enrichment Species			
<i>Cordyline australis</i>	Cabbage tree	PB5	2.0m
<i>Cyathea medullaris</i>	Tree fern	PB5	4.0m
<i>Knightia excelsa</i>	Rewarewa	PB5	4.0m
<i>Meryta sinclairii</i>	Puka	PB5	4.0m
<i>Podocarpus totara</i>	Totara	PB5	5.0m
<i>Vitex lucens</i>	Puriri	PB5	5.0m

Table 2: Specimen Tree Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING [approximate]
Large Scale Street Trees			
<i>Vitex lucens</i>	Puriri	P8150	20.0m
Residential Scale Street Trees			
<i>Alectryon excelsa</i>	Titoki	P8150	10.0m

Table 3: Native Garden Specimen Tree Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
Native Garden Specimen Trees			
<i>Alectryon excelsa</i>	Titoki	PB95	4.0m
<i>Cordyline australis</i>	Cabbage tree	PB95	2.0m
<i>Hoheria populnea</i>	Lacebark	PB95	3.0m
<i>Meryta sinclairii</i>	Puke	PB95	3.0m
<i>Plagianthus regius</i>	Ribbonwood	PB95	3.0m
<i>Sophora microphylla</i>	Kowhai	PB95	4.0m
<i>Vitex lucens</i>	Puriri	PB95	5.0m

Table 4: Garden Specimen Tree Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
Garden Specimen Trees			
<i>Alectryon excelsa</i>	Titoki	PB95	4.0m
<i>Cordyline australis</i>	Cabbage tree	PB95	2.0m
<i>Fraxinus sp</i>	Asc	PB95	4.0m
<i>Ginkgo sp</i>	Maidenhair	PB95	5.0m
<i>Liquidambar styracifluo</i>	America sweet gum	PB95	5.0m
<i>Liriodendron tulipifera</i>	Tulip tree	PB95	5.0m
<i>Magnolia sp</i>	Magnolia	PB95	6.0m
<i>Meryta sinclairii</i>	Puke	PB95	3.0m
<i>Quercus palustris</i>	Pin Oak	PB95	5.0m
<i>Vitex lucens</i>	Puriri	PB95	5.0m

Table 5 Gateway Specimen Tree Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
Gateway Specimen Trees			
<i>Cordyline australis</i>	Cabbage tree	PB150	2.0m
<i>Meryta sinclairii</i>	Puke	PB150	3.0m
<i>Vitex lucens</i>	Puriri	PB150	5.0m

Table 6: Evergreen Hedging Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
<i>Camellia sp</i>	Camellia	PB8	1.0m
<i>Griselinia sp</i>		PB8	1.0m
<i>Pittosporum sp</i>		PB8	1.0m

Table 7: Retaining Wall Planting Schedule

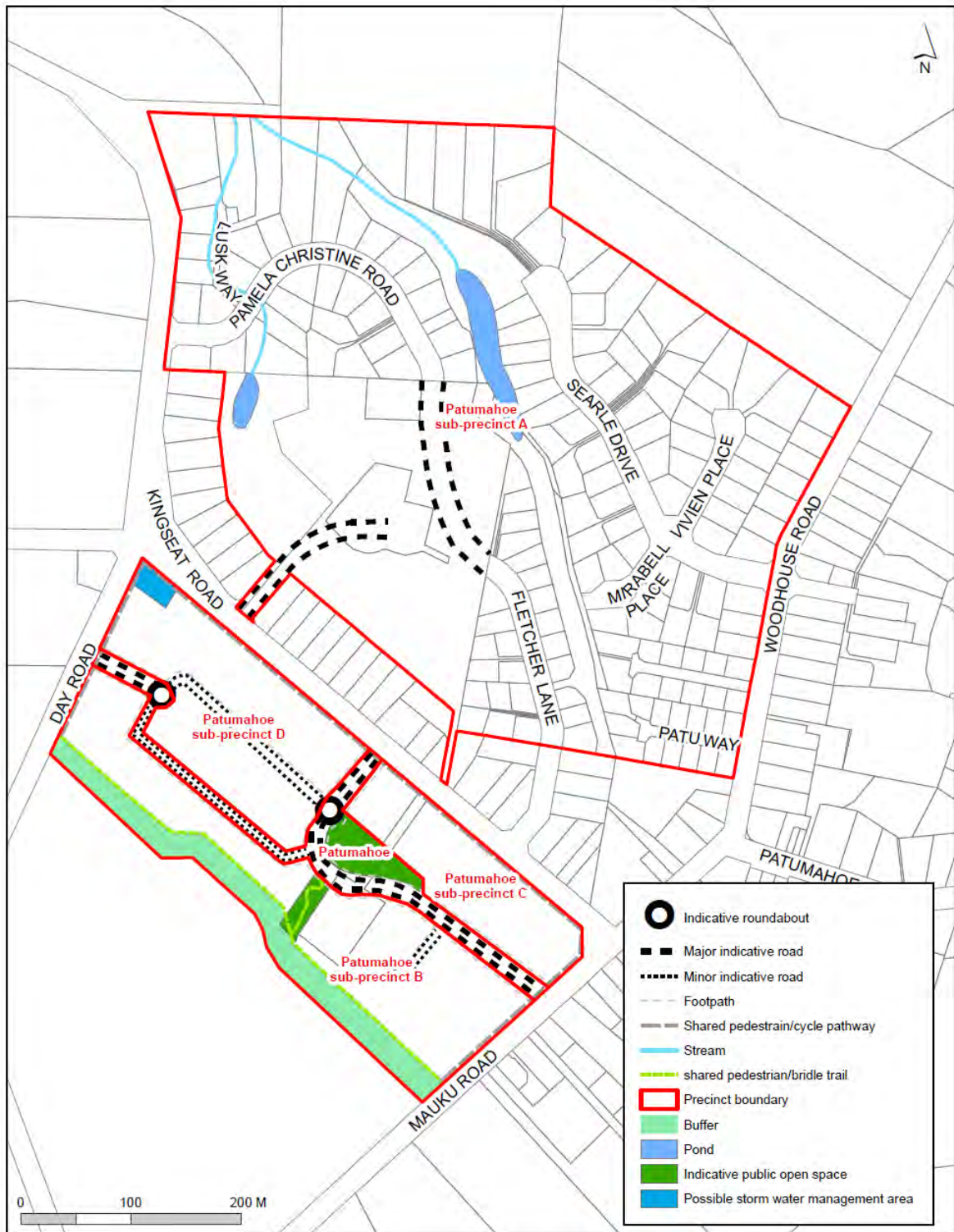
SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
Shrubs and Hedging species			
<i>Camellia sp</i>	Camellia	PB5	1.0m
<i>Griselinia sp</i>		PB5	1.0m
<i>Phormium sp (dwarf)</i>	Dwarf flax	PB5	0.5m
<i>Pittosporum sp</i>		PBS	1.0m
Groundcovers			
<i>Dietes grandiflora</i>		PBS	0.5m
<i>Lomandra sp</i>		PB5	0.5m
Climbers			
<i>Ficus pumila</i>	Creeping fig	PB5	0.5m

I430.9. Special information requirements

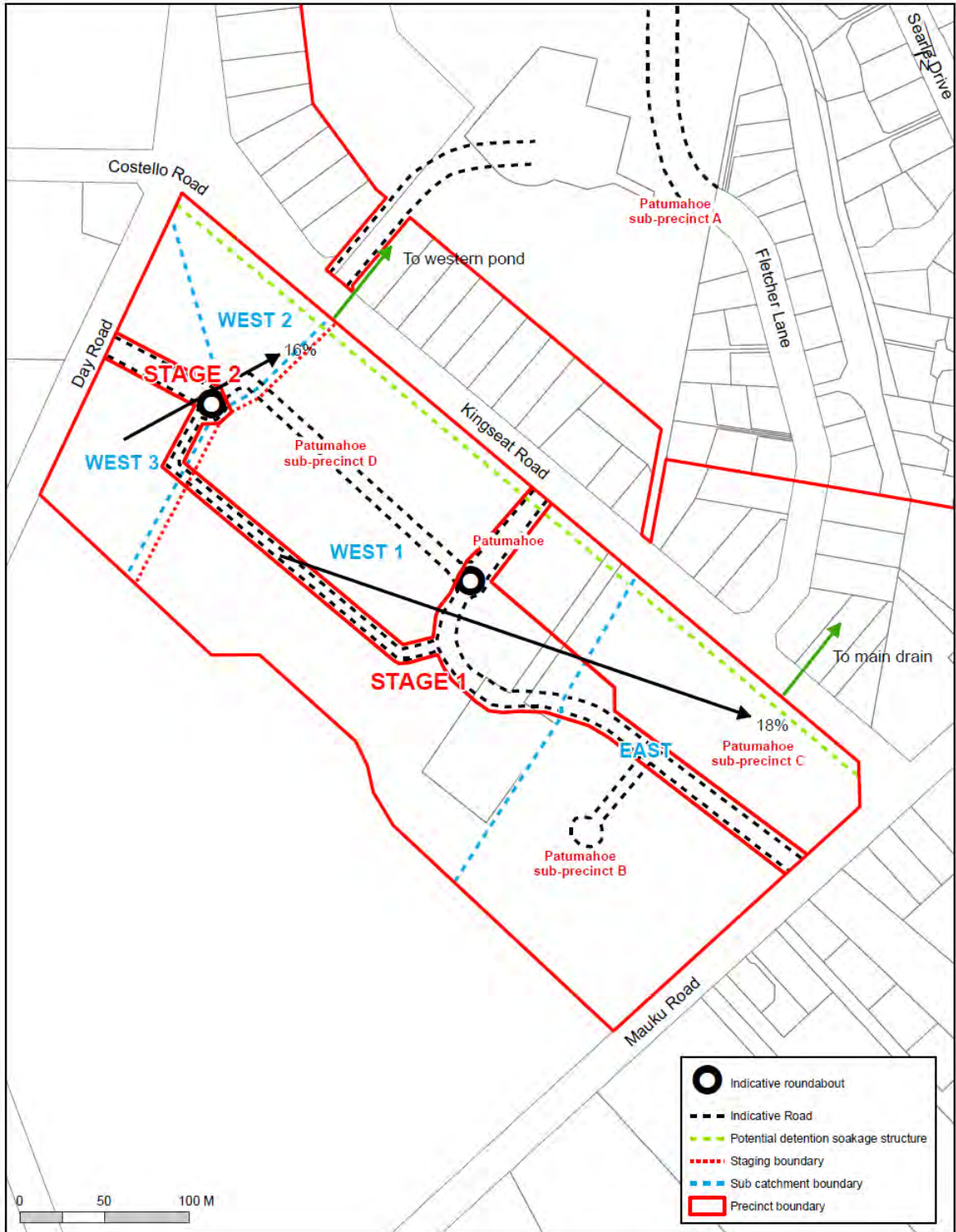
There are no special information requirements in this precinct.

I430.10. Precinct plans

I430.10.1 Patumahoe: Precinct plan 1



1430.10.2 Patumahoe: Precinct plan 2 – Staging and stormwater sub-catchment plan



I431. Pine Harbour Precinct

I431.1. Precinct description

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

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

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

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

Sub-precinct A – Open Space

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

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

Sub-precinct B – Transition Residential North

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

Sub-precinct C – Transition Residential South

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

Sub-precinct D – Southern Apartments

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

Sub-precinct E – Northern Apartments

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

Sub-precinct F – Marina Commercial

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

Sub-precinct G – Marine Industry

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

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

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

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

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

1431.2. Objectives

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

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

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

I431.3. Policies

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

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

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

I431.4. Activity table

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

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

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

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

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

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

Activity		Activity status
Use		
Commerce		
(A1)	Dairies	NC
(A2)	Food and beverage	NC
Development		
(A3)	Dwellings	RD

Table I431.4.2 Activity Table – Sub-precinct D

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

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

Activity		Activity status	
		Sub-precinct F	Sub-precinct G
Use			
Commerce			
(A17)	Construction of new buildings	RD	RD
(A18)	Clubrooms for marine related clubs	P	NC
(A19)	Food and beverage	RD	NC
(A20)	Dairies with a gross floor area up to 100m ²	P	NC
(A21)	Dairies with a gross floor area greater than	RD	NC

	100m ²		
(A22)	Offices	P	NC
(A23)	Marine retail with a gross floor area up to 100m ²	P	NC
(A24)	Marine retail with a gross floor area greater than 100m ²	RD	NC
Industry			
(A25)	Marine industry	NC	P
(A26)	Boat stacks with a non-enclosed structures, travel lifts and boat haulage structures complying with Standard I431.6.16	NA	P
(A27)	Boat stacks with a non-enclosed structures, travel lifts and boat haulage structures not complying with Standard I431.6.16(1) and the boat stack height is between 9m – 12m.	NA	D
(A28)	Public transport facilities	P	NA

I431.5. Notification

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

I431.6. Standards

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

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

I431.6.1. Development within the precinct

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

I431.6.2. Number of floors

- (1) The number of storeys for each building permitted in each sub-precinct must meet the minimum and maximum as set out in Table I431.6.2.1 below.

Table I431.6.2.1 Number of floors

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

I431.6.3. Maximum height

(1) Buildings within sub-precincts must not exceed the maximum height as set out in Table I431.6.3.1 below.

Table I431.6.3.1 Maximum height

Sub-precinct	Maximum height
B	9m
C	9m
D	12m 18m for building located within the additional height area identified in I431.10.1 Pine Harbour: Precinct plan 1.
E	15m 18m for building located within the additional height area identified in I431.10.1 Pine Harbour: Precinct plan 1.
F	9m
G	9m

I431.6.4. Threshold condition (ground floor or above adjacent footpath)

- (1) For sub-precincts D and E the minimum must be 0.5m and the maximum is 1.25m.

I431.6.5. Site width

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

I431.6.6. Site depth

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

I431.6.7. Yards

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

Table I431.6.7.1 Yards

Yard	Sub-precinct					
	B	C	D	E	F	G
Front yard set back	Minimum – 2m Maximum – 5m Also see standard I431.6.7(2)	Minimum – 2m Maximum – 5m Also see standard I431.6.7(2)	Minimum – 0m Maximum – 1m	Minimum – 0m Maximum – 1m	Minimum – 0m Maximum – 1m	0m
Rear yard set back	Minimum – 8m	Minimum – 8m	See standard I431.6.7(3)	See standard I431.6.7(3)	NA	See standard I431.6.7(4)
Side yard setback	Minimum 6m for detached dwellings	Minimum 5m	See standard I431.6.7(3)	See standard I431.6.7(3)	NA	NA

I431.6.8. Maximum building coverage

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

I431.6.9. Maximum impermeable area

- (1) For sub-precinct B, the maximum impermeable area is 85 per cent of net site area for sites less than 200m².
- (2) For sub-precinct B, the maximum impermeable area is 70 per cent of net site area for sites greater than 200m².
- (3) For sub-precinct C, the maximum impermeable area is 75 per cent of net site area for sites less than 300m².

- (4) For sub-precinct C, the maximum impermeable area is 65 per cent of net site area for sites greater than 300m².
- (5) For sub-precincts D, E, F and G, the maximum impermeable area is 100 per cent of net site area.

I431.6.10. Minimum permeable area

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

I431.6.11. Minimum private open space

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

I431.6.12. Building frontage

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

I431.6.13. Driveway width

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

I431.6.14. Minimum floor to ceiling height

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

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

I431.6.15. Maximum fencing height in the front yard

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

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

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

I431.6.17. Maritime passenger operations and facilities

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

I431.6.18. Marine service management plan

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

I431.6.19. Retail

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

I431.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I431.8. Assessment – restricted discretionary activities

I431.8.1. Matters of discretion

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

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

(d) relationship with adjoining activities.

I431.8.2. 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 Auckland wide or zone provisions:

(1) for new dwellings and building:

(a) roading network:

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

(b) relationship with adjoining activities:

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

(c) building design and external appearance:

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

(d) public access:

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

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

(a) roading network:

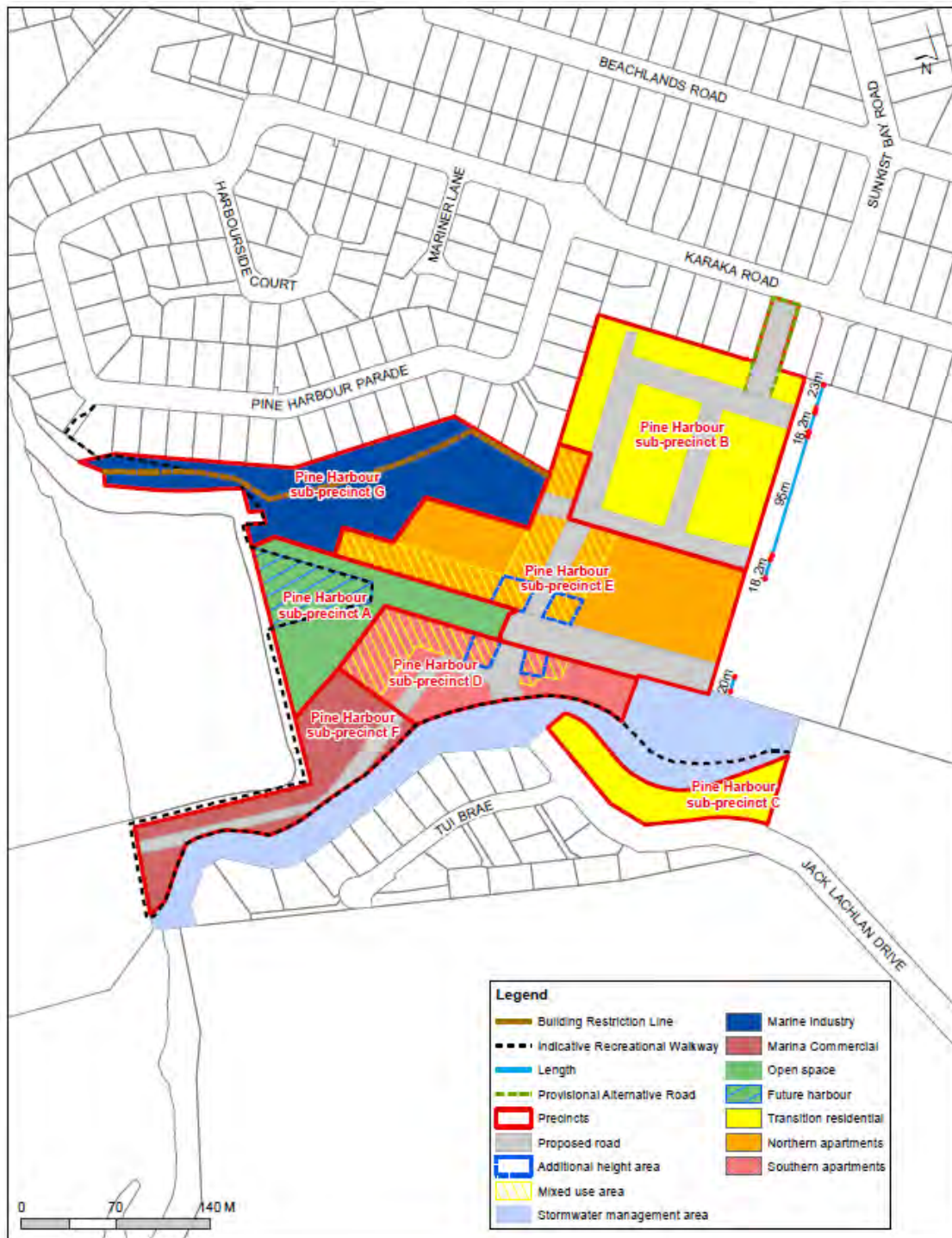
- (i) whether the proposed roading pattern is in general accordance with the indicate road and road pattern as shown in I431.10.1 Pine Harbour: Precinct plan 1;
 - (ii) the extent to which provision has been made for a road connection between Pine Harbour Precinct and Karaka Road. The road connection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

I431.9. Special information requirements

There are no special information requirements in this precinct.

1431.10. Precinct plans

1431.10.1 Pine Harbour: Precinct plan 1



I432. Puhinui Precinct

[ENV-2016-AKL-000199: Self Family Trust] – Addition sought

I432.1. Precinct Description

The primary purpose of the Puhinui Precinct is to enable a transition from rural to urban development, while recognising the cultural, spiritual and historical values and relationships that Te Ākitai Waiohūa have with the land and sea in Puhinui as part of the Māori cultural landscape. The precinct also recognises the relationship which exists between Māori cultural landscape values and the management of natural and physical resources.

The precinct provides for predominately light industrial and airport related activities and some large lot residential development, using specific standards and assessment criteria to guide urban development. This is to ensure that development and subdivision is co-ordinated with the provision of transport infrastructure improvements, and does not adversely affect the performance of the road network across a range of criteria including reliability, safety and intersection performance; as well as ensure that an integrated approach is taken to managing the adverse effects on the Maori cultural landscape values. The cultural landscape applies to the entire precinct, in areas within and outside of the Rural Urban Boundary.

The Precinct includes the land area bounded by Waokauri Creek, State Highway 20B, Manukau Memorial Gardens Designation and sub-Precincts A and B. Development within this area has significant potential to adversely impact on the safe and efficient operation of State Highway 20B. It is also an area of identified cultural significance. Future Urban zones are proposed to defer development until appropriately planned and funded transportation infrastructure is available and further consideration has been given as to how the land would be developed to reflect these values.

The provision for land extensive industrial activities is in alignment with the Regional Policy Statement and the Auckland Plan, although Puhinui is not identified as a greenfield area for investigation in the latter. However, the Auckland Plan supports further expansion of the Rural Urban Boundary in relation to the location of business land and recognises that some flexibility is needed to provide additional capacity where it is most required (e.g. southern Auckland).

Much of the land to the south of the Waokauri Creek (east of the Auckland International Airport and west of the South-Western motorway) is zoned Business - Light Industry, The inclusion of the land will create the potential for increased business and employment opportunities over time. A limited range of commercial activities will provide for some convenience retail and amenities. The Puhinui Precinct allows development where supported by infrastructure. In particular, development will be managed to ensure transport network improvements are coordinated with trip generation arising from development. This reflects the need for substantial transport infrastructure investment to support full development within the precinct.

The comprehensive and coordinated approach to development promoted in the precinct reflects its significant size and the strategic location of light industry zoned land in proximity to the intersection of two major transport corridors. The underlying Business -

Light Industry Zone provisions are tailored to fit the desired outcomes for this area and address the constrained transport infrastructure to ensure potential effects on the transport network are avoided, remedied or mitigated. This approach acknowledges that significant transport upgrades will be required to support the level of development envisaged.

The precinct therefore encourages landowners of light industry zoned land in sub-precincts A to F to establish the spatial pattern of development and to address the integration of the sub-precincts, both with each other and within the wider context. The provisions address issues such as built form, future street/pedestrian networks and layout of road connections with transport corridors, provision of activities, staging of development and the recognition of Māori cultural landscape values.

Puhinui southern gateway connection and transport infrastructure

Puhinui Road (State Highway 20B) provides a direct transport linkage between Auckland International Airport and the South-Western Motorway which forms the eastern boundary of the precinct. Puhinui Road is recognised not only as a transport corridor, being a main entry and exit point for tourists and visitors to the country and an important freight route, but for its importance as a cultural heritage gateway.

The precinct identifies the 'Puhinui Heritage Gateway, which includes the State Highway 20B designation, a 40m strip on the southern side of the designation, and 40m strip on the northern side of the designation. The entire route runs the length from the State Highway 20 interchange through to the Auckland International Airport.

The route is intended to provide for possible transport requirements, including dedicated bus and rail corridors, and to integrate with the surrounding business areas that develop and public open space areas in the precinct. The route will promote important physical, ecological, and visual connections between the northern and southern areas of the precinct, and for this reason needs to achieve a high level of legibility and cohesiveness in its elements. This is achieved through provisions which will contribute towards the creation of a distinctive gateway.

The existing road network, and in particular, State Highway 20B, is reaching capacity and has limited ability to cater for the additional traffic generation which will result from urbanisation of the precinct. Improvements to the roading network will need to be considered concurrently with urban development of the Puhinui Precinct to ensure the functionality of the road network (including the critical link to Auckland International Airport) is maintained.

Mana Whenua cultural landscape

The Puhinui peninsula reveals a complex but unique cultural ecosystem of inter-related settlements, travel routes, and fishing, gardening and food and resource gathering areas all closely associated with a series of prominent natural features and waterways that together form an integral part of the stories, genealogy, mythology and history of Te Ākitai Waiohū.

The Puhinui peninsula is notable for its continued occupation by Te Ākitai Waiohū since pre-European times due to its proximity and access to the coast (Manukau Harbour and

its tributaries) for collecting kaimoana, fertile soils for food growing, and maunga for defence purposes. Puhinui is inextricably linked to the history, stories, whakapapa and mythology of Te Ākitai Waiohua. Te Ākitai Waiohua have a strong spiritual (Taha wairua) association with Puhinui which gives its people a sense of meaning and purpose.

Due to its proximity to the Manukau Harbour and its tributaries which weave through this area, the influence of the coast on the ecological, recreational, cultural and spiritual values and visual character is recognised in the Puhinui Precinct. The Puhinui Precinct is bisected by the Waokauri Creek, a Mana Whenua Management Precinct, which recognises the Māori reservation status of the Creek under the Te Ture Whenua Maori Act 1993, for the purpose of a landing place, and place of historic, spiritual and cultural significance for the use and benefit of the local hapu of Te Akitai and Te Ahiwaru o Wai-o-hua.

Cultural values to be protected encompass the geological, the coastal, archaeological, and ecological features within the precinct. The Pukaki Crater and lagoon (Te Pukakitapu o Poutukeka) is ancestral Maori land of particular spiritual value to tangata whenua, and ownership is held by the Pukaki Maori Marae Committee. The Portage Road Reserve at the centre of Nga Kapua Kohuora (Crater Hill) is vested in Council as reserve land. Pukaki Crater and Portage Road reserve are zoned Open Space – Conservation.

Natural environment

The southern boundary of the precinct follows the Puhinui stream, a Significant Ecological Area which connects to the Puhinui Creek in the upper reaches of the Manukau Harbour that is also a Significant Ecological Area. In recognition of these receiving environments, a Stormwater Management Area Flow overlay applies to address stormwater matters.

Designations and special purpose zones

The precinct is subject to several designations for various purposes. These include Puhinui Road which is designated for state highway purposes, and part of the Auckland International Airport designation which provides for a range of aeronautical operations.

Parts of the precinct are located within Auckland Airport's High Aircraft Noise and Moderate Aircraft Noise Areas, for which there are controls on the establishment of Activities Sensitive to Aircraft Noise. As a consequence the precinct has both business opportunities for land development related to the airport and other local industry, and constraints relating to activities sensitive to aircraft noise and building heights related to the approach paths.

The precinct contains the Manukau Memorial Gardens Special Purpose zone - Cemetery and the adjoining site which is a designated extension for cemetery purposes. Petroleum supply and water/wastewater supply designations overlay underground pipes that bisect the precinct.

The Puhinui precinct comprises of the following seven sub-precincts and zones:

- Sub-precinct A (Airport- Coastal) and Sub-precinct B (Airport- Core) – Business - Light Industry Zone and Coastal - Coastal Transition Zone

- Sub-precinct D - Business - Light Industry Zone
- Sub-precinct E – Business - Light Industry Zone
- Sub-precinct F (Tidal Road) - Business - Light Industry Zone
- Sub-precinct G (Retreat Drive) – Residential - Large Lot Zone, Coastal - Coastal Transition Zone, Open Space – Informal Recreation Zone
- Sub-precinct H (Rural) – Rural Production Zone, Coastal Transition Zone, Open Space – Informal Recreation Zone

The precinct also comprises the following zones which sit outside of any sub-precinct: Open Space – Conservation Zone, Special Purpose – Māori Purpose Zone, Special Purpose – Quarry Zone, Strategic Transport Corridor Zone, Future Urban Zone and Special Purpose – Cemetery Zone.

The Puhinui precinct consists of overarching provisions that apply throughout the precinct, and specific provisions that apply to any number of sub-precincts, as specified in the plan.

Sub-precincts A & B (Business - Light Industry Zone and Coastal - Coastal Transition Zone south of Waokauri Creek)

Sub-precinct A adjoins the coastal environment and is proposed to be used for open space and passive recreation purposes. Sub-precinct B is at the interface of A and includes that land east of Pukaki Creek, south of Puhinui Road, that could be used for an airport remote parking area and a public transport interchange, as well as a small range of aeronautical and airport support activities. The land to the north of Puhinui Road is subject to Auckland International Airport's Designation.

Sub-precincts A and B also encompass sites and connections which are of cultural value to Mana Whenua and these are addressed in the provisions.

Sub-precinct D (Business - Light Industry Zone south of Waokauri Creek)

Sub-precinct D seeks to create a high quality, best practice, light industrial development with a strong sense of place for users and visitors. The use of distinctive, flexible and environmentally responsible architecture and urban design that maintains and enhances the existing topography and landscape where practicable, will appropriately enhance development.

Sub-precinct D is located to the east and west of Prices Road. The land to the east of Prices Road encompasses an area of approximately 150 hectares defined by the Puhinui southern gateway connection, State Highway 20 to the east, Puhinui Stream and its reserve to the south, and Puhinui Reserve to the west. The land features streams that flow into the Puhinui Stream and Waokauri Creek to the north.

The land to the west of Prices Road comprises a block of land about 48.4 hectares, the current physical address being 55 Prices Road. This land is proximate to Colin Dale Park, Puhinui Reserve and the Puhinui Stream.

Due to the constrained nature of existing transport infrastructure, development within the sub-precinct is subject to a number of staging and infrastructure requirements designed

to ensure a safe and efficient transport network. The sub-precinct allows for development, where supported by infrastructure

Sub-precinct E (Business - Light Industry Zone south of Waokauri Creek)

Sub-precinct E provides for two hectares of land for local convenience retail activities and amenities for the precinct, to support the surrounding light industry areas and the needs of visitors and employees. The sub-precinct will respond to the existing topography and landscape, appropriately enhancing natural elements and facilitating pedestrian linkages where practicable.

The location of sub-precinct E in the precinct plan is indicative only, and subject to the pattern of future development within sub-precinct D including the future roading layout. It is however anticipated to remain within the south-eastern corner of sub-precinct D. Development in sub-precinct E is also to occur in a manner which manages potential effects on transport infrastructure.

Sub-precinct F (Business - Light Industry Zone - Tidal Road)

Sub-precinct F clusters industrial development, providing for an additional 14.8 hectares of Business - Light Industry Zoned land along Tidal Road, the current physical address being 72 Tidal Road. Sub-precinct F partially includes and is adjacent to the Crater Hill Outstanding Natural Feature. The sub-precinct seeks to deliver a high quality industrial development that recognises the cultural landscape values and that maintains and enhances the existing landscape where practicable.

Sub-precinct G (Residential - Large Lot Zone, Coastal - Coastal Transition Zone, Open Space – Informal Recreation Zone - Retreat Drive)

Sub-precinct G provides for Large Lot residential development at Retreat Drive that recognises the cultural landscape values, and relationship to the Waokauri Creek and Pukaki Crater. The landscape will be maintained and enhanced where practicable.

The sub-precinct comprises approximately 21.8 hectares of land along Retreat Drive, and includes approximately 13.3 hectares of coastal land which presently accommodates market garden activities on the site at 39 Tussock Avenue, Mangere.

Given its proximity to the Waokauri Creek, some sites in the sub-precinct are subject to the underlying Coastal Transition zone.

Sub-precinct H (Rural)

Sub-precinct H provides for the continuation of rural production activities in the precinct, in proximity of those areas demarcated as Outstanding Natural Features and their associated reserves or historical physical extent (e.g. Special Purpose – Quarry zone). Sub-precinct H recognises the presence of elite soils in the vicinity of the Pukaki Crater. Land use activities provided for in sub-precinct H are a reflection of the cultural landscape values and the objective to maintain and enhance the existing landscape, including the coastal margins, where practicable.

A settlement established in the mid-1860s on the shore of Waokauri Creek remains today the location of the main pa of Te Ākitai Waiohua. This is supported by its zoning as a Special Purpose – Maori Purpose zone, and provides for papakainga housing, marae

and other activities which support Maori social, cultural and economic development. Sub-precinct H is adjacent to the Special Purpose – Maori Purpose zone.

The coastal and ecological values are recognised in the sub-precinct to reflect the proximity of sub-precinct H to the Waokauri Creek. Some sites in the sub-precinct are subject to the underlying Coastal Transition zone plan provisions.

I432.2. Objectives (precinct-wide) [rcp/rp/dp]

- (1) A range of business and airport related activities are provided for in the precinct to ensure the efficient use and development of the land resource, and recognition of the precinct's proximity to Auckland International Airport.
- (2) Mana Whenua cultural, spiritual and historical values and their relationship associated with the Māori cultural landscape, including ancestral lands, water, sites, waahi tapu, and other taonga, in the Puhinui Precinct are identified, recognised, protected, and enhanced.
- (3) Subdivision, use and development is managed in an integrated manner to avoid where practicable, or otherwise remedy or mitigate, adverse effects on the natural coastal environment, and significant ecological areas within the Manukau Harbour, as well as its tributaries.
- (4) Subdivision, use and development is managed to maintain or enhance water quality within the Puhinui freshwater catchment and receiving coastal environment, including the integration of Mana Whenua values, mauri, matauranga and tikanga associated with fresh water and coastal water resources.
- (5) Subdivision, use and development is designed and located to avoid, or otherwise remedy or mitigate, adverse effects on those landscape features identified as Outstanding Natural Features, and areas with high levels of sensitivity to landscape modification in the Māori cultural landscape, which contribute to the ecological, geological, cultural, spiritual and amenity values of the precinct.
- (6) The location, scale and form of development is managed within the precinct to avoid, remedy or mitigate adverse effects on cultural, spiritual and landscape values and their relationship associated with the Māori cultural landscape, while recognising the operational requirements of Auckland International Airport.
- (7) A southern gateway connection to Auckland International Airport is developed, that provides improved connectivity and accessibility for all transport modes, and recognises and provides for the cultural significance of the Puhinui Peninsula to Mana Whenua.
- (8) Subdivision and development of land is staged to ensure adequate transport infrastructure capacity is in place prior to land use development.

- (9) Subdivision and development establishes a transport network that provides for the safe and efficient movement of all travel modes.
- (10) The timing and sequencing of integrated development provides for the efficient and effective provision of all infrastructure including transport networks, stormwater, wastewater drainage networks, water, power, gas and telecommunication supply networks.
- (11) Subdivision and/or development within the precinct facilitates a transport network that:
 - (a) integrates with, and avoids adverse effects on the safety and efficiency of, the surrounding transport network, including any upgrades to the surrounding network; and
 - (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles; and
 - (c) avoids where practicable, or otherwise remedies or mitigates adverse effects on the environment, including effects on Mana Whenua values.
- (12) Development demonstrates the integration of green networks (such as natural freshwater and coastal systems, and ecological corridors) with open space and pedestrian networks while providing for improved access and connectivity.

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

I432.3. Policies (precinct-wide) [rcp/rp/dp]

- (1) Manage development to require that activities in the Puhinui Precinct are those primarily associated with manufacturing, warehousing, transport, storage and distribution activities consistent with a Business - Light Industry Zone and airport related activities.
- (2) Recognise, protect and enhance the cultural, spiritual and historical values and relationships associated with the Māori cultural landscape at Puhinui. These values include but are not limited to:
 - (a) Pūkaki Marae and its connections within the Māori cultural landscape
 - (b) important sites, places and areas, wāhi tapu and other taonga
 - (c) views and connections between existing or historical cultural sites, places and areas
 - (d) coastal edge and waterways
 - (e) fresh water quality

- (f) Mauri, particularly in relation to freshwater and coastal resources
 - (g) historical physical connections through landscape including Portage routes
- (3) Address potential adverse effects from subdivision, use or development on identified Māori cultural landscape values by:
- (a) avoiding urban development within the cultural landscape areas most sensitive to development (sub-precinct H);
 - (b) encouraging development to reflect the whakapapa, ancestral names, history and stories of the area in reference to and use of the names of the various sites, places, areas, waahi tapu and other taonga of special significance and value to Mana Whenua;
 - (c) protecting the visual integrity of the local viewshaft from Pūkaki Marae to Matukutureia to maintain a visual linkage and connection with Ngā Matukurua;
 - (d) requiring buildings to be set back from the coastal edge and identified intermittent and permanent streams and encouraging native landscaping within these areas;
 - (e) implementing an integrated stormwater management approach across the Puhinui precinct and incorporating mātauranga Māori alongside engineering methods, including retention and enhancement of intermittent and permanent streams and natural floodplains to provide natural attenuation and applying the SMAF Overlay to all sub-catchments draining to streams in addition to quality treatment;
 - (f) encouraging landowners to provide and enhance access for Mana Whenua to coastal areas and waterways of significance to Mana Whenua, particularly access to scheduled sites or features for karakia, monitoring, customary purposes and ahikā roa;
 - (g) incorporating mātauranga Māori and tikanga Māori in subdivision, use and development; and
 - (h) locating and designing development to take into account and reflect the relationship of the site within the context of the Māori cultural landscape at Puhinui.
- (4) Require subdivision and development to be undertaken in a manner which protects and enhances the ecological, amenity and Mana Whenua values (including mauri) of the Pūkaki and Waokauri Creeks and identified permanent and intermittent streams within the Puhinui Precinct.
- (5) Provide for appropriate public access to coastal areas and waterways and key public open space networks and pedestrian linkages.

- (6) Require the provision of transport infrastructure prior to undertaking development or subdivision.
- (7) Require all development to provide information on transport infrastructure on a network wide basis.
- (8) Require subdivision and/or development within the precinct to provide for a transport network that:
 - (a) Does not compromise the safe and efficient movement of pedestrians, cyclists, public transport and vehicles; and is
 - (b) Designed and constructed in accordance with the requirements of any relevant code of practice or engineering standards.
- (9) Require integrated and coordinated development of a southern gateway connection to Auckland International Airport, which recognises its significance as a cultural heritage route, having regard to the following matters:
 - (a) appropriate location and design of development, infrastructure, and landscaping within and alongside Puhinui Road to support the gateway objectives, desired character and to provide visual amenity along this transport route;
 - (b) integration of elements which reflect the cultural significance of the Puhinui area to Mana Whenua;
 - (c) improvements in connectivity and accessibility to the gateway and the surrounding transport network in the precinct, for all modes of transport;
 - (d) other operational requirements of the Auckland International Airport, existing designation, and future transport infrastructure requirements; and
 - (e) the need to avoid, or otherwise remedy or mitigate any adverse impacts of infrastructure development, on Mana Whenua values, including the Mana Whenua Management precinct, and coastal margins which are receiving environments.
- (10) Recognise and provide connections to Puhinui Reserve, Colin Dale Park and the wider open space network in land use development while ensuring adverse effects on the transport network are avoided.
- (11) Avoid, remedy or mitigate any significant adverse effects of subdivision and development, including reverse sensitivity effects, on the operation of Auckland International Airport.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above with the exception of H17.3.(3) Business – Light Industry Zone policy 3.

Objectives and Policies (Sub-precincts A & B)

Objectives

- (1) Open space and passive recreation activities are provided for in sub-precinct A, appropriate to the coastal environment it adjoins and the cultural significance of this location.
- (2) The efficient use and development of the land, operational facilities and airport related activities in Sub-precinct B, is enabled while achieving the other objectives of the Puhinui Precinct.
- (3) The cultural, spiritual and landscape values are reflected in the subdivision and development design of Sub-precincts A and B.
- (4) Development areas are of appropriate scale and design, considering the built layout, form and frontages visible from the Puhinui Gateway, Pukaki Marae, and public open spaces.

Policies

- (1) Enable the provision for open space and passive recreation activities appropriate to the coastal environment where Sub-precinct A adjoins and the cultural significance of this location.
- (2) Provide for activities related to the operation and development of the airport and business land within Sub-precinct B.
- (3) Avoid uses and development which would adversely affect airport operations or pose any risk to safety.
- (4) Encourage development of appropriate scale and design considering the built layout and form of buildings, car parking and access, and landscape elements visible from the Puhinui Gateway, Pukaki Marae, and public open spaces.

Objectives and Policies (Sub-precinct D)

Objectives

- (1) Development areas achieve high-quality design outcomes in scale and design of the built form and streetscape, including frontages visible from the Puhinui Gateway, and public open spaces.

Policies

- (1) Encourage development that achieves a high standard of amenity in the built layout and form of buildings, car parking, access and landscape elements in publicly visible and accessible areas.

Objectives and Policies (Sub-precinct E)

Objectives and policies for sub-precinct D apply to sub-precinct E, and in addition:

Objectives

- (1) Business activities that are ancillary to the Business - Light Industry Zone promote the efficient use and development of the land in the precinct for land use extensive activities.
- (2) Land use activities provide for the convenience shopping and service needs of businesses and employees in the precinct.

Policies

- (1) Limit land use activities in sub-precinct E to those activities required to provide the convenience shopping and service needs of businesses and employees in the precinct

Objectives and Policies (Sub-precinct F)

Objectives

- (1) The location, scale and form of development within sub-precinct F avoids, or otherwise remedies or mitigates, adverse effects on neighbouring residential zones.
- (2) Development is located and designed in a manner which reflects the relationship of sub-precinct F within the context of the Puhinui Māori cultural landscape and the Crater Hill Outstanding Natural Feature.
- (3) Open space and connections to the coastal environment are provided for in sub-precinct F on the subdivision of land, appropriate to the coastal environment it adjoins.

Policies

- (1) Maintain the amenity values of neighbouring residential zones and the values of the Crater Hill Outstanding Natural Feature through appropriate location, scale and design of subdivision and development.
- (2) Enable the provision for open space and connections to the coastal environment that sub-precinct F adjoins upon the subdivision of land.

Objectives and Policies (Sub-precinct G) [rcp/dp]

Objective

- (1) Development is located and designed in a manner which reflects the relationship of sub-precinct G within the context of the Puhinui Māori cultural landscape and the Pukaki Crater Outstanding Natural Feature.

Policy

- (1) Enable development that recognises the values of the Pukaki Crater Outstanding Natural Feature through appropriate design and location.

Objectives and Policies (Sub-precinct H) [rcp/dp]

Objectives [rcp/dp]

- (1) The productive capability of the land and soil resource is maintained and protected from inappropriate subdivision and development, in such a way that they retain their productive potential.
- (2) The rural character is maintained.
- (3) Development provides for coastal setbacks, planting and landscaping which protect and enhance the ecological, amenity and Mana Whenua values (including mauri) of the Waokauri Creek and its coastal margins adjoining sub-precinct H.
- (4) Development is located and designed in a manner which reflects the relationship of sub-precinct H within the context of the Puhinui Māori cultural landscape and the Pukaki Crater Outstanding Natural Feature.

Policies [rcp/dp]

- (1) Require buildings, structures and activities in sub-precinct H to not compromise the future productive potential of the land and soil resource.
- (2) Require development to be compatible with the prevailing low intensity and the small scale of building development in the sub-precinct.
- (3) Require coastal and riparian yard setbacks, planting and landscaping in sub-precinct H.
- (4) Avoid development that adversely affects the values of the Pukaki Crater Outstanding Natural Feature and Māori cultural landscape.

I432.4. Activity table

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

Table I432.4.1- specifies the activity status of land use and development activities pursuant to section 9(2) and section 9(3) of the Resource Management Act 1991, subdivision activities pursuant to section 11 of the Resource Management Act 1991 and activities in, on, under or over streams pursuant to section 13 of the Resource Management Act 1991.

A blank in Table I432.4.1 and I432.4.2 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I432.4.1 – Precinct-wide activities [rp/dp]

Activity		Activity status						
		Sub-precinct						
		A	B	D	E	F	G	H
Reclamation								
(A1)	Reclamation of intermittent and permanent streams, as shown on Puhinui: Precinct plan 2 – Streams	NC	NC	NC	NC	NC	NC	NC
(A2)	Reclamation of intermittent and permanent streams not shown on Puhinui: Precinct plan 2 - Streams	P	P	P	P	P	P	P
Rural								
(A3)	Animal breeding or boarding	NC	P	P	P	P	NC	P
(A4)	Farming, excluding the grazing of livestock on sites greater than 2,000m ² net site area	P	P	P	P	P	NC	P
(A5)	Grazing of livestock on sites greater than 2,000m ² net site area	P	P	P	P	P	P	P

Table I432.4.2 – Activities specific to sub-precincts A-F

Activity		Activity status				
		Sub-precinct				
		A	B	D	E	F
Airport activities						
(A6)	Any activity associated with the airport operation (not including aircraft	NC	D			

	operations, runways and the testing of in situ aircraft engines) including taxiways and other aircraft movement areas, aprons, terminals, maintenance and servicing facilities, catering facilities, freight facilities and quarantine facilities					
(A7)	Rescue facilities, navigation and safety aids, monitoring activities and site investigation activities associated with the airport operation	P	P			
(A8)	Any activity associated with the needs of Airport passengers, visitors and employees, and Airport businesses, and not otherwise listed in this table	NC	D			
Development						
(A9)	Buildings and structures (including additions) no greater than 50m ² gross floor area	P	P	P	P	P
(A10)	Buildings and structures (including additions) greater than 50m ² gross floor area	NC	RD	RD	RD	RD
(A11)	Billboards	NC	RD	RD	NC	RD
(A12)	Buildings that do not comply with Standard I432.6.2 Building height	D	D	D	D	D
(A13)	Buildings that do not comply with Standard 0 Pūkaki Marae – Matukutureia viewshaft	NC	NC	NC	NC	NC
Commerce						
(A14)	Bars and Taverns up to 120m ² GFA per site	NC	NC	NC	P	P
(A15)	Bars and Taverns exceeding 120m ² gross floor area per site	NC	NC	NC	P	NC
(A16)	Cafes up to 120m ² gross floor area per site	NC	NC	NC	P	P
(A17)	Cafes exceeding 120m ² gross floor area per site	NC	NC	NC	P	NC
(A18)	Commercial services	NC	NC	D	P	D
(A19)	Dairies up to 100m ² gross floor area per site	NC	NC	NC	P	P
(A20)	Drive-through restaurant	NC	NC	NC	RD	P
(A21)	Entertainment facilities	NC	NC	NC	D	D
(A22)	Garden centres	NC	NC	D	P	P
(A23)	Marine retail	NC	NC	RD	RD	P
(A24)	Motor vehicle sales	NC	NC	RD	RD	P
(A25)	Offices up to 100m ² gross floor area per site	NC	NC	RD	P	RD

(A26)	Offices greater than 100m ² gross floor area per site, but not exceeding 500m ² gross floor area per site	NC	NC	NC	P	NC
(A27)	Offices greater than 500m ² gross floor area per site	NC	NC	NC	RD	NC
(A28)	Offices that are accessory to the primary activity on the site and: a. the office gross floor area does not exceed 30 per cent of all buildings on the site or b. the office gross floor area does not exceed 100m ²	NC	NC	P	P	P
(A29)	Offices that are accessory to the primary activity on the site and the office gross floor area exceeds 30 per cent of all buildings on the site	NC	NC	D	D	RD
(A30)	Restaurants up to 120m ² gross floor area per site	NC	NC	NC	P	P
(A31)	Restaurants exceeding 120m ² gross floor area per site	NC	NC	NC	P	NC
(A32)	Retail up to 450m ² gross floor area per tenancy	NC	NC	NC	P	NC
(A33)	Retail exceeding 450m ² per tenancy	NC	NC	NC	RD	NC
(A34)	Retail accessory to an industrial activity on the site, where the goods sold are manufactured on site and the retail gross floor area does not exceed 10 per cent of all buildings on the site	NC	NC	P	P	P
(A35)	Service stations	NC	NC	NC	RD	P
(A36)	Show homes	NC	NC	NC	NC	P
(A37)	Trade suppliers	NC	NC	NC	D	P
Community						
(A38)	Artworks	RD	RD	RD	P	RD
(A39)	Care Centres	NC	NC	NC	D	D
(A40)	Community facilities	NC	NC	NC	D	D
(A41)	Urupa and interpretive structures and facilities which provide for information in relation to the mana whenua history of the area	P	RD	RD	RD	RD
(A42)	Education facilities that are accessory to an industrial activity on the site	NC	NC	P	P	P
(A43)	Education facilities not otherwise provided for	NC	NC	NC	RD	D
(A44)	Emergency services	NC	NC	P	D	P
(A45)	Informal recreation and leisure	P	NC	NC	P	NC
(A46)	Organised sport and recreation	D	NC	NC	RD	NC
(A47)	Public amenities	P	NC	NC	P	NC
(A48)	Tertiary education facilities that are accessory to an industrial activity on the	NC	NC	P	P	P

	site					
(A49)	Tertiary education facilities not otherwise provided for	NC	NC	NC	D	D
Industry						
(A50)	Industrial activities	NC	NC	P	P	P
Infrastructure						
(A51)	Development which complies with Standard I432.6.1 Transport	NA	NA	NC	RD	NA
(A52)	Development which does not comply with Standard I432.6.1 Transport	NA	NA	NC	NC	NA
Subdivision						
(A53)	Subdivision which complies with Standard I432.6.1 Transport	NA	NA	RD	RD	NA
(A54)	Subdivision that does not comply with Standard I432.6.1 Transport	NA	NA	NC	NC	NA
Transport						
(A55)	Bus depots and public transport facilities	NC	RD	RD	RD	RD
(A56)	Parking (non-accessory), including park and rides	NC	RD	RD	RD	RD
Trees						
(A57)	The removal of the English Oak at 507 Puhinui Road	NA	D	NA	NA	NA

[CIV-2016-404-002319: Southern Gateway (Manukau) Limited]

I432.5. Notification

- (1) Any application for resource consent for an activity listed in Table I432.4.1 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).

I432.6. Standards

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

All activities listed in I432.4.1 and I432.4.2 must comply with the following permitted activity standards.

I432.6.1. Transport

I432.6.1.1. Construction

[CIV-2016-404-002319: Southern Gateway (Manukau) Limited]

- (1) Prior to construction works commencing on sites within sub-precinct D and sub-precinct E, a new or upgraded intersection on SH20B that prioritises through traffic movements and meets the performance criteria set out in Standard I432.6.1.2(3) below must be provided.
- (2) Any development of land within sub-precinct D and sub-precinct E must provide the following roading infrastructure upgrades prior to construction works commencing on the site:
 - (a) A new or upgraded intersection on SH20B that prioritises through traffic movements and meets the relevant performance criteria for temporary traffic management during the construction period of these works as set out in the NZTA Code of Practise for Temporary Traffic Management.

I432.6.1.2. Road Infrastructure

- (1) Prior to any activities (excluding construction) commencing within sub-precinct D and sub-precinct E, the following road infrastructure upgrades must be constructed and operational:
 - (a) a new double lane roundabout on SH20B that provides localised widening on the SH20B approaches to allow for two circulating traffic lanes. The roundabout should include a free eastbound through movement for SH20B traffic;
 - (b) an additional southbound right turn lane from Roscommon Road (north) into Vogler Drive;
 - (c) a new road connection between SH20B (Puhinui Road) and McLaughlins Road; and
 - (d) widening improvements on the Puhinui Road approach to the SH20/Puhinui Interchange.
- (2) Total traffic generated by any landuse entering and exiting sub-precinct D and sub-precinct E shall not cumulatively exceed 1,035 vehicles per hour (vph) (in any hour). A traffic assessment demonstrating compliance will be required.

Note: each entry or exit movement is equivalent to 1 vph.

- (3) Traffic from any land use within sub-precinct D and sub-precinct E exceeding 1,035 vph in any hour, shall meet (a) to (c) below. Traffic assessments (undertaken by a suitably qualified and experienced traffic engineer demonstrating compliance with (a) to (c) below must be

submitted with any resource consent application for development and must utilise traffic data no older than two years at the time that a resource consent application is lodged for the development proposal.

For the purposes of Standard I432.6.1.2(3) the 'baseline scenario' is the operation of the road network at the time the first resource consent application is lodged for activities within sub-precinct D and sub-precinct E.

(a) State Highway Interchange Operational Criteria (Puhinui Interchange and Cavendish Interchange):

(i) all-day: 95th percentile queues (not average queues) for each movement at intersections do not come within:

- 140m of motorway off ramp diverge point
- 140m of upstream intersection
- queues shall not extend beyond dedicated storage lanes or exceed the queue lengths for the baseline scenario, whichever is greater

(ii) no individual traffic movement shall have a level of service (LOS) worse than LOS D, or have a degree of saturation higher than 95%. If the baseline scenario already operates at LOS E or F, then:

- degrees of saturation shall be no more than the baseline scenario; or
- delay shall not increase beyond the baseline scenario by more than 10%.

Note: Degree(s) of saturation is defined to be the proportion of actual traffic movements using the intersection to the theoretical maximum capacity of the intersection.

(iii) The overall intersection LOS shall be no worse than LOS D.

(b) Local Road Intersection Criteria

(i) All-day: No individual traffic movement shall have a LOS worse than LOS E, or have a degree of saturation higher than 95%. If the baseline scenario already operates at LOS F, then:

- degrees of saturation shall be no more than the baseline scenario; or

- delay shall not increase beyond the baseline scenario by more than 10%.
- (ii) The overall intersection LOS shall be no worse than LOS D.
- (iii) 95th percentile queues (not average queues) shall not extend to be within 10m of an upstream intersection.
- (c) Reliability Criteria (Puhinui Road between SH20 Interchange (Inclusive) and Orrs Road):
- (i) during Peak Commuter Periods (Weekdays 7am to 9am, 1pm to 6pm): the average speed between Orrs Road and Puhinui Interchange (including the interchange) shall not decrease by more than 10% from the baseline scenario.
- (ii) during Other Periods: the average speed between Orrs Road and Puhinui Interchange shall not reduce below 60km/hr (LOS E) or no worse than the baseline scenario at any time.

I432.6.2. Building height

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

Table 1:

Sub-Precinct	Maximum height (m)
Any building or structure located less than 40m from the edge of New Zealand Transport Agency Designation 6717 – State Highway 20B (Puhinui Road) as at 30 September 2013.	10m or the maximum height limit determined in accordance with the Auckland International Airport Limited Designation 1102: Specification for Obstacle Limitation Surfaces, whichever is the lesser

Note: "height" is to be measured using the rolling height method.

I432.6.3. Yards [rcp/dp]

(1) Any building or structure must not project beyond the following minimum yard requirements set out in table 2 below:

Table 2

Yard	Sub-precinct						
	A	B	D	E	F	G	H
Sites adjoining edge of State Highway 20B (Puhinui Road) - New Zealand Transport Agency Designation 6717 (as at 30 September 2013)	40m	40m	40m	NA	NA	NA	NA
Riparian yard	10m from the edge of permanent and intermittent streams	10m from the edge of permanent and intermittent streams	20m from the edge of Puhinui stream and 10m from the edge of all other permanent and intermittent streams	20m from the edge of Puhinui stream and 10m from the edge of all other permanent and intermittent streams	10m from the edge of permanent and intermittent streams	10m from the edge of permanent and intermittent streams	10m from the edge of permanent and intermittent streams
Coastal protection yard	50m	NA	NA	NA	25m	25m	50m

(2) Riparian yards must be planted with locally sourced indigenous species to a minimum depth of 10m from the edge of intermittent and permanent streams. Walkways and cycleways may be located within the riparian yard.

(3) Coastal protection yards must be planted with locally sourced indigenous species to a minimum depth of 20 metres.

(4) Puhinui Road yard:

- (i) Landscaping must be provided to a minimum depth of 10 metres from the edge of State Highway 20B (Puhinui Road) – New Zealand Transport Agency Designation 6717, including retention of existing mature trees and provision of native trees, shrubs and ground cover plants, hard landscaping, connections with pedestrian linkage and landscaped grass areas within and along the full extent of the yard.
- (ii) Should a notice of requirement not be received for the future public transport corridor by 1 January 2023 the yard adjoining the edge of State Highway 20 (Puhinui Road) - New Zealand Transport Agency Designation 6717 as at 30 September 2013, shall be reduced to 10 metres.
- (iii) Where a notice of requirement is lodged for the future public transport corridor by 1 January 2023, the yard adjoining the edge of State Highway 20B (Puhinui Road) - New Zealand Transport Agency Designation 6717 as at 30 September 2013, or subsequent amended designation, shall be reduced to 10 metres if it is not required to accommodate any part of the public transport corridor specified in the notice of requirement.

I432.6.4. Landscaping

- (1) In sub-precincts D-E, landscaped areas which in total comprise at least 10 per cent of a site must be provided and may include planting required under Standards I432.6.3.2 - I432.6.3.4 Yards above.
- (2) With the exception of the Puhinui Road frontage, a landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points but otherwise applies to sites in:
 - (a) sub-precincts B-F
- (3) The required landscaping in Standard (2) above must comprise a mix of trees, shrubs or ground cover plants (including grass).

I432.6.5. Pūkaki Marae –Matukutureia viewshaft

- (1) Buildings and structures must not penetrate the floor height of the local viewshaft identified on Precinct Plan 3 – Pūkaki Marae –Matukutureia viewshaft.

Note: The floor of the view shaft is determined in accordance with the survey coordinates contained in Table 3 below, and “height” is to be measure using the rolling height method.

Table 3 Schedule of Coordinates

PT	Mt Eden circuit		Height (AGL)	NZ Map Grid	
	Northing	Easting		Northing	Easting
IS1	787316.27	404106.31	9.29	5904259.71	1761093.45
IS2	787333.30	404183.63	9.53	5904275.30	1761171.07
3	785179.79	407301.46	54.48	5902064.32	1764248.53
4	785119.81	407259.67	54.33	5902005.13	1764205.64
5	785684.81	406505.35	43.30	5902584.03	1763461.89

I432.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I432.8. Assessment – restricted discretionary activities**I432.8.1. 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 buildings and structures over 50m², parking (non-accessory) including park and rides, bus depots and public transport facilities:
- (a) the effects on site layout and configuration;
 - (b) the effects of design and external appearance of buildings;
 - (c) the effects of landscape design and treatment;
 - (d) the effects of design consistency within and between sub-precincts;
 - (e) the effects of coherent design for Puhinui Heritage Gateway and surrounds;
 - (f) the effects of land use and transport integration; and
 - (g) the effects on Māori Cultural Landscape values.

- (2) for road infrastructure:
 - (a) the effects of location and design of transport improvements;
 - (b) consultation with road controlling authorities;
 - (c) the effects on integration of a transport network;
 - (d) the effects on a safe and efficient operation of transport network;
 - (e) the effects of traffic generation;
 - (f) methods of demonstrating compliance;
 - (g) the effects of provision of facilities that encourage alternative modes of travel; and
 - (h) the effects on Māori Cultural Landscape values.
- (3) for marine retail, motor vehicle sales, retail greater than 450m² per tenancy and offices greater than 500m² gross floor area per site:
 - (a) the effects on intensity and scale;
 - (b) the effects of design of parking, access and servicing;
 - (c) the effects of functionality; and
 - (d) the effects of the displacement of industrial activities.
- (4) for artworks and interpretive structures and facilities which provide for information in relation to the mana whenua history of the area:
 - (a) the effects on landscape character and amenity values; and
 - (b) the effects on Māori Cultural Landscape values.
- (5) for Urupā:
 - (a) effects on groundwater; and
 - (b) visual effects on neighbouring sites or open spaces used for recreation.
- (6) for yards and landscaping:
 - (a) the effects of scale and design of buildings;
 - (b) the effects of integration of development with neighbouring areas;
 - (c) integrated transport network;
 - (d) the effects of the nature, type, area and dimensions of landscaping provided, including any earthworks proposed as a component of the landscaping;

- (e) the effects on ecological, amenity and Māori cultural landscape values of the coastal environment and margins of the Waokauri and Pukaki creeks;
 - (f) the effects on provision of landscaping and enhancement of significant heritage or outstanding natural features of the Maori cultural landscape;
 - (g) effects on Mana Whenua and Māori cultural landscape values;
- (7) for subdivision:
- (a) the effects on infrastructure;
 - (b) refer to matters I432.8.1(1) - I432.8.1(5); and
 - (c) effects on Maori cultural landscape values.
- (8) for dwellings
- (a) effects of design and external appearance of buildings
 - (b) effects on Maori cultural landscape values

I432.8.2. 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 buildings and structures over 50m², parking (non-accessory) including park and rides, bus depots and public transport facilities:
 - (a) the extent to which site layout and configuration:
 - (i) enables provision of setback and a high quality relationship to street;
 - (ii) enables good passive surveillance of the street and contributes to streetscape amenity;
 - (iii) is compatible with the site development of adjoining sites and the streetscape;
 - (iv) enables the building to align with the street, to create a clear spatial system along the street where streets are curved, aligns with that curve, or alternatively is stepped in plan in relation to the curve;
 - (v) enables buildings on corner sites to be designed to respond to the site's prominence in the roading network and the adjoining road intersection;
 - (vi) car parking areas are designed and located to ensure an attractive site layout, particularly when viewed from the road or public open spaces;
 - (b) The extent to which design and external appearance of buildings:

- (i) modulates the mass of large buildings, including any large facades, or includes transitional elements or use of contrast, including colour and material, to reduce apparent scale
 - (ii) avoids monotonous built form when viewed from public open space and public places (including the coastal marine area) through variation in building footprints, height and form;
 - (iii) avoids blank facades or walls along street frontages, or adjacent to and visible from other public spaces;
 - (iv) is sympathetic to existing built development and the wider natural, cultural and built heritage and landscape values of the area;
 - (v) frames and defines edges to roads, parks and stormwater reserves, and to emphasise key intersections;
 - (vi) service areas, loading docks and car parks are separated from and not facing the front yard;
 - (vii) site levels, building scale, development intensity, building form, colour and texture are used to reduce the apparent height and size of large buildings when viewed from the Puhinui Heritage Gateway or public open spaces;
 - (viii) front activities (i.e. the more active office, showroom or similar activities) are located fronting adjacent streets and reserves; and conversely 'back' activities (i.e. warehouse, distribution, industrial, storage) are in less visible locations;
 - (ix) materials and colours of buildings (including buildings on adjoining sites) are consistent;
 - (x) any security fencing are integrated with planting and buildings so as to avoid any adverse visual effect on adjacent roads, parks and stormwater management areas; and
 - (xi) low glare, high cut-off exterior lighting are used, and integrated with the building and landscape designs.
- (c) the extent to which landscape design and planting:
- (i) is used to frame and define edges to roads, parks and stormwater reserves, and to emphasise key intersections;
 - (ii) achieves continuity to enhance the streetscape and character of the locality;
 - (iii) is 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;
 - (iv) is integrated with the type, quality, character and standard of landscape design developed for the relevant sub-precinct;

- (v) is consistent along the Puhinui Heritage Gateway;
 - (vi) retains existing trees and shelterbelts that may enhance the amenity of buildings, structures and works;
 - (vii) enhances the amenity of buildings, structures and works;
 - (viii) is capable of attaining a similar scale to proposed buildings, and relates appropriately to existing trees and shelterbelts on and immediately adjacent to the site;
 - (ix) provides a continuity of planting along road frontages wherever possible using species existing in the area;
 - (x) is placed so that it does not obstruct views of landscape or landmark features;
 - (xi) complements development in adjoining sub-precincts, contributes in a significant manner to the visual amenities of the site, and streetscape, and promotes a distinctiveness or sense of place appropriate for the wider precinct;
 - (xii) is designed to create visual interest, and contribute to the amenities of the area;
 - (xiii) extends the landscape and streetscape design elements of the Puhinui Heritage Gateway within and across road and other reserves and required yards (from building face to building face);
 - (xiv) incorporates standard elements (street trees, other planting, lighting, furnishings, directional signs); and planting of a naturally occurring, irregular form along and parallel to the Puhinui Heritage Gateway, contrasted with more geometric planting perpendicular to that route;
 - (xv) defines front boundaries by using locally sourced volcanic stone walls, hedges or linear planting; and
 - (xvi) uses specimen trees capable of attaining sufficient height to frame and define the edges of roads, parks and stormwater reserves, and to emphasise key road intersections.
- (d) Design consistency within and between sub-precincts:
- (i) The extent to which buildings, structures and parking are designed having regard to the context of adjoining sub-precincts and other surrounding land, natural features, buildings and structures.
- (e) Coherent design for the Puhinui Heritage Gateway and surrounds:
- (i) The extent to which buildings, structures and parking promote a coherent design for the Puhinui Heritage Gateway route and adjoining land by:
 - ensuring a coherent spatial structure formed by the relationship of buildings to the street and to one another;

- minimising the number of vehicle entrances onto the street;
 - aligning buildings to the street;
 - locating the office component of a development at the front (street) part of the development;
 - using consistent materials on buildings;
 - using consistent planting, paving, lighting and fencing;
 - ensuring existing trees and shelter belts are retained where they may contribute to maintaining amenity values;
 - providing trees along road berms and within front yards which are capable of reaching a similar scale as nearby buildings;
 - avoiding security fencing being closer to the front boundary of the site than the buildings on the site; and
 - enhancing the natural character of open space.
- (ii) the extent to which Pou, art, sculpture or other public amenity features located on land adjoining the Puhinui Heritage Gateway are of an appropriate design to represent the Māori and European history of the area and 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 open space areas or on sites that will attract tourists.

(f) for land use and transport integration:

- (i) whether sufficient roads are provided to create a connected roading pattern that avoids the need for rear sites;
- (ii) whether roads are designed to a consistent, high-quality standard;
- (iii) whether sufficient cycleway and walkway linkages and facilities are provided, and are designed to contribute to the employment, visitor and recreational user attractiveness of the heritage area;
- (iv) whether the street and site layout avoids adverse effects on the safety and efficiency of the adjacent road network;
- (v) the extent to which the safe and efficient operation of the State Highway and road network (including Prices Road) is compromised; and
- (vi) whether there are opportunities to reduce or remove access points to the State Highway network.

(g) Māori cultural landscape values:

- (i) the extent to which adverse effects on the Māori cultural landscape values identified in Precinct Plan 1 - Māori cultural landscape values and association of Mana Whenua with land and water are avoided, remedied or mitigated;
- (ii) the ability to incorporate mātauranga Māori and tikanga Māori, recognising and providing for the outcomes articulated by Mana Whenua;
- (iii) whether consideration of practicable alternative methods, locations or designs that would avoid or mitigate the impact on the identified Māori cultural landscape values;
- (iv) the extent to which buildings, structures and works provide for the relationship of Mana Whenua with the Māori cultural landscape including through:
 - the incorporation of building design elements, art works, naming and historical information to reflect the values and relationship mana whenua have with the Puhinui area;
 - locating and orientating buildings and works to reference and respect the Māori cultural landscape values identified in Precinct Plan 1 - Māori cultural landscape values;
 - native landscaping, vegetation and design including removal and replanting;
 - minimising landform modification where practicable and respecting the Māori cultural landscape values identified in Precinct Plan 1 - Māori cultural landscape values; and
 - maintenance of views and connections to and between important sites, places and areas, waahi tapu and other taonga.
- (v) whether sub-precinct B is developed in such a way as to provide an outlook from the Pūkaki Marae dominated by landscaped open space rather than buildings, carparks and vehicle accessways.

(2) for road infrastructure

The assessment criteria within I432.8.2(1)(g) - Maori cultural landscape values above also applies to road infrastructure.

(a) standard I432.6.1.2(1) and I432.6.1.2(2) Road Infrastructure:

- (i) the extent of consultation with the relevant Road Controlling Authorities (including NZTA, Auckland Transport and Auckland Airport) in relation to the overall design of the road infrastructure;
- (ii) the extent to which the proposal supports an integrated transport network including well-connected internal roads and connections to adjacent sites and sub-precincts. Whether particular attention is given to any connection with SH20B (Puhinui Road) to ensure the safe and

efficient operation of the adjoining state highway network is not adversely impacted;

- (iii) the extent to which the transport network, including roads, pedestrian and cycling connections, is designed and constructed in a manner that is consistent with the requirements of any relevant code of practice or engineering standards;
- (iv) whether the location of development will adversely affect the ability to provide public transport based networks in the precinct;
- (v) the extent to which the development achieves the overall objectives of the precinct;
- (vi) the extent to which the street and site layout avoids adverse effects on the safety and efficiency of the adjacent road network; and
- (vii) whether there are opportunities to reduce or remove access points to the State highway network.

(b) standard I432.6.1.2(3) and I432.6.1.2(4) Road Infrastructure (Traffic Generation):

- (i) whether traffic generated by the development will adversely affect the safe and efficient operation of the road network;
- (ii) whether compliance with Standard I432.6.1.2(3) and I432.6.1.2(4) is demonstrated by:
 - an assessment of the traffic generation of the proposal including all modes of transport that would support the land uses proposed;
 - an assessment of the performance of the local network as a result of the development showing compliance with performance criteria in Standard I432.6.1.2(3) and I432.6.1.2(4); and
 - a location policy that ensures specified development takes place in locations that, where relevant, supports sustainable transport mode share.
- (iii) whether there are opportunities to reduce or remove access points to the State highway network as part of the development of new road infrastructure.

(3) for marine retail, motor vehicle sales, retail greater than 450m² per tenancy and offices greater than 500m² gross floor area per site:

(a) intensity and scale:

- (i) whether the intensity and scale of the land use activity, in particular, the number of people involved and traffic generated by the activity

(including vehicle noise and lights), is compatible with the planning outcomes identified in the Unitary Plan for the surrounding area.

(b) for design of parking, access and servicing:

- (i) the extent to which at grade parking will be softened with landscaping, including tree planting;
- (ii) whether vehicle ramps are visible from the street, however, where necessary they should be minimal in length and integrated into the design of the building;
- (iii) whether vehicle crossings and access ways are designed to reduce vehicle speed, be visually attractive and clearly signal to both vehicles and pedestrians the presence of a crossing or access way;
- (iv) whether a safe and convenient pedestrian environment with a good standard of amenity is created within the site which:
 - provides direct and well defined routes;
 - links car parking areas to building access points; and
 - incorporates pedestrian linkages to adjacent sites, streets and public open spaces, (where appropriate).
- (v) whether pedestrian access between parking areas, building entrances/lobbies and the street provides universal access for people of all ages and physical abilities and provide a high level of pedestrian safety;
- (vi) the extent to which for commercial activities, suitable provision is 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. Kerbside collection is generally not appropriate; and
 - is preferably located within the building or where it is not within the building, it is located in an area not visible from the street or public open spaces.
- (vii) the extent to which, where appropriate, a waste management plan is provided either at the time of lodgement or by way of a consent condition and:
 - include details of the vehicles to be used for rubbish collection to ensure any rubbish truck can satisfactorily enter and exit the site; and

- provide clear management policies to cater for different waste management requirements of the commercial tenancy and residential apartments.

(c) functionality:

- (i) whether the features of the proposal that are necessary to meet the functional requirements of the activity are considered.

(d) displacement of industrial activities:

- (i) whether offices and/or retail development discourage or displace permitted activities in the Business - Light Industry Zone;
- (ii) whether the scale and design of offices and/or retail development are likely to attract further similar or supporting activities; and
- (iii) the extent to which the proposal integrates with existing activities on-site and supports light industrial activities in the surrounding area.

(4) for artworks and interpretive structures and facilities which provide for information in relation to the mana whenua history of the area:

(a) landscape character and amenity values:

- (i) whether the design and location of buildings and structures, and site landscaping should avoid, remedy or mitigate any adverse visual effects on the landscape character and amenity values of the area.

The following aspects are particularly relevant:

- building bulk;
- glare or reflections off exterior cladding;
- landform modification needed for building platforms;
- screening from neighbouring sites;
- views of the buildings from any public road or open space used for recreation, including any beach, coastal marine area, coastline, or regional park; and
- related signage.

(b) Māori Cultural Landscape values:

- (i) The assessment criteria within I432.8.2(1)(g) above also applies to artworks and interpretive structures and facilities.

(5) for urupā

(a) effects on groundwater:

- (i) whether an urupā would cause leachate emergence or contamination to groundwater; and

(b) Visual effects on neighboring sites or open spaces used for recreation:

- (ii) the extent to which there are measures to mitigate visual effects on neighboring sites or open sites used for recreation.

(6) for yards and landscaping

- (a) whether the proposed yard reduction, and the scale and design of the buildings and structures, adversely affect the amenity values and visual character of the precinct and adjacent sites;
- (b) the extent to which landscaping requirements met the yard reduction;
- (c) whether the yard reduction will have an adverse effect on:
 - (i) site access;
 - (ii) providing services to the site;
 - (iii) any adverse effects on stormwater disposal; and
 - (iv) the ability to mitigate any adverse effects of stormwater on the water quality of receiving environments.
- (d) whether the reduction of the Puhinui Road yard will compromise the future development of a rapid transit corridor along the southern boundary;
- (e) whether the size and species of planting in riparian and coastal yards contributes to the enhancement of cultural and ecological values, including ecosourcing, ecological corridors and linkages with existing vegetation and/or habitats;
- (f) the extent to which a planting and maintenance plan provides for:
 - (i) the eradication of all invasive plant pests from the planting site both at the time of planting and on an ongoing basis;
 - (ii) animal pest control; and
 - (iii) ongoing maintenance of the planting, including the replacement of plants that do not survive.
- (g) the extent to which development within the riparian and coastal yards will protect and enhance cultural and ecological values, and recognise and provide for the outcomes articulated by Mana Whenua;
- (h) consideration of practical mechanisms to maintain or enhance the ability for Mana Whenua to access and use riparian and coastal yards for karakia, monitoring, customary purposes and ahikā roa;
- (i) the extent to which the location and design of development within coastal yards protects and enhances the Mana Whenua values associated with any archaeological sites of interest or significance to Mana Whenua identified in the Significant Historic Heritage Places Overlay; and

- (j) Consideration of any potential adverse effects of planting on the operations of the Auckland International Airport.

(7) for subdivision:

(a) infrastructure:

- (i) assessment criteria I432.8.2(1) - I432.8.2(5)

(b) Māori cultural landscape values:

- (i) the extent to which adverse effects on the Māori cultural landscape values identified in Precinct Plan 1 - Māori cultural landscape values and association of Mana Whenua with land and water are avoided, remedied or mitigated;
- (ii) ability to incorporate mātauranga Māori and tikanga Māori, recognising and providing for the outcomes articulated by Mana Whenua; and
- (iii) consideration of practicable alternative methods, locations or designs that would avoid or mitigate the impact on the identified Māori cultural landscape values.

(c) stormwater management:

- (i) the extent to which, stormwater management reserves are developed as a connected system with pedestrian access and other landscaping to, create green corridors to enhance ecology of the area and providing a visual connection of green networks to the surrounding open spaces and coastal areas;
- (ii) the extent to which the stormwater management approach incorporates mātauranga Māori and tikanga Māori;
- (iii) the extent to which infiltration can be achieved to minimise impacts of frequent flows on stream health on sites by:
- setting aside 10% of the site or identifying a specific design to provide for on-site stormwater management as a pervious reserve, or multiple areas up to 10%;
 - ensuring the pervious reserve is located at the down gradient part of each site after earthworks and is the connection point to the piped stormwater network;
 - ensuring the pervious reserve is protected from compaction during earthworks, or ripped to maximise infiltration capacity if compaction cannot be avoided; and
 - ensuring that sufficient space is provided in the site layout and road design to accommodate stormwater management devices.

- (d) the extent to which the creation of bird habitat in stormwater management areas will increase the risk of bird strike to aircraft; and
 - (e) the extent to which any stormwater outfalls entering a stream from a piped network is set back from natural channels to minimise erosion, and the extent to which it is practicable to use a vegetated conveyance swale within the floodplain to provide energy dissipation and additional interception prior to runoff entering a stream.
- (8) for dwellings
- (a) whether the scale, form, design, height and colour of the dwelling is sympathetic to the surrounding environment; and
 - (b) whether the dwelling provides for the relationship of Mana Whenua with the Maori cultural landscape through:
 - (i) native landscaping, vegetation and design;
 - (ii) minimising landform modification where practicable and respecting the Maori cultural landscape values identified on Puhinui: Precinct plan 1 - Maori cultural landscape values; and
 - (iii) maintenance of views and connections to and between important sites, places and areas, waahi tapu and other taonga.

I432.9. Special information requirements

An application, where appropriate must be accompanied by:

I432.9.1. Buildings and structures over 50m²

- (1) Where a site has frontage to Puhinui Road, a perspective sketch or photomontage must be prepared showing the proposed scale and form of buildings when viewed from Puhinui Road (SH 20B); and
- (2) Planting and landscaping plan:
 - (a) a landscape plan must be submitted showing proposed planting of the site. The landscape plan must include sufficient information to meet the relevant assessment criteria including the following:
 - (i) a schedule of plant species;
 - (ii) planting specifications including the number, size and location of individual trees and shrubs;
 - (iii) planting management plan, including weed management;
 - (iv) the location and design of public amenity features; and
 - (v) retention and enhancement of native vegetation, existing significant trees and natural features and recognition of the plant species once found within the site.

I432.9.2. Development or subdivision of land within sub-precincts A-B and D-G

- (1) A plan showing the overall context of the land area relative to existing buildings, including any public open space, transport connections, and any approved buildings;
- (2) Where land re-contouring is proposed, a plan showing the relationship of site contours to existing and proposed streets, lanes, and any public open space;
- (3) A plan showing 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 that complement the existing public open space network, ecological linkages and any natural features to be retained or enhanced;
- (4) For all non-complying activities an integrated transport assessment, including evidence of consultation with the road controlling authority including New Zealand Transport Agency, Auckland Transport and Auckland International Airport Limited, and consideration of:
 - (a) all modes of transport that would support the land uses proposed;
 - (b) the possible location of and linkages to rapid transport networks;
 - (c) a location policy that ensures specific development takes place in locations 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 employees and visitors;
 - (f) car parking standards 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;
 - (h) any relevant funding matters;
 - (i) the safe and efficient operation of the State highway and road network (including Prices Road); and
 - (j) opportunities to reduce or remove access points to the State highway network.
- (5) For restricted discretionary activities, a traffic assessment shall be provided to address the predicted cumulative network performance in compliance with Standard I432.6.1 Transport by a suitably qualified and experienced traffic engineer using techniques accepted by the relevant road controlling authority. For development or subdivision within sub-precincts D or E the assessment must also contain a report outlining the results of:

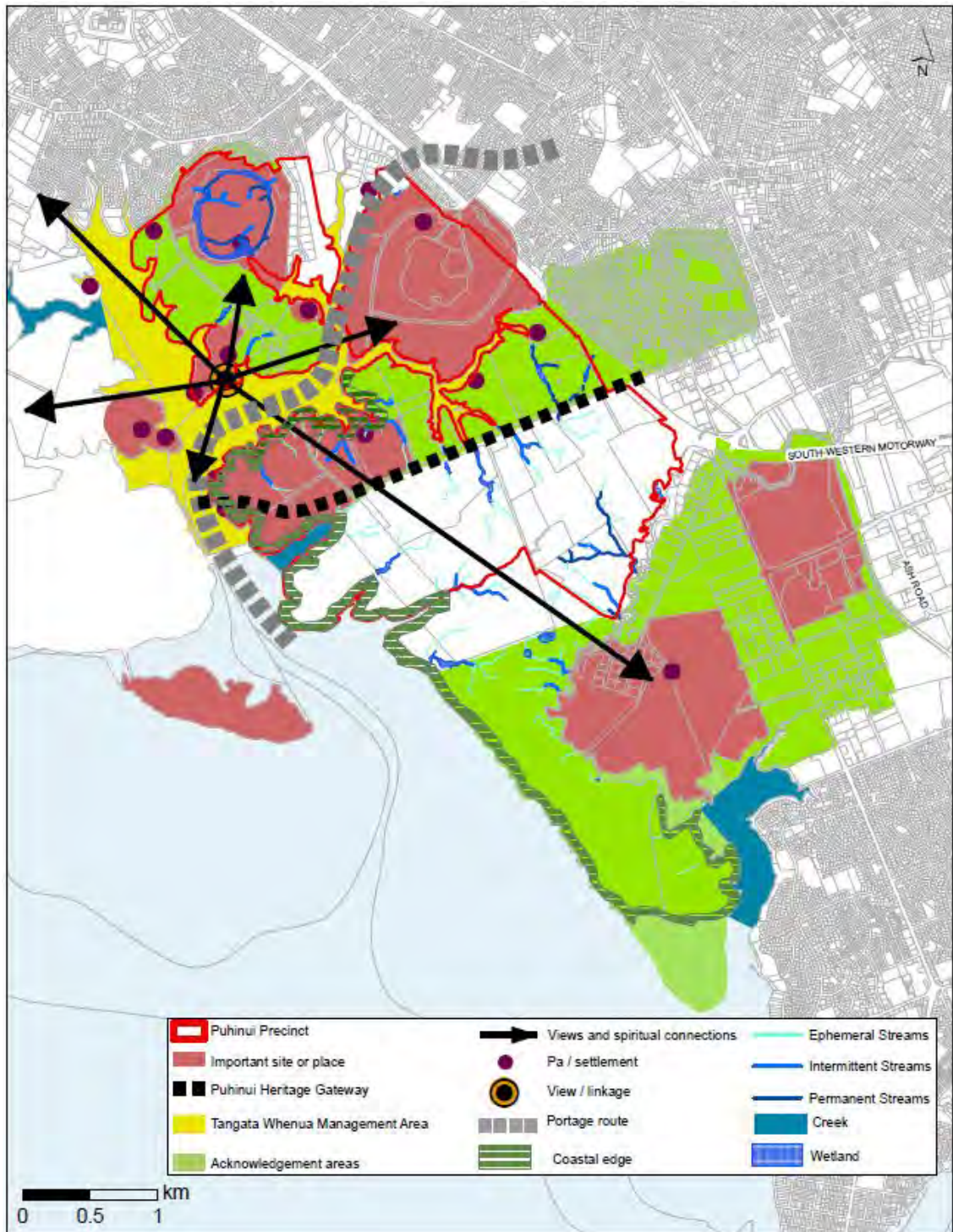
- (a) A survey of total hourly traffic volumes entering and exiting the sub-precincts for completed development; and
 - (b) A review of total hourly traffic volumes entering and exiting the sub-precincts for consented development not yet constructed or operational.
- (6) The general location and design of streets and lanes, including the design of all main road linkages, and including cross sections where applicable;
 - (7) The location and design of public transport and active mode infrastructure including walking and cycling network;
 - (8) Identification of the location and function of main pedestrian and cycling routes to and within the sub-precincts, and their relationship to connections with SH20B (Puhinui Road) and transport nodes. This must include representative cross-sections showing the width of footpaths, cycle paths and traffic lanes;
 - (9) The location of stormwater, wastewater and water supply infrastructure;
 - (10) Areas to be developed for stormwater treatment and detention purposes consistent with the relevant network discharge consent;
 - (11) Proposed staging of earthworks and building development and the means of managing any vacant land through the staging process;
 - (12) The location, form of control, function and layout of road connections and corridor treatments, in particular those connecting with SH20B (Puhinui Road); and

Note: All connections to SH20B (Puhinui Road) are required to be designed in accordance with the NZTA's requirements for physical works to State Highways.

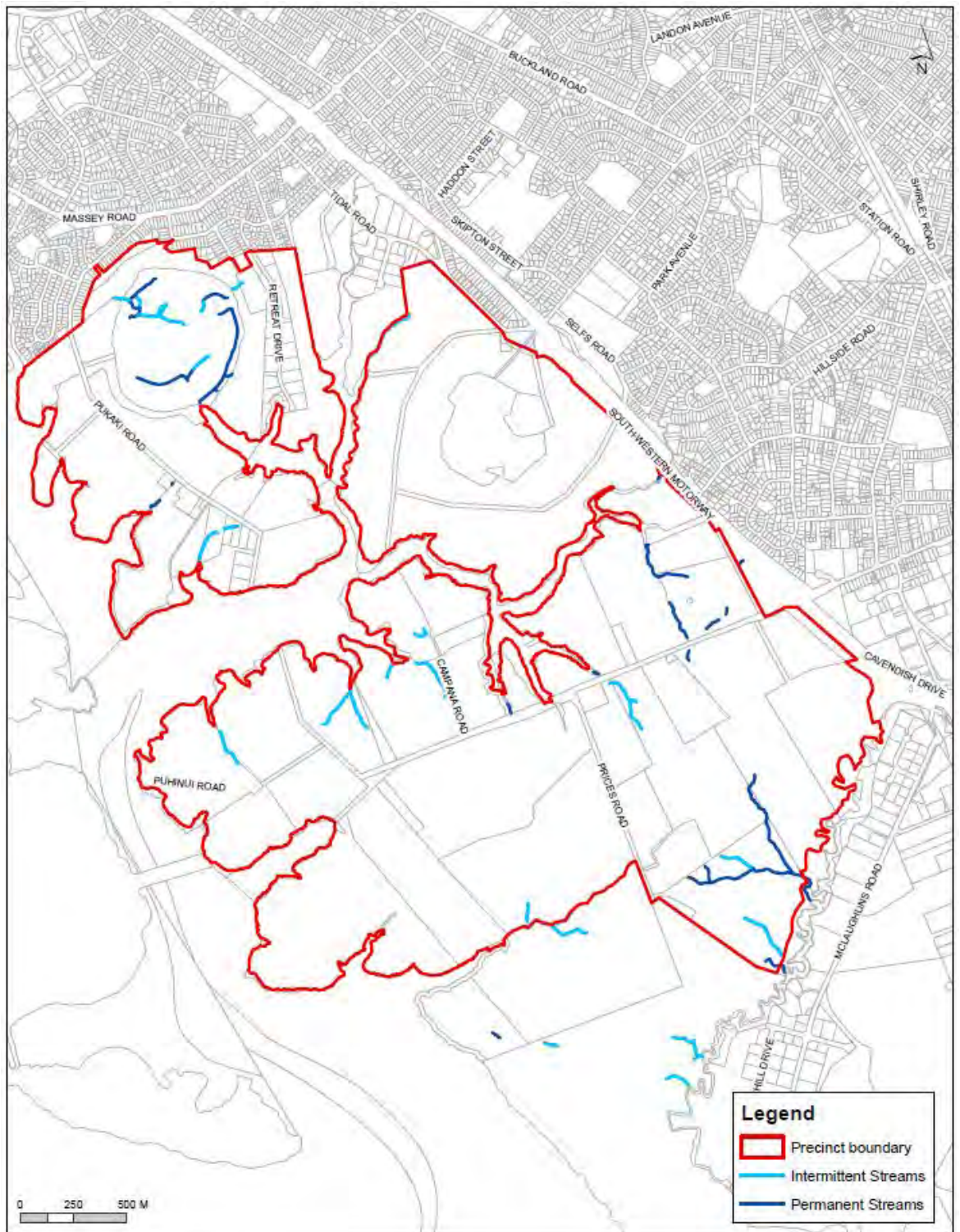
- (13) Evidence of consultation with Kaitiaki contacts in respect of any potential wāhi tapu.

I432.10. Precinct plans

I432.10.1. Puhinui: Precinct plan 1 – Māori cultural landscape values



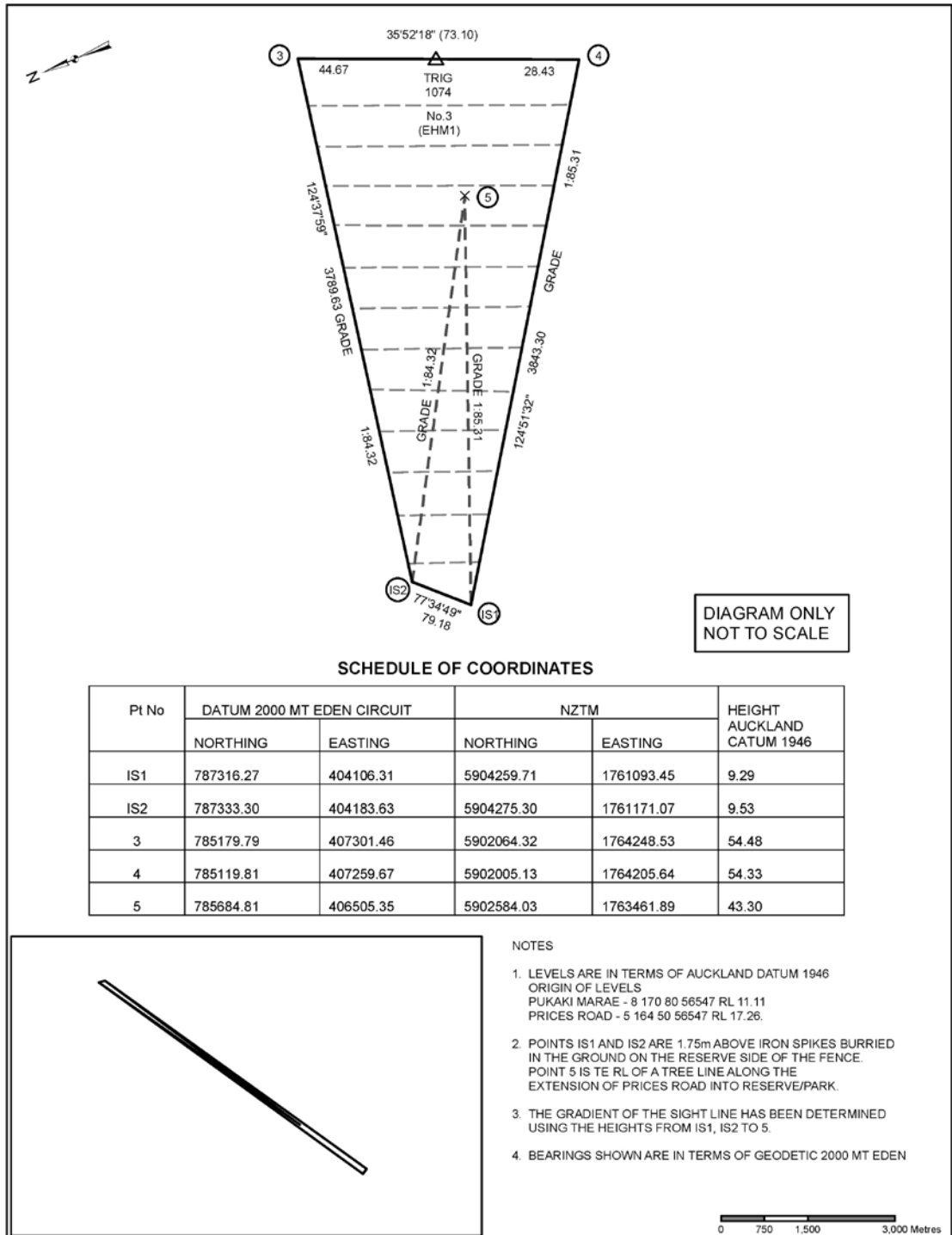
I432.10.2. Puhinui: Precinct plan 2 – Streams



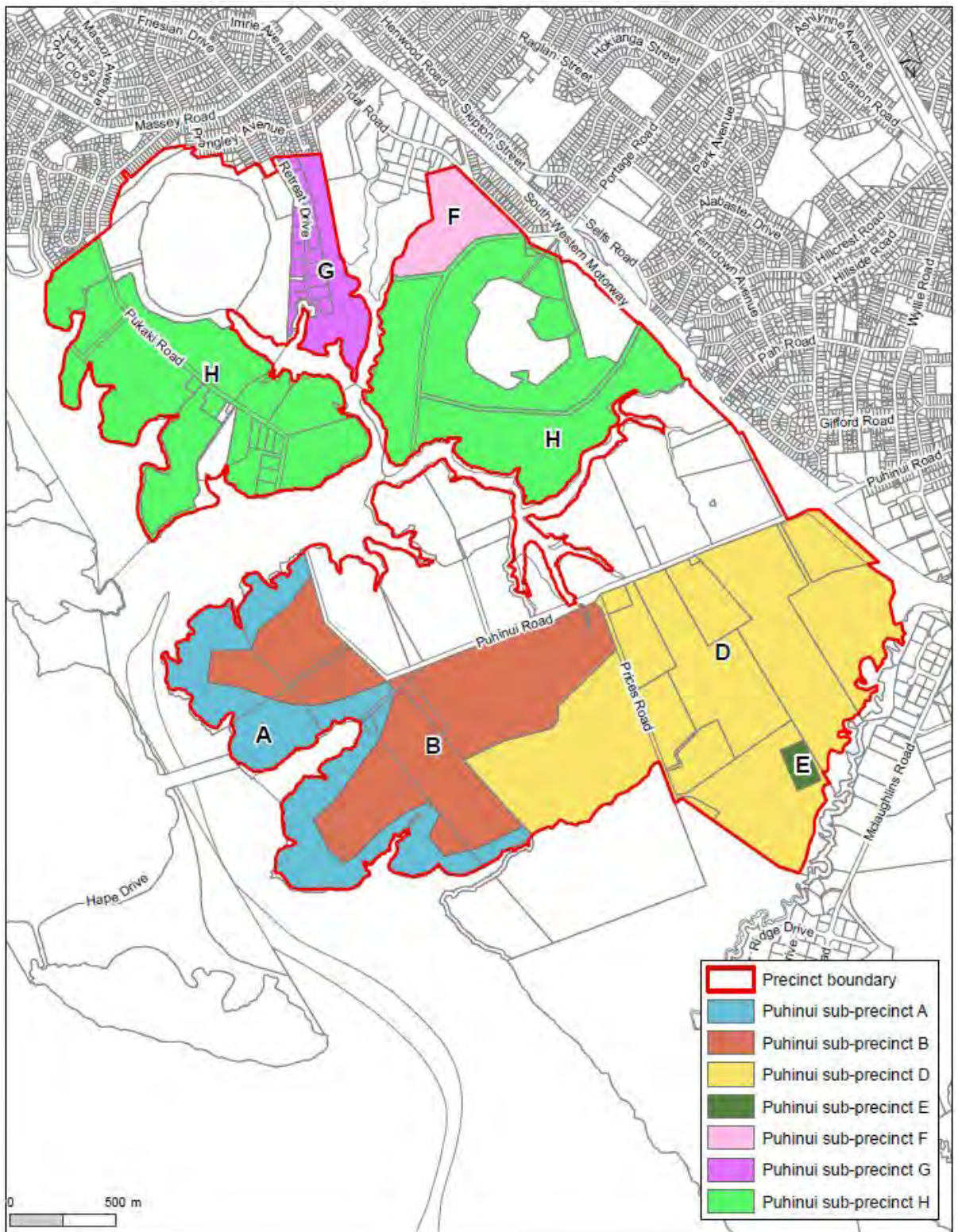
I432.10.3. Puhinui: Precinct plan 3 – Pūkaki Marae – Matukutureia viewshaft



I432.10.4. Puhinui: Precinct plan 4 – Pūkaki Marae – Matukutureia viewshaft (survey diagram)



I432.10.5. Puhinui: Precinct plan 5 – sub-precincts



I433. Pukekohe Hill Precinct

I433.1. Precinct Description

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

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

The Pukekohe Hill Precinct contains four sub-precincts:

- Pukekohe Hill Sub-precinct A which is predominantly zoned Residential - Single House Zone;
- Pukekohe Hill Sub-precinct B which is zoned Rural - Countryside Living Zone;
- Pukekohe Hill Sub-precinct C which is zoned Rural - Countryside Living Zone (but has additional activity standards); and
- Pukekohe Hill Sub-precinct D which is predominantly zoned Rural - Rural Production Zone.

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

I433.2. Objective [rp/dp]

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

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

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

I433.3. Policies [rp/dp]

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

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

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

I433.4. Activity table

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

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

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

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

Table I433.4.1 Activity table [rp/dp]

	Activity	Activity status			
		Sub-precinct A	Sub-precinct B	Sub-precinct C	Sub-precinct D
	Use				
(A1)	Forestry			D	D
(A2)	Conservation planting			D	D
(A3)	Quarries – farm or forestry			D	D
(A4)	Mineral exploration			D	D
(A5)	Mineral prospecting			D	D
	Development				
(A6)	Construction of new buildings (including dwellings, glasshouses and pack houses)			RD	RD
(A7)	Construction of new buildings (including dwellings, glasshouses and pack houses) which do not meet Standards I433.6.2 to I433.6.6	D	D	D	
	Subdivision				

(A8)	Subdivision in accordance with an approved land use resource consent		NA	NA	NA
(A9)	Subdivision around existing buildings and development		NA	NA	NA
(A10)	Vacant sites subdivision involving parent sites of less than 1ha		NA	NA	NA
(A11)	Subdivision in the Rural – Countryside Living Zone	NA			NA
(A12)	Subdivision listed in (A8) to (A11) complying with Standards I433.6.7 and I433.6.8	RD	NC	NC	NA

I433.5. Notification

- (1) Any application for resource consent for an activity listed in Table I433.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I433.6. Standards

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

- Standard H3.6.9 Maximum impervious area;
- Standard H3.6.10 Building coverage;
- Standard E38.8.2.3 Vacant sites subdivisions involving parent sites of less than 1 hectare; and
- Standard E38.8.3.1 Vacant sites subdivisions involving parent sites of 1 hectare or greater.

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

I433.6.1. Maximum dwelling density

- (1) The number of dwellings must not exceed one dwelling per site.

- (2) Standard I433.6.1(1) does not apply to sites zoned Special Purpose – Hospital and Healthcare Facility Zone.

I433.6.2. Site coverage and impervious surfaces

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

I433.6.3. Stormwater disposal - volume control

- (1) All building roofs must be connected to stormwater detention tanks or ponds having a minimum storage volume of 5m³/per 100m² of contributing impervious surface. All other impervious surfaces must be connected to stormwater detention tanks or ponds with a minimum storage volume of 3m³/100m² of contributing impervious area. The detention tanks or ponds must be capable of draining in no less than 24 hours and the water should not be stored for reuse. An orifice-controlled outflow must be provided such that the minimum storage volume requirements are met at or prior to a 20 per cent AEP storm event. The orifice-controlled outflow must be no less than 10mm nominal bore.
- (2) The peak run off flows from Sub-precinct A should not exceed pre-development peak flows for all storm events up to and including the 1% AEP with allowance for climate change. Peak flow controls can be provided by on site or communal devices or through a combination of both.
- (3) Tanks or ponds for building roofs or other impervious surfaces may be substituted by an equivalent trench or soak hole.
- (4) Stormwater detention tanks for the control of run-off may be above or below ground. The capacity of the soakage trench must be designed to accommodate up to 680mm/annum of runoff from the contributing area.
- (5) Pre-treatment devices for run-off from impervious areas other than roof areas must be designed in accordance with Council approved standards for stormwater management.
- (6) Standard I433.6.3 does not apply to Sub-precinct D.

I433.6.4. Stormwater soakage

- (1) Pre-treated water must be diverted to a soakage system. The soakage system must comprise all of the following:
 - (a) soak holes, drilled to a sufficient depth to encounter permeable rock or soils, constructed with a selected backfill and tested to demonstrate the ability to dispose of the runoff volume;
 - (b) soakage trenches constructed with selected backfill and with sufficient volume to store the designed runoff;

- (c) infiltration ponds constructed with sufficient volume to store the designed runoff and tested to demonstrate the ability to dispose of the runoff volume;
- (d) trench volume must be calculated at a rate of $6\text{m}^3/100\text{m}^2$ of impervious area based on a sand porosity of 0.3; and
- (e) Standard I433.6.4 does not apply to Sub-precinct D.

I433.6.5. Recharge mitigation

- (1) Recharge mitigation must be achieved by diverting runoff from the detention tank orifice discharge to ground soakage.
- (2) Standard I433.6.5 does not apply to Sub-precinct D.

I433.6.6. Building colour

- (1) Building exterior colour must meet the following standards:
 - (a) exterior walls must have a light reflectance value of up to 30 per cent; and
 - (b) building roofs must have a light reflectance value of up to 20 per cent.
- (2) Standard I433.6.6(1) does not apply to Sub-precinct D or sites zoned Special Purpose – Hospital and Healthcare Facility Zone.

Subdivision

I433.6.7. Minimum site size

- (1) Subdivision must comply with the following minimum site sizes:
 - (a) within Sub-precinct A there must be an average net site area of 1000m^2 provided no site is less than 800m^2 in net site area; and
 - (b) Standard I433.6.7(1)(a) does not apply to sites zoned Special Purpose – Hospital and Healthcare Facility Zone.

I433.6.8. Precinct plan requirements

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

I433.7. Assessment – controlled activities

There are no controlled activities in this precinct

I433.8. Assessment – restricted discretionary activities

I433.8.1. Matters of discretion

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

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

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

I433.8.2. Assessment criteria

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

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

- (a) whether amenity planting will assist in integrating development with the landscape;
 - (b) whether the height, location, design and external appearance and colour of buildings and other structures, including signs, appropriate mitigates any adverse visual effects on the landscape;
 - (c) the extent to which subdivision design in Sub-precincts C and D minimises adverse effects on the natural contours of the landform;
 - (d) the extent to which the design of the subdivision, the size and layout of sites and future building platforms in Sub-precincts C and D:
 - (i) clusters development in locations close to existing residential zones to maximise access to open space;
 - (ii) minimises the visual impact of development in terms of:
 - (i) views of the development site from the summit of Pukekohe Hill;
 - (ii) views towards Pukekohe Hill from the urban areas to the north; and
 - (iii) local views from roads and other public places.
- (4) reverse sensitivity effects likely to arise from land use, development and subdivision:
- (a) the extent to which the proposal recognises and provides for probable buildings and developments on the sites and addresses reverse sensitivity issues in respect of the rural area surrounding the precinct; and
 - (b) the extent to which the proposal recognises and provides for existing and probable activities on adjoining properties, particularly where land adjoins the Rural - Rural Production Zone.

I433.9. Special information requirements

Any application for a subdivision activity must be accompanied by:

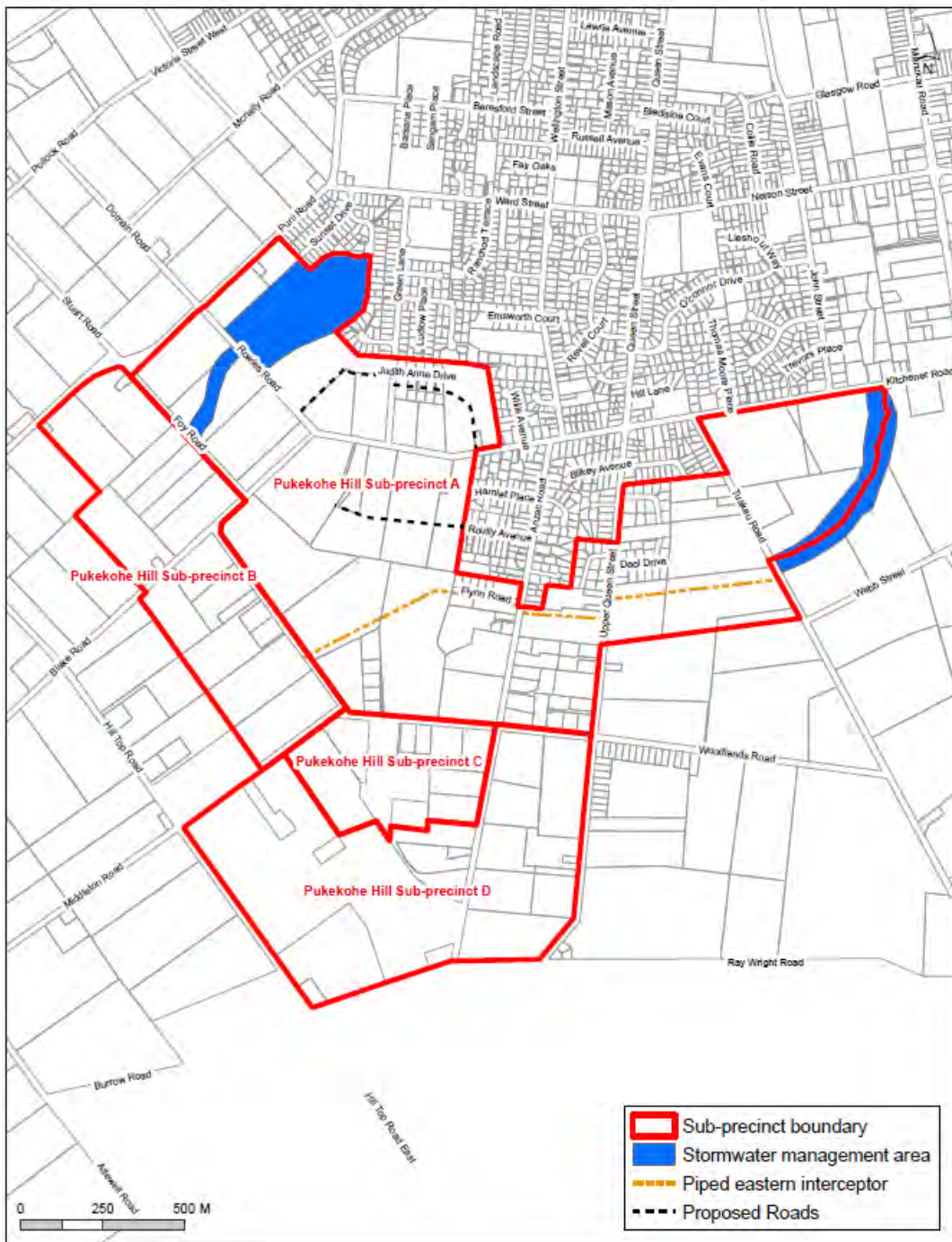
I433.9.1. Monitoring and maintenance plan

- (1) The monitoring and maintenance plan must demonstrate the soakage ability of the site and provide an outline of procedures and maintenance requirements that will apply at the time of development.
- (1) The monitoring and maintenance plan must address all of the following matters:
 - (a) outfall structure maintenance;
 - (b) infiltration device and pre-treatment device maintenance;
 - (c) post-storm maintenance;

- (d) the frequency of regular maintenance inspections;
- (e) a general inspection checklist for all aspects of stormwater management systems;
- (f) details of the person(s), body or bodies that will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure to support this responsibility;
- (g) the location of soakage systems; and
- (h) a method of assessing reductions in soakages.

I433.10. Precinct plans

I433.10.1. Pukekohe Hill: Precinct plan 1



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(4) 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;
 - (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) Category B days between 8am to 6pm; and
 - (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_{L_{AFmax}} 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 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 Sunday 9am to 6pm	55dB L _{Aeq}
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. Parking

- (1) Any loss of existing formed and marked parking spaces from 30 September 2013 must be accommodated elsewhere within the precinct unless the number of parking spaces provided exceeds the requirements set out in E27 Transport – district rule E27.6.2.

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;

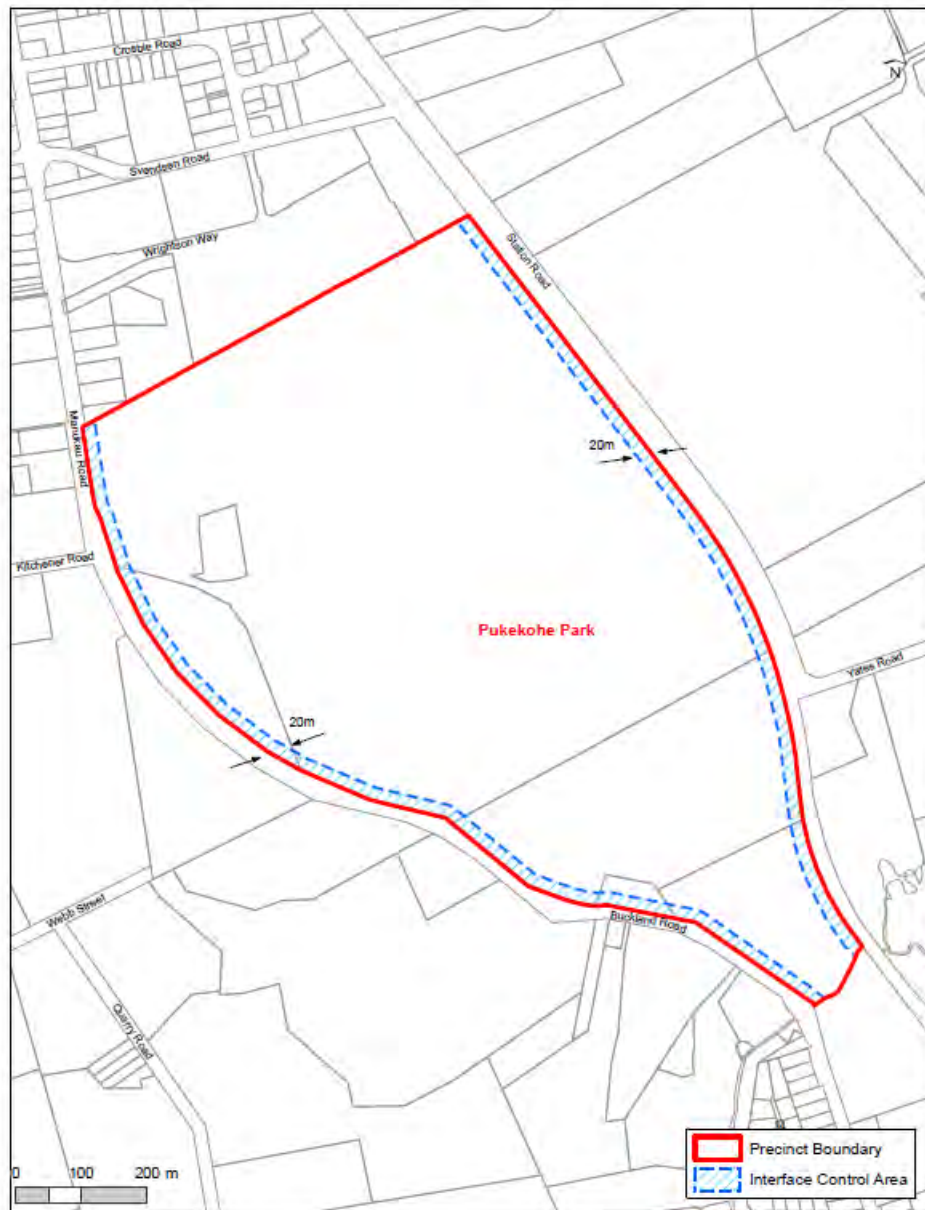
- (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; 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



I435. Pukewairiki Precinct

I435.1. Precinct description

The Pukewairiki Precinct in East Tamaki comprises around 200ha of land at the western end of the Waiouru Peninsula. It has an extensive coastline comprising mainly cliffs. The tidal Pakuranga Creek and the upper reaches of the Tamaki River are to the north and north-west. To the south-west are the remnants of the Pukewairiki Tuff Mound, a regionally important and ancient volcano. To the south is the tidal Otara Creek.

The land is mostly gently rolling, with two distinct terraces. Historically, the area was generally used for pastoral farming and before that, the area was occupied by Māori. The former homestead of Sir Woolf Fisher is also located within the precinct.

There is extensive evidence of pre-European Māori occupation along the lower-lying western and northern areas within approximately 20-30m of MHWS tides. These archaeological sites are largely located within public open space areas, particularly the esplanade reserves. The land is traversed by high voltage electricity transmission lines which connect to the Otara sub-station; the Auckland-Ruakaka high pressure gas pipeline; and two major trunk sewer lines (the East Tamaki Interceptor and the Tamaki South East Branch).

Development of the Waiouru Peninsula, known as Highbrook, began around 2000. The area forms a significant business centre, and in the future it is envisaged that there will be 10,000 – 15,000 employees working in the area. Business types locating there include light industrial activities, warehouses and associated head offices, some retail to support workers, a hotel and large office complexes. At 2015, around 50 per cent of the Sub-precinct A, 20 per cent of Sub-precinct B, and 20 per cent of Sub-precinct C had been developed.

The purpose of the precinct is to enable development in a location where low-impact technology businesses and offices can group together in a low-intensity park-like environment. The precinct will allow for development of a business centre containing offices, with supporting retail and food and beverage outlets which are surrounded by light industrial activity areas and accessory offices.

The precinct comprises three sub-precincts:

- Sub-precinct A enables light industrial activities and associated offices;
- Sub-precinct B is aimed at high technology tenants requiring a relatively high proportion of office space alongside warehousing; and
- Sub-precinct C, at the centre of the precinct, comprises higher intensity activities and predominantly contains offices and businesses which support the wider precinct, such as food and beverage outlets

The zoning of land within this precinct is Business – Light Industry Zone.

I435.2. Objectives

- (1) A high-quality business centre on the Waiouru Peninsula is provided which becomes a significant employment node and which enables a mix of activities appropriate to each sub-precinct area.
- (2) A cluster of high-technology tenants are located in sub-precinct B.
- (3) Views to the Pukewairiki Tuff Mound are protected when viewed from the south-west on Highbrook Drive.

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

I435.3. Policies

- (1) Enable offices and supporting retail and food and beverage outlets in Sub-precinct C
- (2) Allow for additional accessory office within Sub-precinct B to support high technology tenants.
- (3) Require new developments in Sub-precinct C to be developed in accordance with the policies for the Business – Business Park Zone to create a high-quality environment
- (4) Ensure the design of buildings, within sub-precincts A and C, adjacent to the Pukewairiki Tuff Mound do not detract from the view of this geological feature when viewed from the south-west on Highbrook Drive.
- (5) Provide for additional height within parts of Sub-precinct C to strengthen the commercial centre and assist in place making.

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

I435.4. Activity table

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

Table I435.4.1 Activity table specifies the activity status of development activities in the Pukewairiki Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I435.4.1 Activity table Sub-precinct A

Activity		Activity status
Development		
(A1)	Buildings and structures within 20m of the Pukewairiki Tuff Mound open space	RD

Table I435.4.2 Activity table specifies the activity status of land use activities in the Pukewairiki Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I435.4.2 Activity table Sub-precinct B

Activity		Activity status
Use		
Commerce		
(A2)	Offices that are accessory to the primary activity on the site and the office gross floor area does not exceed 50 per cent of all buildings on the site	P
(A3)	Offices that are accessory to the primary activity on the site and the office gross floor area exceeds 50 per cent of all buildings on the site	NC

Table I435.4.3 Activity table specifies the activity status of land use and development activities in the Pukewairiki Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I435.4.3 Activity table Sub-precinct C

Activity		Activity status
Use		
Accommodation		
(A4)	Visitor accommodation and boarding houses	RD
Commerce		
(A5)	Commercial services	P
(A6)	Food and beverage	P
(A7)	Supermarkets up to 450m ²	P
(A8)	Offices	P
Development		
(A9)	New buildings	RD
(A10)	Alterations to building facades that are less than 25m ²	P
(A11)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m ² whichever is the lesser	P
(A12)	Internal alterations to buildings	P
(A13)	Alterations and additions to buildings not otherwise provided for	RD

(A14)	Buildings and structures within 20m of the Pukewairiki Tuff Mound open space	RD
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I435.5. Notification

- (1) Any application for resource consent for an activity listed in Table I435.4.1 Sub-precinct A, Table I435.4.2 Sub-precinct B and Table I435.4.3 Activity table Sub-precinct C 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).

I435.6. Standards

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

All activities listed as permitted and restricted discretionary in Table I435.4.3 Activity table Sub-precinct C must comply with the following standards.

I435.6.1. Sub-precinct C

- (1) The Business – Light Industry Zone standards do not apply. The standards are those listed in the Business –Business Park Zone, except that:
 - (a) buildings located within the hatched area on Precinct plan 1 – 45m height area are permitted up to height of 45m; and
 - (b) where a site is developed for an activity that is permitted in the Business – Light Industry Zone landscaping may be reduced to 10 per cent of the site.

I435.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I435.8. Assessment – restricted discretionary activities

I435.8.1. Matters of discretion

The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (1) buildings and structures within 20m of the Pukewairiki Tuff Mound open space:
 - (a) design;
 - (b) colour; and
 - (c) form;
- (2) visitor accommodation and boarding houses in Sub-precinct C:

- (i) the matters of discretion in the Business – Business Park Zone H15.8.1(2);
- (3) new buildings and additions and alterations not otherwise provided for in sub-precinct C:
 - (a) the matters of discretion in the Business – Business Park Zone H15.8.1(3); and
 - (b) in addition, for new buildings and additions and alterations not otherwise provided for within 20m of the Pukewairiki Tuff Mound:
 - (ii) design;
 - (iii) colour; and
 - (iv) form.
- (4) development that does not comply with the standards:
 - (a) the matters in C General Rules - C1.9(3); and
 - (b) height and scale.

I435.8.2. Assessment criteria

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

- (1) buildings and structures within 20m of the Pukewairiki Tuff Mound open space:
 - (a) the design (including the reflectivity of materials used), colour and form of the proposed buildings or alterations and additions should not detract from the views of the Pukewairiki Tuff Mound as viewed from the Highbrook Drive bridge that crosses the Otara Creek;
- (2) visitor accommodation and boarding houses in Sub-precinct C:
 - (a) The assessment criteria in the Business – Business Park Zone H15.8.2(2);
- (3) new buildings and additions and alterations not otherwise provided for in sub-precinct C:
 - (a) the assessment criteria in the Business – Business Park Zone H15.8.2(3); and
 - (b) in addition, for new buildings and additions and alterations not otherwise provided for within 20m of the Pukewairiki Tuff Mound, the assessment criteria in I435.8.2(1)(a) above.
- (4) development that does not comply with the standards:
 - (a) height and scale:

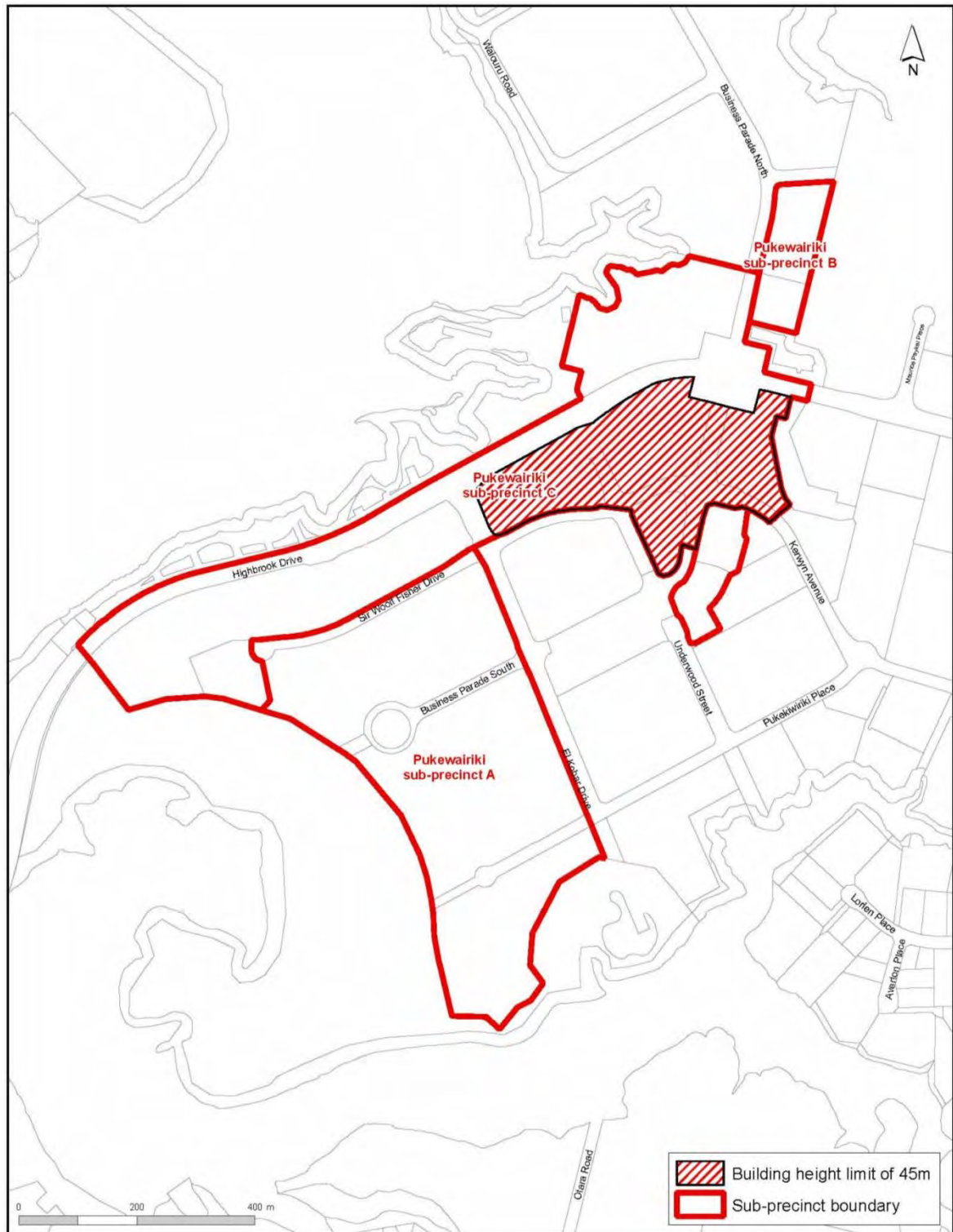
- (i) the height and scale of the proposed building or alteration or addition should not detract from the views of the tuff mound as viewed from the Highbrook Drive bridge crossing the Otara Creek.

I435.9. Special information requirements

There are no special information requirements in this precinct.

I435.10. Precinct plans

I435.10.1 Pukewairiki: Precinct plan 1 – 45m height area



I436. Rosella Road Precinct**I436.1. Precinct Description**

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

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

I436.2. Objective

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

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

I436.3. Policies

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

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

I436.4. Activity table

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

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

Table I436.4.1 Activity table

Activity		Activity status
Development		
(A1)	Total or substantial demolition of buildings exceeding 30 per cent or more by volume or footprint (whichever is the greater)	RD
(A2)	External alterations and additions to buildings	RD
(A3)	Construction of new buildings or relocation of buildings onto the site	RD
Subdivision		
(A4)	Subdivision	RD

I436.5. Notification

- (1) Any application for resource consent for an activity listed in Table I436.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991, the Council will give specific consideration to those persons listed in Rule C1.13(4).

I436.6. Standards

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

- E38 Subdivision – Urban Standard E38.8.2.3 Vacant sites subdivisions involving parent sites of less than 1 hectare.

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

I436.6.1. Building height

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

Note:

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

I436.6.2. Yards

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

Table I436.6.2.1 Yards

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

I436.6.3. Subdivision

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

I436.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I436.8. Assessment – restricted discretionary activities

I436.8.1. Matters of discretion

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

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

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

- (4) building height;

In addition to the general matters set out in Standard I436.8(3), and the specific matters set out for infringements in the Single House zone and Auckland-wide standards, the council will restrict its discretion to the matter below;

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

- (5) building yards;

In addition to the general matters set out in Rule I436.8(3), and the specific matters set out for infringements in the Single House zone and Auckland-wide standards, the council will restrict its discretion to the matter below

- (a) character of the precinct area.

I436.8.2. Assessment criteria

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

- (1) total or substantial demolition of buildings;
 - (a) the extent to which the total or substantial demolition of buildings will have on the intrinsic character and value of the existing building, and its contribution to streetscape character; and

- (b) whether demolition or removal is required for health or safety reasons.
- (2) external additions or alterations to buildings on the site;
 - (a) the extent to which the external additions and alterations to existing buildings should;
 - (i) use the same or similar design elements, materials and finishes as those of the original buildings;
 - (ii) not detract from the character of the cluster development or streetscape;
 - (iii) be in keeping with the existing site layout and siting of buildings and structures;
 - (iv) conserve and enhance existing landscaping, trees and planting; and
 - (v) Avoid, remedy or mitigate any other adverse effects on the residential character of the area.
- (3) construction of new buildings and relocation of buildings;
 - (a) the extent to which the new building or relocated building should:
 - (i) use the same or similar design elements, materials and finishes as those of the original buildings;
 - (ii) not detract from the character of the cluster development or streetscape;
 - (iii) be in keeping with the existing site layout and siting of buildings and structures;
 - (iv) conserve and enhance existing landscaping, trees and planting; and
 - (v) avoid, remedy or mitigate any other adverse effects on the residential character of the area.
- (4) building height;
 - (a) the extent to which the proposed height of buildings and other structures will be compatible with the prevailing character of existing houses.
- (5) building yards;
 - (a) the extent to which the reduction in yards adversely affects the identified character in the precinct area.

I436.9. Special information requirements

There are no special information requirements.

I436.10. Precinct plans

There are no precinct plans for the Rosella Road precinct.

I437. Runciman Precinct

I437.1. Precinct Description

The Runciman Precinct is located east of Pukekohe in the vicinity of Runciman.

The purpose of the Runciman Precinct is to provide a rural countryside living opportunity where subdivision is able to be undertaken in a comprehensive and integrated manner recognising the environmental values and character of the area.

The Runciman Precinct contains two sub-precincts; Sub-precinct A – Open and Sub-precinct B – Treed. Sub-precinct A is characterised by a large degree of spaciousness while Sub-precinct B is characterised by gentle hills and more established vegetation. Sub-precinct A uses a clustering method for managing subdivision and is considered suitable for limited Transferable Rural Site Subdivision (TRSS).

The Runciman Precinct is characterised by a number of waterways which can be enhanced to improve terrestrial and aquatic biodiversity, catchment quality and the natural environment.

This precinct incorporates the following Precinct plans:

- Precinct Plan 1: Landscape and Visual Absorption Capacity Plan;
- Precinct Plan 2: Reserves and Connections;
- Precinct Plan 3: Natural and Physical Resources;
- Precinct Plan 4: Riparian Corridors; and
- Precinct Plan 5: Bush Park Concept Plan Development Areas.

The land within this precinct is zoned Rural - Countryside Living Zone.

I437.2. Objectives

- (1) Rural countryside living subdivision is accommodated in a form that has an open and spacious rural character.
- (2) Rural countryside living subdivision recognises the area's distinct landscape characteristics.
- (3) Subdivision results in significant environmental benefits, protecting, enhancing and/or restoring ecological values and natural features.
- (4) Subdivision provides for safe, well-connected vehicle access and recreation trails.

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

I437.3. Policies

- (1) Require rural countryside living subdivision to achieve an open and spacious rural character and that recognises existing landscape characteristics and attributes by:

- (a) limiting the density of sites in a manner appropriate to rural countryside living;
 - (b) promoting subdivision opportunities based on the extent of identified landscape areas and their visual absorption capacity;
 - (c) enabling cluster style rural countryside living, ensuring that specified building areas (being a particular type of nominated building site applying to a dwelling or other specific type of building) and associated accessory buildings are grouped in clusters and that clusters are separated from identified road corridors and other clusters, to achieve an appropriate form of open spacious rural character in between clusters;
 - (d) requiring separation distances between specified building areas located outside clusters;
 - (e) locating specified building areas to integrate these within the undulating landforms, steep slopes and prominent ridgelines;
 - (f) establishing visual amenity enhancements (screening, landscaping or woodlots) and incorporating notable vegetation and the retention of rural structures into the subdivision design and layout;
 - (g) avoiding linear ribbon subdivision along road corridors;
 - (h) avoiding urban forms of residential subdivision; and
 - (i) avoiding significant modifications to landforms and natural features.
- (2) Ensure that the adverse effects of subdivision are managed and all environmental enhancement obligations are implemented.
- (3) Prevent the creation of further sites where subdivision entitlements have been fully utilised to avoid undermining the precinct's character.
- (4) Avoid adverse effects on the visual landscape character of the road corridors and the area as a whole by preventing the further fragmentation of existing smaller rural sites (less than 5 hectares).
- (5) Protect and enhance the ecological values of existing indigenous vegetation and wetlands, and plant, restore and protect the riparian margins of streams to develop riparian corridors.
- (6) Establish a network of recreational trails for walking, cycling and horse riding.
- (7) Provide for opportunities for appropriate rural activities to be integrated with countryside living.

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

I437.4. Activity table

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

Table I437.4.1 Activity table specifies the activity status of subdivision activities in the Runciman Precinct pursuant to section 11 of the Resource Management Act 1991. For clarity, the references to Subdivision in the Rural – Countryside Living Zone in Table I437.4.1 Activity table does not refer to the types of subdivision listed in E39 Subdivision – Rural – Table E39.4.1 Subdivision for specified purposes.

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

Table I437.4.1: Activity table

Activity		Activity status	
Subdivision		Sub-precinct A (Open)	Sub-precinct B (Treed)
General subdivision			
(A1)	Subdivision in the Rural – Countryside Living Zone which complies with Standards I437.6.1, I437.6.2, I437.6.3, I437.6.4 and I437.6.5	RD	RD
(A2)	Subdivision in the Rural – Countryside Living Zone which does not comply with Standard I437.6.1	NC	NC
(A3)	Subdivision in the Rural – Countryside Living Zone which does not comply with Standard I437.6.2	NC	NC
(A4)	Subdivision in the Rural – Countryside Living Zone which does not comply with Standards I437.6.3(3) to (5)	D	NA
(A5)	Subdivision in the Rural – Countryside Living Zone which does not comply with Standards I437.6.3(1) to (2)	NC	NA
(A6)	Subdivision in the Rural – Countryside Living Zone which does not comply with Standard I437.6.4(1)(e)	D	NA
(A7)	Subdivision in the Rural – Countryside Living Zone which does not comply with Standards I437.6.4(1)(a) to 1(d)	NC	NA
(A8)	Subdivision in the Rural – Countryside Living Zone which does not comply with Standards I437.6.5(3) to (5)	NA	D
(A9)	Subdivision in the Rural – Countryside Living Zone which does not comply with Standards I437.6.5(1) to (2)	NA	NC
Transferable Rural Site Subdivision			

(A10)	Transferable Rural Site Subdivision which complies with Standards I437.6.1, I437.6.2 and I437.6.6	D	NA
(A11)	Transferable Rural Site Subdivision which does not comply with Standard I437.6.6 (1-4 and 6)	NC	NA
(A12)	Transferable Rural Site Subdivision where the receiver site is located in Sub-precinct B	N/A	Pr

I437.5. Notification

- (1) Any application for resource consent for an activity listed in Table I437.4.1 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).

I437.6. Standards

The standards applicable to any overlays, Rural – Countryside Living Zone and Auckland-wide provisions apply in this precinct, except for the following:

- E39 Subdivision – Rural – Standard E39.6.4.7(3)(d) TRSS through amalgamated donor lots minimum net site area.
- E39 Subdivision – Rural – Standard E39.6.5.2(1)(a) Rural – Countryside Living Zone minimum net site areas.
- E39 Subdivision – Rural – Standard E39.6.5.2(1)(c) Rural – Countryside Living Zone average net site areas.

All activities listed as Restricted Discretionary and Transferrable Rural Site Subdivision activities in Table I437.4.1 Activity table must comply with the following activity standards.

Subdivision

I437.6.1. Minimum net site size for all subdivision

- (1) The minimum net site area for any new site in the Runciman Precinct (including around an existing dwelling) must be 2,500m².

I437.6.2. General subdivision

- (1) A consent notice must be registered against all new Certificates of Title requiring buildings to be located within a specified building area.
- (2) The subdivision application must provide a scheme plan that designs and locates all the site's subdivision entitlements (including lot layout, access, boundaries and specified building areas), and areas for protection, and

identify and provide for all the environmental benefit requirements below. For the avoidance of doubt, this plan may include stages for the Resource Management Act 1991 section 224c certificate.

- (3) A consent notice must be registered against all new Certificates of Title (including that for any balance site) to record that subdivision entitlements have been utilised.
- (4) Unprotected remnant indigenous vegetation or unprotected freshwater wetlands located within the site must be protected, enhanced and certified in accordance with the provisions in Appendix 15 Subdivision information and process and Appendix 16 Guideline for native revegetation plantings.
- (5) Riparian corridors within the site (shown on Runciman: Precinct plan 4 - riparian corridors) must be planted with indigenous vegetation, protected, restored and certified in accordance with the provisions in Appendix 15 Subdivision information and process and Appendix 16 Guideline for native revegetation plantings, and meet the minimum standards specified in Table I437.6.2.1 Riparian corridor minimum planting.

Note 1: Where a site has existing mature indigenous species or mature exotic species adjacent to a stream (where the species are not pest plants) this existing vegetation may be used as credit to meet the requirements under Table I437.6.2.1.

Table I437.6.2.1: Riparian corridor minimum planting

Riparian Corridor	Minimum Planting (Width measured horizontally from the edge of the stream)
Where any freshwater stream identified on Runciman: Precinct plan 4 - riparian corridors forms a property boundary	An average of 20m and a minimum of 10m on one side
Where any freshwater stream identified on Runciman: Precinct plan 4 - riparian corridors is within the property	An average of 20m on each side and a minimum of 10m on each side (or to the property boundary where the width between the stream and the property boundary is less than the distances specified)

- (6) The final location of a stream identified on Runciman: Precinct plan 4 - riparian corridors must be confirmed by a site survey at the time of the subdivision application.
- (7) Protective fencing, as required by the provisions in Appendix 15 Subdivision information and process and Appendix 16 Guideline for native revegetation plantings, will only be required where grazing of animals is proposed.

- (8) Any feature proposed for protection will not be eligible for compensation in accordance with the Resource Management Act 1991 nor qualify as a Financial or Development Contribution (including reserve contribution).
- (9) Land for the Proposed Walking / Cycle / Bridle Trails within the site generally identified on Runciman: Precinct plan 2 - reserves and connections must be vested in Council, or made available for use by the public through easement or alternative legal instruments.

I437.6.3. Subdivision standards for general subdivision in Sub-precinct A (Open)

- (1) The site must have an area of 5ha or greater.
- (2) The maximum density of subdivision must be no greater than one new site per 2.5ha of the site. Maximum density is calculated from the gross area of the site.
- (3) After the first new site, subsequent sites are only available on the basis of the grouping of at least 75 per cent of the resulting sites' specified building areas together in a cluster in accordance with Standard I437.6.3(4).
- (4) Cluster sites must meet all of the following:
 - (a) be agglomerated in clusters of up to four sites and thereafter in a subsequent cluster(s) utilising the remaining entitlements. An existing dwelling may be located within a cluster;
 - (b) be contiguous with another site(s) within the cluster;
 - (c) all specified building areas must be located within a 50m radius of the cluster's centre;
 - (d) there must be a minimum separation distance of 150m between a specified building area in one cluster and the nearest specified building area in another cluster. This standard does not apply to a complying cluster that is proposed to straddle a property boundary;
 - (e) specified building areas within a cluster must be located outside the Road Corridor Setbacks identified on Runciman: Precinct plan 1 - landscape and visual absorption capacity plan; and
 - (f) each cluster(s) must be serviced by a single private way or road. For the avoidance of doubt, several clusters can share the single private way or road.
- (5) Specified building areas of sites not within a cluster must be separated by at least 100m from the edge of another specified building area or an existing dwelling.

I437.6.4. Alternative subdivision standards for general subdivision of sites with an area greater than 20ha in Sub-precinct A (Open)

- (1) As an alternative to the subdivision standards in Standard I437.6.3, the following subdivision standards apply:
- (a) the site must have an area of 20ha or greater within Sub-precinct A;
 - (b) the maximum density of subdivision must be no greater than one new site per 1.5ha of the site. Maximum density is calculated from the gross area of the site;
 - (c) sites are only available on the basis of the grouping of at least 80 per cent of the resulting site's specified building areas together in a cluster in accordance with Standard I437.6.4(d);
 - (d) cluster sites must meet all of the following:
 - (i) sites must be agglomerated in clusters with a minimum of four sites and thereafter in a subsequent cluster(s) utilising the remaining entitlements with the maximum size of a cluster being 15 sites. An existing dwelling may be located within a cluster.
 - (ii) sites must be contiguous with another site(s) within the cluster;
 - (iii) all specified building areas must be located within 155m radius from the cluster's centre;
 - (iv) there must be a minimum separation distance of 125m between a specified building area in one cluster and the nearest specified building area in another cluster. This standard does not apply to a complying cluster that is proposed to straddle a property boundary;
 - (v) specified building areas within a cluster must be located outside the Road Corridor Setbacks identified on Runciman: Precinct plan 1 - landscape and visual absorption capacity plan; and
 - (vi) each cluster(s) must be serviced by a single private way or road. Several clusters can share the single private way or road.
 - (e) specified building areas of the sites not within a cluster must be separated by at least 125m from the edge of another specified building area or an existing dwelling.

I437.6.5. Subdivision standards for general subdivision in Sub-precinct B (Treed)

- (1) The site must have an area of 5ha or greater.
- (2) The maximum density of subdivision must be no greater than one new site per 2.5ha of the site. Maximum density is calculated from the gross area of the site.
- (3) Specified building areas within a cluster must be located outside the Road Corridor Setbacks identified on Runciman: Precinct plan 1 - landscape and visual absorption capacity plan.

- (4) Where located within the Bush Park Concept Plan Development Areas (refer to Runciman: Precinct plan 5 - Bush Park concept plan), specified building areas must be located in the identified development areas.
- (5) Specified building areas of sites must be separated by at least 100m from the edge of another specified building area or an existing dwelling.

I437.6.6. Transferable Rural Site Subdivision standards

Refer to the provisions in Appendix 15 Subdivision information and process and Appendix 16 Guideline for native revegetation plantings for further information on the Transferable Rural Site Subdivision process, and a guideline for native revegetation plantings.

- (1) The receiver site must be located in Sub-precinct A.
- (2) The receiver site must have a gross site area of 8ha or greater.
- (3) The maximum density of subdivision must be no greater than one new site per 2.0ha of the receiver site, calculated from the gross area of the site(s). The minimum lot size for the purpose of Standard I437.6.6 is 1ha.
- (4) After the first new site, subsequent sites are only available on the basis of the grouping of at least 95% of the resulting sites' specified building areas together in a cluster in accordance with Standard I437.6.6(5).
- (5) Cluster sites meet all of the following:
 - (a) sites must be agglomerated in clusters of a minimum of four sites up to a maximum of 15 sites. An existing dwelling may be located within a cluster;
 - (b) sites must be contiguous with another site(s) within the cluster;
 - (c) all specified building areas must be located within 75m radius from the cluster's centre;
 - (d) there must be a minimum separation distance of 200m between a specified building area in one cluster and the nearest specified building area in another cluster. This standard does not apply to a complying cluster that is proposed to straddle a property boundary;
 - (e) specified building areas within a cluster must be located outside the Road Corridor Setbacks identified on Runciman: Precinct plan 1 - landscape and visual absorption capacity plan; and
 - (f) each cluster(s) must be serviced by a single private way or road. Several clusters can share the single private way or road.
- (6) Specified building areas of sites not within a cluster must be:
 - (a) separated by at least 100m from the edge of another specified building area or an existing dwelling.

I437.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I437.8. Assessment – restricted discretionary activities

I437.8.1. 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, zone or Auckland-wide provisions:

- (1) the matters listed in E39 Subdivision – Rural – E39.8.1(7) and (8);
- (2) size, design, layout, and location of sites, specified building areas, vehicle access, pattern of development, and amenity planting and landscaping;
- (3) the effects of the protection, restoration and enhancement of indigenous vegetation, wetlands and riparian corridors; and the nature of restoration, mitigation and enhancement (refer to Runciman Precinct: Precinct plan 4);
- (4) the management of steep slopes greater than 15 degrees identified in Runciman Precinct: Precinct plan 3 - natural and physical resources;
- (5) effects associated with wastewater disposal;
- (6) effects associated with stormwater management;
- (7) the provisions of power, telephone and utility services;
- (8) the provision of trails identified in Runciman Precinct: Precinct plan 2 - reserves and connections; and
- (9) protection and enhancement of cultural heritage sites identified in Runciman: Precinct: Precinct plan 3 - natural and physical resources.

I437.8.2. 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 and Auckland-wide provisions:

- (1) the criteria listed in E39 Subdivision – Rural – E39.8.2(7) and (8);
- (2) size, design, layout, and location of sites, specified building areas, vehicle access, pattern of development, and amenity planting and landscaping:
 - (a) the extent to which the subdivision responds to the topography and characteristics of the land being developed and result in non-uniform patterns of development along ridgelines identified in Runciman Precinct: Precinct plan 1 - landscape and visual absorption capacity plan, as viewed from public roads and provides a good level of amenity for future dwellings;
 - (b) the extent to which the subdivision recognises and provides for existing buildings and vehicle access;

- (c) whether the subdivision separates specified building areas from remnant indigenous vegetation, wetlands and riparian corridors so as to avoid adverse effects on the continued ecological value and functioning of these features, and minimise the fragmentation of these features from the development of vehicle access;
- (d) the extent to which the subdivision results in amenity planting and landscaping softening the visual effects of clusters and vehicle access (appropriate protection mechanisms should apply to the amenity planting and landscaping as part of any subdivision application);
- (e) whether the subdivision protects notable trees;
- (f) whether the subdivision will ensure that proposed access, private way and roading (and extent of earthworks) is appropriate to maintain a rural character, and avoid the introduction of elements that create an urbanised character. Design outcomes should include:
 - (i) narrow gently curving accessways, consideration of grass swales and the absence of kerbs, channels, street lighting and extensive hard surfacing while being designed and constructed in accordance with the requirements of Auckland Transport and any relevant code of practice or engineering standards;
 - (ii) entries, gates and fences that blend with existing rural character by using a simple range of materials that are common in the area, avoiding materials and elaborate designs that are borrowed from an urban context;
 - (iii) gates and entranceway fencing setback from the road; and
 - (iv) fence heights that are similar to rural farm fencing.
- (g) whether the subdivision provides safe and stable vehicular access to the specified building area(s). Gradient of access, width (and use of passing bays as appropriate), sight distances, formation and finished surface (including extent and appropriateness of tar seal, concrete, compacted metal or other surface to the approval of council), and the extent of any cutting, filling and earthworks should be appropriate;
- (h) the extent to which the subdivision provides appropriate maintenance obligations for any private ways;
- (i) for rural countryside living subdivision on sites with an area greater than 20ha in Sub-precinct B the design of the subdivision should:
 - (i) maintain distinct boundaries and a separate identity for each cluster, providing a clear open space between clusters when viewed from a public road;

- (ii) complement the design and layout of subdivision by: the use of specimen trees along fence lines, driveways, roads and private way; and the use of small scale woodlots and copses within fields.
 - (j) the extent to which the subdivision mitigates the effects of design and layout of subdivision by using amenity planting and landscaping undertaken in a comprehensive manner to screen or soften the visual effects of clusters, roads, private ways and driveways.
- (3) whether the protection, restoration and enhancement of indigenous vegetation, wetlands and riparian corridors and the nature of restoration, mitigation and enhancement:
 - (a) includes protective fencing of a sufficient standard to prevent grazing animals from entering protected natural areas and of such structure and material, as well as maintenance, to provide for a permanent ongoing means of protection;
 - (b) ensures riparian enhancement and restoration planting has regard to regional riparian zone planting guidelines and/or regional ecological restoration planting guidelines; and
 - (c) avoids the establishment of fish barriers and/or remedy existing fish barriers.
- (4) whether the management of steep slopes greater than 15 degrees avoids the risk of erosion and instability. A management plan for slopes steeper than 15 degrees which are subject to significant risk of erosion and instability should be prepared. This management plan should evaluate the retirement of land from farming activities and its revegetation;
- (5) whether wastewater disposal ensures that the site has sufficient area available to accommodate an appropriate sewage and wastewater disposal system which will not create an erosion or instability problem or water pollution and/or:
 - (a) where it is proposed to serve a cluster by a waste water treatment system, ensure wastewater treatment is of an appropriate technical standard and has sufficient capacity to service the requirements of the subdivision;
 - (b) provide ongoing ownership by means of a properly Incorporated Legal Society or other entity which will have the physical and financial responsibility for repairing and maintaining the plant or facility, subject to provisions for ongoing performance and maintenance to council's satisfaction; and
 - (c) include requirements for maintenance of the plant or facility to ensure its continued effective functioning.

- (6) whether stormwater management should adopt stormwater management techniques that avoid or mitigate the adverse effects of stormwater runoff on neighbouring properties, waterways and on land stability;
- (7) whether power, telephone and utility services should be provided to land in the subdivision;
- (8) whether land provided for trails has a practical grade, width and alignment and link to any trails shown or formed on adjacent properties;
- (9) the extent to which identified cultural heritage sites can be protected and enhanced; and
- (10) the extent to which amenity planting and landscaping provides landscape rehabilitation, screens and softens the adverse visual effects of buildings, roads, access ways and driveways resulting from subdivision, and maintains and/or enhances rural character and amenity.

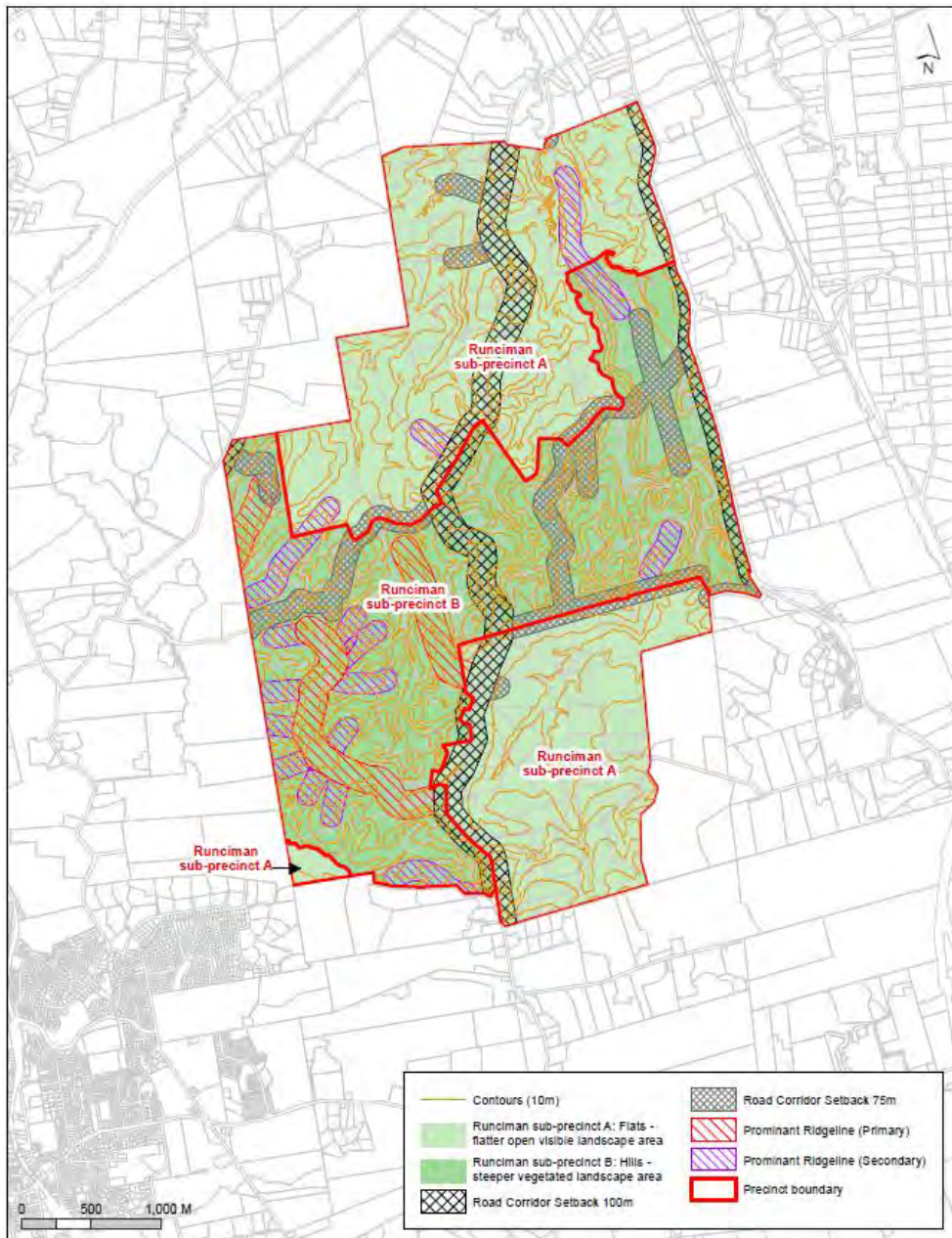
I437.9. Special information requirements

An application for a subdivision activity must be accompanied by landscape and scheme plan prepared by a suitably qualified and experienced person, with regard had to the provisions in Appendix 15 Subdivision information and process and Appendix 16 Guideline for native revegetation plantings, which addresses the following matters:

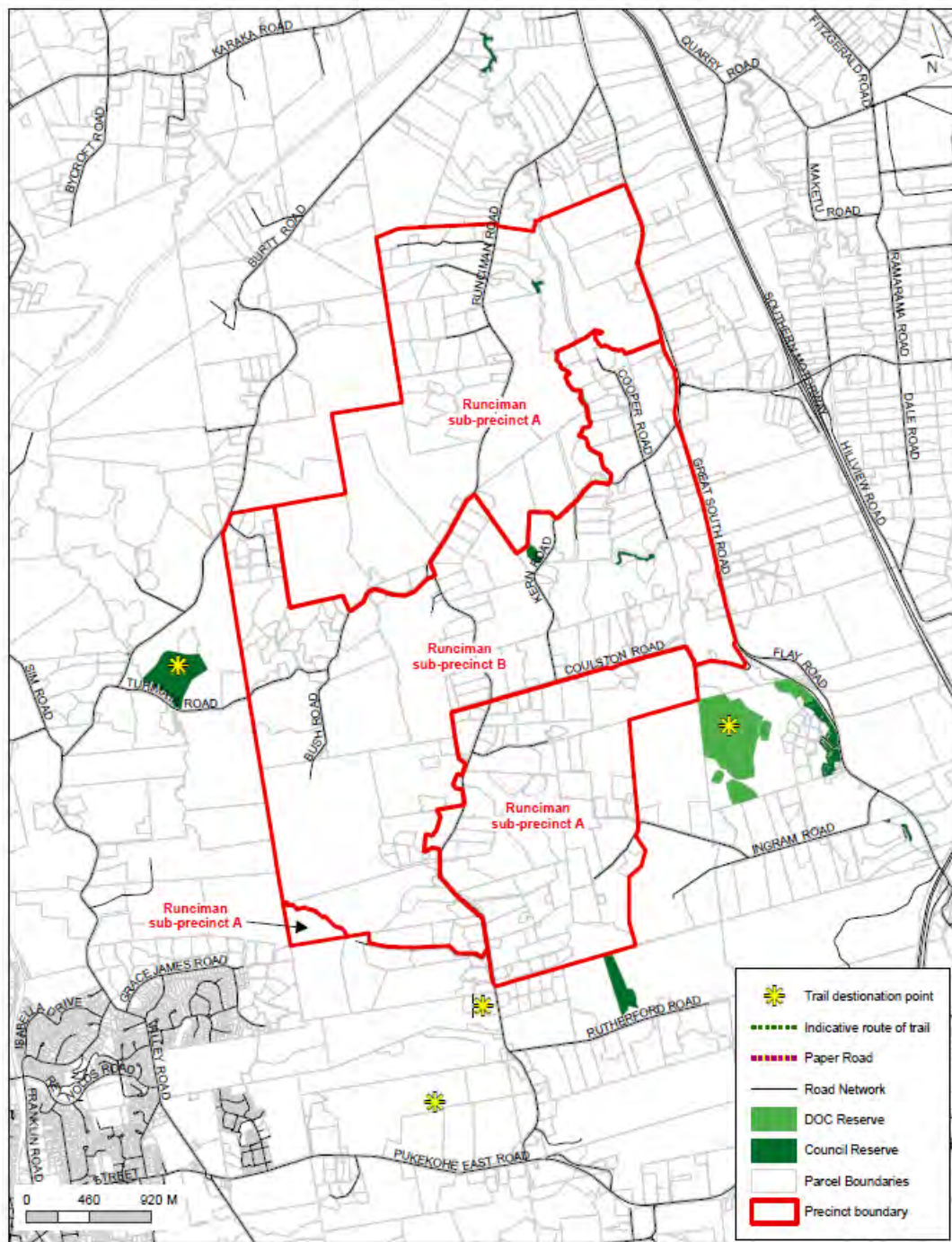
- (1) the natural and physical resources illustrated on Runciman Precinct: Precinct plan 3 - natural and physical resources;
- (2) contours including steep slopes greater than 15 degrees;
- (3) any relevant matters illustrated on Runciman Precinct: Precinct plans 1 to 4;
- (4) existing indigenous vegetation and existing freshwater wetlands;
- (5) streams and riparian corridors as identified on Runciman Precinct: Precinct plan 4 - riparian corridors and confirmed by onsite survey;
- (6) all relevant significant environmental benefits proposed;
- (7) all amenity and mitigation planting proposed;
- (8) all sites, specified building areas and clusters, where relevant;
- (9) vehicle access; and
- (10) any walking / cycle / bridle trail(s) identified in Runciman Precinct: Precinct plan 2 - reserves and connections, where relevant.

I437.10. Precinct plans

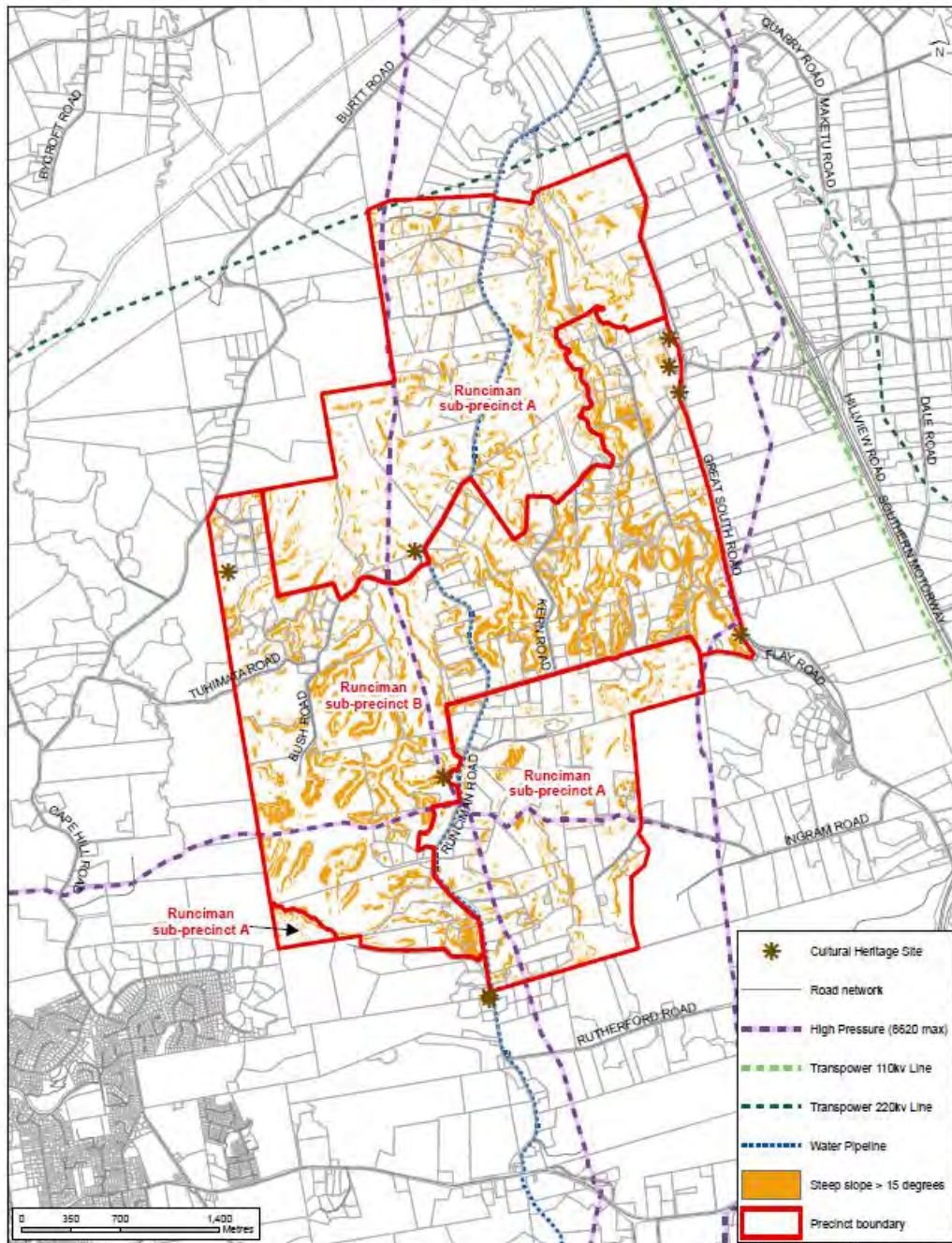
I437.10.1. Runciman Precinct: Precinct plan 1 – landscape and visual absorption capacity plan



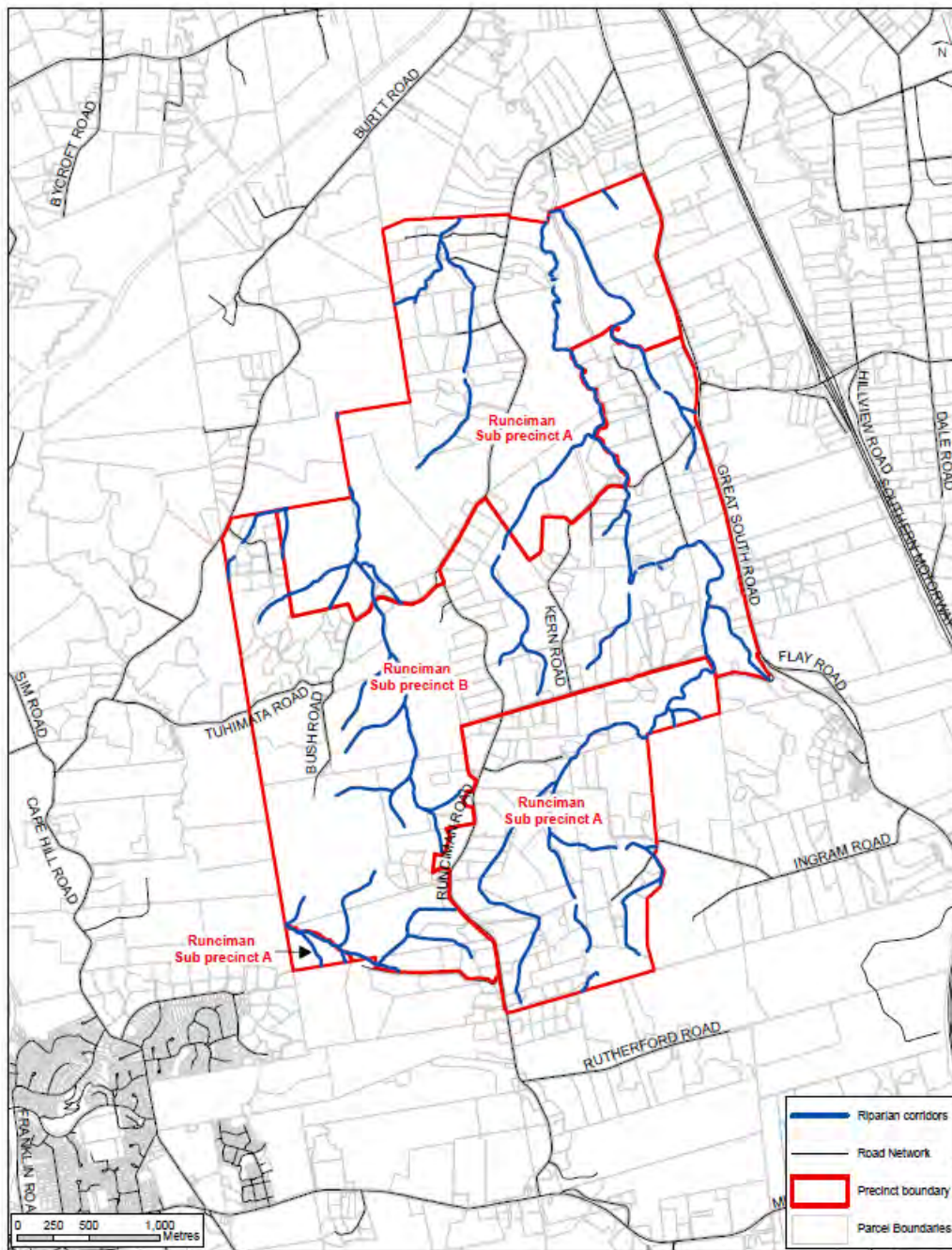
1437.10.2. Runciman Precinct: Precinct plan 2 – reserves and connections



I437.10.3. Runciman Precinct: Precinct plan 3 – natural and physical resources



1437.10.4. Runciman Precinct: Precinct plan 4 – riparian corridors



I437.10.5. Runciman Precinct: Precinct plan 5 – Bush park concept plan



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 290 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 53.5 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 4.5 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 184 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 an area of 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.

I438.3.1. 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 D	Sub Precinct E
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 with Takanini Precinct: Precinct plan 1, and (in Sub-precinct A) Takanini Precinct: Precinct plan 2	RD	NA	RD	RD
(A8)	Subdivision not in compliance with Takanini Precinct: Precinct plan 1, or (in Sub-precinct A) Takanini Precinct:	NC	NA	NC	NC

	Precinct plan 2				
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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(4) 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

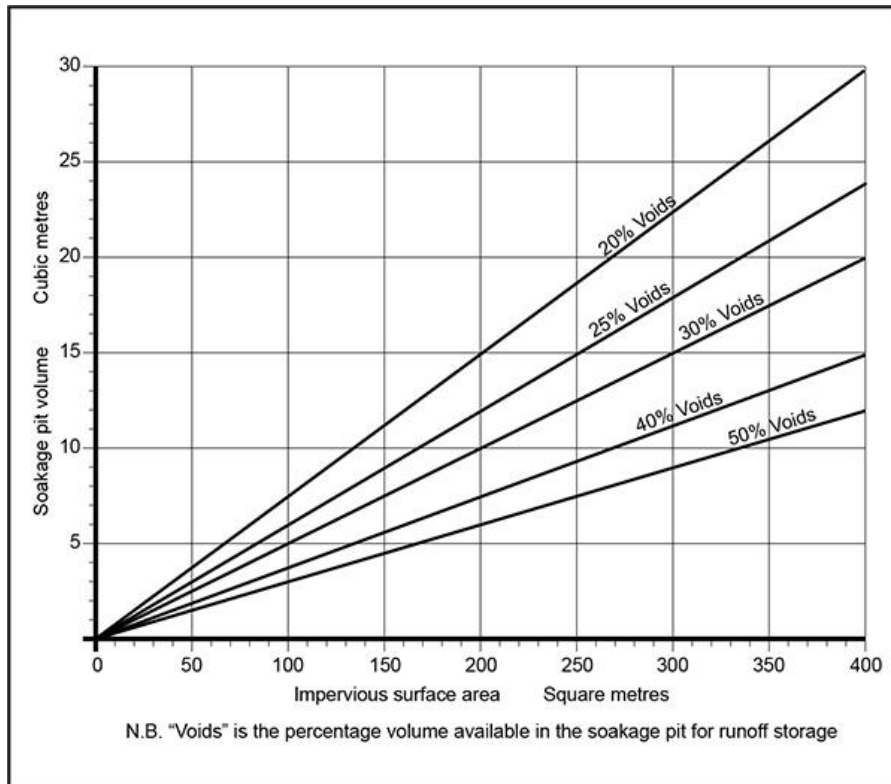
- (1) The maximum impervious area within Sub-precinct B must not exceed 85 percent of the site area.

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 E25.8.1(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.

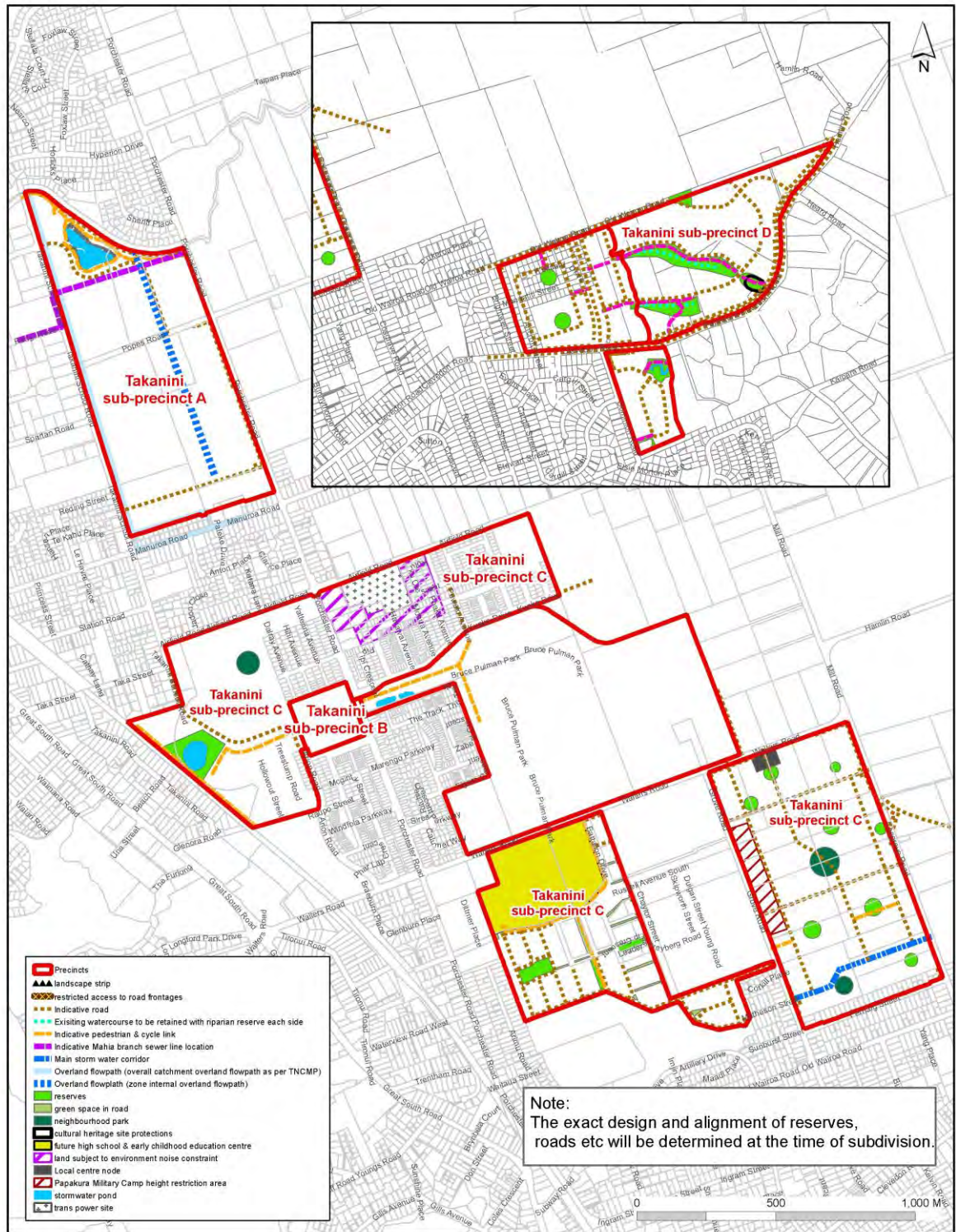
Within Sub-precinct D, and that part of Sub-precinct C bounded by Old Wairoa Road and Papakura-Clevedon Road, an application for subdivision must be accompanied by:

- (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.

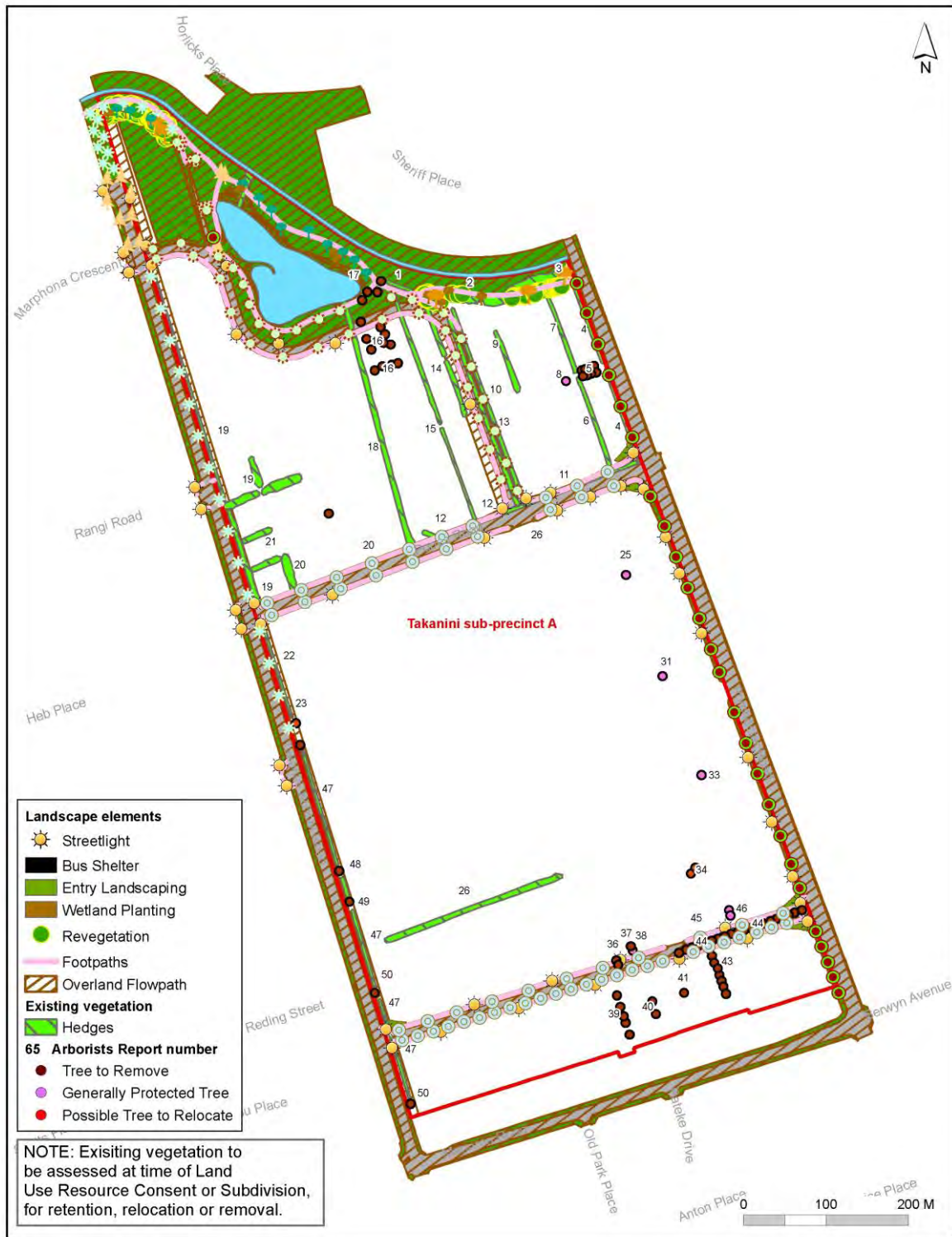
- (b) Identifies the location of new fences and any existing fences to be retained, including details about the construction materials, form and height of fences.
- (c) Sets out planting and fence construction timeframes and how they relate to each other.
- (d) Identifies the significant elements of 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.

1438.10. Precinct plans

1438.10.1. 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: <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - transmission gas pipeline; - slurry pipeline easement ; or - water pipeline easement where written approval has not been obtained from the relevant service	RD	RD	RD

	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(4) 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.

Sub-precincts A - C

I439.6.1. 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.

I439.6.2. 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.

I439.6.3. 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.

I439.6.4. 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.

Sub-precinct D

I439.6.5. Height

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

I439.6.6. 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.

I439.6.7. 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:

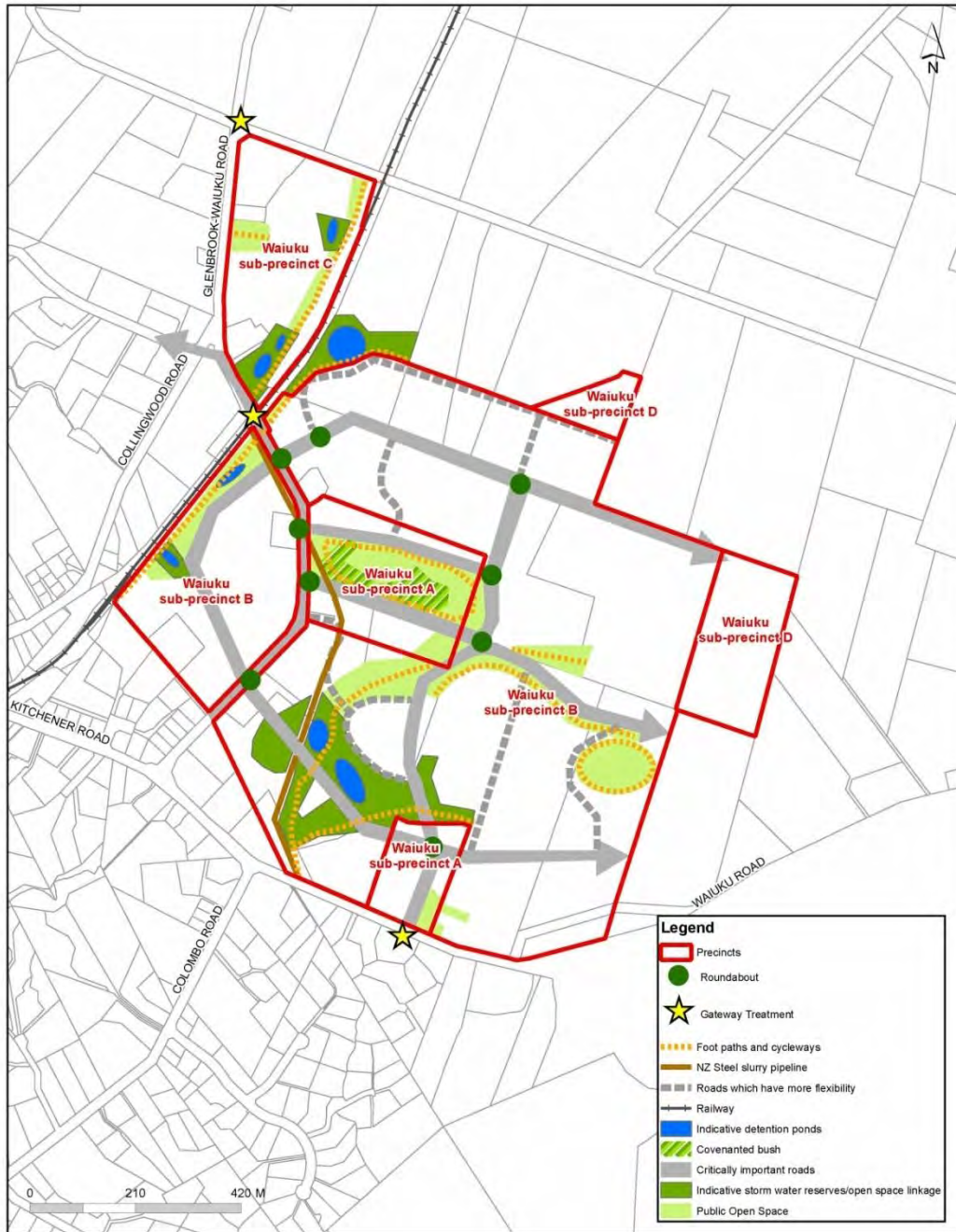
- (a) the extent to which the subdivision will adversely affect the on-going safe, efficient and practicable operation of the pipeline;
- (b) the extent to which the subdivision design mitigates the effects on the pipeline through the location of roads and reserves, with reserves, roads, walkways and 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

1439.10.1. Waiuku Precinct: Precinct plan 1



I440. Wattle Bay Precinct

I440.1. Precinct Description

The Wattle Bay precinct identifies areas for growth at Wattle Bay on the Awhitu Peninsula, providing for limited residential density, planting of vegetation and management of the development layout.

The zoning of land within this precinct is the Residential - Rural and Coastal Settlement Zone.

I440.2. Objectives

- (1) Limited subdivision and development is provided for within the Wattle Bay precinct.
- (2) The amenity values of Wattle Bay are maintained and enhanced, while providing for appropriate subdivision and development.

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

I440.3. Policies

- (1) Require subdivision and development to acknowledge, address and implement features identified on the Wattle Bay precinct plan.
- (2) Enable subdivision and development opportunities that:
 - (a) recognise the character and amenity of the existing village
 - (b) include amenity and ecological enhancement plantings and protect these plantings.

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

I440.4. Activity table

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

A blank in Table I440.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I440.4.1 specifies the activity status of subdivision activities in the Wattle Bay Precinct pursuant to section 11 of the Resource Management Act 1991.

Table I440.4.1 Activity table

Activity		Activity status
Use and development		
(A1)	All activities and development provided in H2 Residential - Rural and Coastal Settlement Zone	

Subdivision		
(A2)	Subdivision which complies with Standards I440.6.1 to I440.6.3	
(A3)	Subdivision which does not comply with the subdivision standards	NC

I440.5. Notification

- (1) Any application for resource consent for an activity listed in Table I440.4.1 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).

I440.6. Standards

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

All activities listed as restricted discretionary activities in Table I440.4.1 Activity table must comply with the following permitted activity standards.

I440.6.1. Restricted areas for buildings

- (1) Buildings and earthworks must be located outside any 'no building common and view-shaft areas', or ecological and amenity planting areas, shown on Precinct plan 1.

I440.6.2. Limit on number of sites

- (1) Subdivision shall create no more than 12 lots for residential purposes.

I440.6.3. Protection and enhancement areas

- (1) Protection and maintenance covenants must be prepared over areas identified for ecological and amenity planting, shown on the precinct plan. These must be implemented by way of a consent notice or registration of a covenant on the certificate of title.

I440.7. Assessment – controlled activities

I440.7.1. Matters of control

There are no controlled activities in this precinct

I440.7.2. Assessment criteria

There are no controlled activities in this precinct

I440.8. Assessment – restricted discretionary activities

I440.8.1. Matters of discretion

The Council will restrict its discretion to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions.

I440.8.2. Assessment criteria

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

I440.9. Special information requirements

There are no special information requirements in this precinct.

I440.10. Precinct plans

I440.10.1 Wattle Bay: Precinct plan 1



I441. Whitford Precinct

I441.1. Precinct Description

The Whitford Precinct covers approximately 3735ha of rural land that lies entirely within Tūranga, Waikōpua, Te Puru and Beachlands stream catchments, collectively known as the Whitford catchment. The precinct is a rural area located close to the urban areas of Botany, Howick and Flat Bush. The precinct provisions provide for countryside living development, subject to a management framework in order to maintain and enhance landscape character, rural amenity values and the environmental quality of the area.

The Whitford Precinct includes two sub-precincts, Whitford Sub-precinct A and Whitford Sub-precinct B, and six mapped indicative constraints areas. Land not located within any of the six constraints areas is generally considered to be the least sensitive of all land within the precinct and the most appropriate location for development. However, as the constraints are indicative, Council will require detailed analysis and design to accompany resource consent applications to subdivide or develop land.

An incentive is given to encourage improvements to the natural and physical environment through provisions for additional subdivision for significant enhancement planting.

Whitford sub-precinct A

Sub-precinct A contains three distinct areas of land. The first lies within the Tūranga Stream catchment. It is characterised as rolling hill country, which generally consists of slopes between 10-20 degrees, and occasional steeper slopes. The second area includes all the land that lies immediately north of the Trig Road ridge and south of Whitford-Maraetai Road. The third area lies in both the Turanga and Waikōpua Stream catchments and is characterised as steep hill country. This area contains some of the steepest land within the Whitford Catchment. The Whitford sub-precinct A contains a significant proportion of slopes steeper than 15 degrees within the precinct. An average site size of 3.5ha is applied to this sub-precinct.

Whitford Landfill

Sub-precinct A acknowledges the presence of the Whitford Landfill and the need to minimise the potential for reverse sensitivity effects on the landfill activities. The Quarry Buffer Area Overlay, shown on the planning maps, identifies areas sensitive to both the quarry activities and the Whitford Landfill, which are co-located on the site. It is not intended or proposed that the provisions in the Whitford Precinct rules be utilised to relax or lower the level of control on landfill activities that would otherwise apply if the provisions did not exist.

Whitford sub-precinct B

Sub-precinct B lies within both the Te Puru and the Beachlands south stream catchments. It has a coastal edge and includes specific provisions addressing both the landscape character and environmental considerations. An average site size of 5ha is applied to this sub-precinct.

Road corridor indicative constraints area

This constraints area is based on a visibility out to 300m every 50m along arterial roads within the Whitford precinct, being Whitford Park Road, Sandstone Road and Whitford-Maraetai Road, shown on Whitford Precinct: Precinct plan 4, so that:

- existing views of the wider countryside are maintained along the roads network
- separation distances between developments are maintained by dispersing dwellings or clusters of dwellings.

Scenic amenity indicative constraints area

The scenic amenity indicative constraints area applies to all sensitive ridgelines above the 80m (RL) contour within the Whitford precinct that are visible from the main roads, shown on Whitford Precinct: Precinct plan 3 to:

- maintain the existing balance between the built environment and existing natural areas, including areas of native vegetation, pastoral lands and production forestry, particularly along the ridgelines that enclose the precinct
- maintain separation by dispersing development.

The hill country and ridgelines surrounding the precinct not only contribute significantly to landscape character and rural amenity values within the area, but also to the surrounding suburbs of Howick and Cockle Bay and the wider Whitford area. Limiting the number of buildings and structures in the skyline ridge and hill country areas is therefore critical to maintaining rural amenity and the perception that the precinct is rural in character.

Riparian management indicative constraints area

The riparian management indicative constraints area applies, as a minimum, to all land lying 10m either side of all existing permanent streams within the precinct, shown on Whitford Precinct: Precinct plan 2 to:

- protect existing landscape features associated with riparian margins
- allow for sediment control between household units and streams
- provide visual screening opportunities between household units
- provide for possible future recreational and ecological corridors.

No development is permitted within the constraints area. The objective is to limit the amount of development in gully areas and in proximity to streams, and to allow the setting aside and replanting of these areas with native vegetation. The 20m width of the constraints area is the minimum requirement only. The actual area of riparian margin that may be required to be enhanced and/or protected may be greater, depending on the topography and physical characteristics of the stream. This would be assessed at resource consent stage.

Coastal indicative constraints area

The coastal edge contributes to the existing character and amenity values of Whitford's landscape, refer to Whitford Precinct: Precinct plan 3. Views of the coastal edge, estuarine areas and the inner Hauraki Gulf are a source of significant amenity to the area. The coastal indicative constraints area covers the area where land subdivision, use

and development can influence coastal landscape and amenity within the precinct. The primary purpose of this constraints area is to protect existing landscape character and amenity values associated with the coastal edge including beaches, intertidal areas, estuaries, cliffs, escarpments and coastal slopes.

Native vegetation indicative constraints area

The native vegetation indicative constraints area identifies areas of native vegetation for protection and enhancement, shown on Whitford Precinct: Precinct plan 2 to:

- protect existing native vegetation for future generations
- provide opportunities for increased diversity through permanent legal protection of existing areas of native vegetation through fencing, weed and pest control
- enhance the landscape to ensure ecological services are maintained during and after development
- protect the quality and resilience of the resource.

Slopes indicative constraints area

A significant portion of the precinct consists of slopes steeper than 15 degrees, refer to Whitford Precinct: Precinct plan 1. The northern and eastern parts of the precinct form a series of prominent hills and valleys. Large tracts of unstable ground are situated in the southern part of the precinct. This is delineated as the Southern Landslide zone and covers approximately one third of the precinct. Within this zone there is evidence of mass land movement and benched topography, typical of deep-seated block sliding.

The location of the slopes steeper than 15 degrees is mapped as a slopes indicative constraints area to:

- avoid development within these areas unless it can be proven that the building platform is stable
- encourage stabilisation and landscape and ecological enhancement through revegetation of steep and erosion-prone slopes.

Sub-precinct A is zoned Rural – Countryside Living Zone and Special Purpose – Quarry Zone.

Sub-precinct B is zoned Rural – Countryside Living Zone with an area on the eastern boundary zoned Rural – Mixed Rural Zone.

I441.2. Objectives

- (1) Rural countryside living subdivision, use and development of land occurs in a way which ensures that:
 - (a) landscape character and rural amenity values are maintained and enhanced;
 - (b) the operation of rural production activities can continue without being constrained by the adverse effects of reverse sensitivity;
 - (c) the natural character and ecological values of native bush and vegetation areas, the streams and coastal waters are maintained and enhanced;

- (d) areas identified as subject to significant erosion or land instability risk are avoided.

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

I441.3. Policies

- (1) Identify areas where constraints on development are necessary to prevent them from being visually prominent or obtrusive when viewed from public places.
- (2) Require land subdivision, use, and development to maintain and enhance the natural character and ecological values of native bush and vegetation areas, the streams and coastal waters through:
 - (a) the setting of limits on density, minimum site size, vegetation maintenance and legal protection of vegetation;
 - (b) requiring minimum revegetation planting through subdivision standards; and
 - (c) providing for significant enhancement planting.
- (3) Require the retention and enhancement of the natural character and ecological values of native vegetation, riparian areas and streams within the precinct.
- (4) Identify areas subject to significant erosion or land instability risk, and ensure development is avoided in these areas.
- (5) Provide incentives for biodiversity enhancement.
- (6) Maintain or enhance water quality in tributaries and the wider Whitford estuary system by:
 - (a) minimising land disturbing activities;
 - (b) protecting and enhancing remnants of native vegetation, riparian vegetation and wetlands; and
 - (c) improving biodiversity values through design.
- (7) Maintain or enhance water quality in tributaries and the wider Whitford estuary system by:
 - (a) minimising land disturbing activities;
 - (b) protecting and enhancing remnants of native vegetation, riparian vegetation and wetlands;
 - (c) improving biodiversity values through design;

- (d) managing stormwater in a way that achieves the collection and management of rainfall and surface water on site and avoids the discharge of sediment and other contaminants from entering watercourses; and
 - (e) managing the quantity of stormwater discharged so as to not increase channel erosion.
- (8) Encourage public open spaces within the Whitford Precinct to:
- (a) provide for a range of outdoor recreational activities including passive and active recreation;
 - (b) provide for a well-connected, integrated and accessible network of recreational trails for walking, cycling and horse riding that offer a variety of different routes, links and circuits;
 - (c) protect key areas of ecological, heritage and landscape significance;
 - (d) provide an appropriate amount of space for community buildings or facilities; and
 - (e) provide opportunities for visual appreciation of the area.
- (9) Encourage dwellings to be clustered and to provide shared community facilities where it supports the countryside living character of the precinct.
- (10) Ensure development is located, designed and managed in such a manner as to avoid, remedy or mitigate conflicts between differing land uses, including the Whitford Landfill.

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

I441.4. Activity table

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

Table I441.4.1 Activity table specifies the activity status for land use and development activities pursuant to section 9(3) of the Resource Management Act 1991 and the activity status for subdivision pursuant to section 11 of the Resource Management Act 1991.

Table I441.4.1

Activity		Activity status
General		
All buildings accessory to any activity specified in this table have the same status as the activity itself, unless otherwise specified in this table.		
Rural		
(A1)	Forestry	P

(A2)	Forestry not complying with standard I441.6.1	D
Development		
(A3)	Buildings and accessory buildings located within the specified building area identified in a plan of subdivision	P
(A4)	Additions and alterations to buildings within the specified building area	P
(A5)	Additions and alterations to buildings where any part is located outside the specified building area	RD
(A6)	Buildings or accessory buildings located outside the specified building area	D
(A7)	Buildings for communal facilities for the sole use of the occupiers of clustered housing developments	RD
(A8)	Application for a specified building area	D
(A9)	Dwellings not complying with Standard I441.6.4.1 and I441.6.4.2 Buildings and accessory buildings	D
Subdivision		
(A10)	Subdivision which meets the standards in E39 Subdivision – Rural and the Whitford Precinct subdivision standards	RD
(A11)	Subdivision that does not meet the standards in E39 Subdivision – Rural and the Whitford precinct subdivision standards	NC

I441.5. Notification

- (1) Any application for resource consent for an activity listed in Table **Error! Reference source not found.** 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).

I441.6. Standards

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

- Rural zone rules H19.10.10 Dwellings and Table H19.8.2 do not apply.

All activities listed as permitted and restricted discretionary activities in Table I441.4.1 must comply with the following permitted activity standards.

I441.6.1. Forestry

- (1) Maximum planted area within the road corridor, shown on Whitford Precinct: Precinct plan 4: Whitford road corridor, is 1ha per site.

- (2) Maximum planted area outside the road corridor, shown on Whitford Precinct:
Precinct plan 4: Whitford road corridor, is 4ha per site.

I441.6.2. Yards

- (1) The following yards apply:

I441.6.2.1. Table 1 - Yards

Yard	Dimension
Front	10m
Side and rear	3m
Coastal	30m
Yards fronting an arterial road	20m

I441.6.3. Building coverage

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

I441.6.3.1. Table 2 – Building coverage

Site size	Building coverage
Up to 2500m ² net site area	350m ²
Greater than 2500m ² and 4000m ² in net site area	450m ²
Greater than 4000m ² net site area	600m ²

I441.6.4. Buildings and accessory buildings

- (1) The maximum gross floor area of all buildings other than dwellings must not exceed 100m² per site.
- (2) All buildings, including dwellings, must be located within the specified building area identified on the plan of subdivision and secured by a consent notice attached to the Certificate of Title to the site.
- (3) Where the Certificate of Title to a site does not have an attached consent notice specifying a building area, all buildings, including dwellings, are discretionary activities.

I441.6.5. Subdivision

The Auckland-wide rules apply unless otherwise specified below, except that, apart from in relation to boundary adjustments, Subdivision rules E39 Subdivision - Rural do not apply.

I441.6.5.1. Subdivision density

(1) The following subdivision density rules apply:

Table 3 - Subdivision

Whitford sub-precinct	Site density
Whitford A	No more than one site per 3.5ha gross across the entire existing site
Whitford B	No more than one site per 5ha gross across the entire existing site

- (1) For the purposes of this standard, the calculation of subdivision site density does not include access sites and any site created for utility or communal purposes for which consent has been granted, and that does not allow for the establishment of a future dwellings, but may include the area occupied by those sites.
- (2) The calculation of maximum permitted site density must exclude from the area of the existing site any area of planting previously legally protected or previously required to be legally protected pursuant to these subdivision.

I441.6.5.2. Sites

The existing site:

- (1) For the purposes of this standard, existing site means all the land held in a separate certificate of title dated 8 July 2005. This was the date for public notification of the Whitford rural plan change.
- (2) Subdivision may be carried out in stages by making reference back to the parent site existing as at 8 July 2005 provided the total number of sites does not exceed the maximum site density.
- (3) Where an application for subdivision consent incorporates two or more adjoining existing sites, the total area of the land subject to the application may be treated as one site for the sole purpose of configuring and designing the subdivision. The number and size of proposed sites in the application must not exceed the total number and size of sites that would otherwise be created as a restricted discretionary activity for each of the individual existing sites.
- (4) In respect of any site within a subdivision capable of further subdivision under these standards, there must be no further subdivision of that site if it would result in the total permitted density being exceeded with respect to the existing site. This requirement is to be secured by a suitable legal

instrument which must be registered on certificates of title to ensure ongoing compliance with this standard.

- (5) Where an application for subdivision consent is for an existing site held in a separate certificate of title on 8 July 2005 and contains land both inside and outside the Whitford Precinct, the area of land contained within the precinct must be considered the existing site or parent site under these standards. Land outside the Whitford Precinct must not be used in the calculation of the average site size for subdivision.
- (6) Where an application for subdivision consent includes proposed sites that cross the Whitford Sub-precinct A and Sub-precinct B boundaries, no less than 50% of the net site area of a proposed site shall be located within the Whitford A sub-precinct to qualify as a site meeting the minimum site area requirement under these standards.

I441.6.5.3. Specified building area

- (1) The subdivision plans must show a minimum 15 metre by 15 metre area specified building area complying with standards and any site specific constraints to demonstrate that it can contain a household unit.
- (2) Buildings must be limited to the specified building area.
- (3) The specified building area and the access to each specified building area must be proven to be geotechnically stable.
- (4) The specified building area must not be located within a corridor extending 10 metres either side of a perennial stream (as indicated on precinct plan 1 and precinct plan 2), or any ephemeral stream.
- (5) Within the Whitford Quarry Buffer, details shall be provided of the outcome of consultation with representatives of the owners and operators of the Whitford Quarry and Whitford Landfill concerning the proposed location of the specified building area.

I441.6.5.4. Riparian management indicative constraints area

- (1) Where there is conflict between the location of a permanent stream mapped on Whitford Precinct: Precinct plans 1 and 2 and the physical location of the permanent stream on the site, the physical location of the permanent stream on the site applies.
- (2) A minimum 10m strip must be planted in accordance with the precinct rules and fenced off from each bank of all permanent streams and will constitute the riparian management indicative constraints area, provided council may approve an alternative means of excluding livestock. This constraints area must also include any wetland areas associated with permanent streams on the site. Where there is no obvious stream bank, a

two-year ARI event water level as determined by a suitably qualified and experienced person will be used to determine the stream bank.

- (3) All buildings and structures excluding fencing must be set back a minimum of 5m from the constraints area.
- (4) Where the planting and revegetation required will be contiguous over more than three sites, a management structure or ongoing arrangement must be established to ensure the ongoing integrated management and maintenance of this planting and revegetation.
- (5) Where there is production forestry that was in existence at 8th July 2005 and is located within the riparian management indicative constraints area, the council may consent to a postponement of the planting required under this standard. This postponement can be no longer than 12 months after the clear felling harvest of the trees.
- (6) For guidance see the Whitford Precinct guidelines for native revegetation plantings for the required planting and management measures that relate to this standard.

I441.6.5.5. Environmental mitigation and enhancement

- (1) The permanent protection of all areas of existing native vegetation shown on Whitford Precinct: Precinct plan 2 must be secured by a suitable legal instrument which must be registered on certificates of title and binding on successors in title, and is to provide for the following:
 - (a) a requirement not to destroy or damage existing areas of native vegetation shown on Whitford Precinct: Precinct plan 2, the exact dimensions to be confirmed at the stage of subdivision
 - (b) all legally protected areas must be fenced unless the council approves an alternative fencing layout which effectively excludes all livestock from such areas.
- (2) Where the area of existing native vegetation required to be protected in (1) above is less than 1ha for each additional site created, additional native vegetation planting will be required to provide a minimum of 1ha in Whitford Sub-precinct A and 5000m² in Whitford Sub-precinct B for each additional site.
- (3) The minimum requirement in (2) above can include:
 - (a) the planting requirement for the riparian management indicative constraints area in Standard I441.6.5.34 above; and/or
 - (b) the planting required for slopes greater than 15 degrees in Standard I441.6.5.76 below; and/or

- (c) areas of native vegetation shown to have been specifically planted for enhancing or mitigating provided this does not include any area planted as a condition of any previous resource consent, or through public funding.
- (4) The planting requirement must be located within the Whitford Precinct and must be confined to areas where planting will provide:
 - (a) valuable ecological linkages; and/or
 - (b) significant benefits and improvements to water quality and land stability within the Whitford Precinct; and/or
 - (c) enhancement of existing water courses and any wetland areas to ensure their long term health and viability; and/or
 - (d) a significant and sustainable forest in its own right.
- (5) Where the planting and revegetation required under this standard will be contiguous over more than three sites, a management structure or other appropriate ongoing arrangement must be established to ensure ongoing integrated management and maintenance of this planting and revegetation.
- (6) For guidance the planting plan for this Standard are contained in the Whitford Precinct guidelines for native revegetation planting.
- (7) Exception. Where production forestry was in existence as at 8 July 2005 and is located within the constraints area or the slopes indicative constraints area, council may consent to a postponement of the required planting. This postponement may be no longer than 12 months after the clear felling harvest of trees within either the riparian constraint area or the slopes constraints area. A condition of subdivision consent to this effect will be imposed to ensure continuing compliance by the subdividing owner and subsequent owners. A consent notice will also be issued under s. 221 of the Resource Management Act 1991 specifying any such condition. The consent notice will be registered against the Certificates of Title to the relevant sites and will bind all subsequent owners of the land.

I441.6.5.6. Slopes indicative constraints area

- (1) For sites containing slopes steeper than 15 degrees shown on Whitford Precinct: Precinct plan 1 a report must be prepared by a suitably qualified and experienced person identifying:
 - (a) slopes steeper than 21 degrees;
 - (b) any slopes that exhibit signs of instability or past erosion; and

(c) any slopes subject to erosion in view of their soil and slope characteristics.

(2) All land identified in Standard I441.6.5.6a above must be planted in accordance with Standard I441.6.5.9 provided the planting will not apply on slopes steeper than 21 degrees if a report prepared by a suitably qualified and experienced person confirms there is no need as those slopes do not exhibit signs of instability or past erosion, or are not subject to erosion in view of their soil and slope characteristics e.g. rocky cliff, and:

(a) stock is to be permanently excluded from those slopes; and

(b) the area is to be maintained in accordance with a management plan that controls weeds and pests.

Note

Where a production forest was in existence on 8 July 2005 and is located within the constraint area, the council may consent to postponing the required planting under this standard. This postponement may be no longer than 12 months after the clear felling harvest of trees within the constraint area at which time the required planting will be done.

A condition of subdivision consent to this effect will be imposed to ensure continuing compliance by the subdividing owner and subsequent owners. A consent notice will also be issued under the Resource Management Act 1991 specifying any such condition. The consent notice will be registered against the certificates of title to the relevant sites and will bind all subsequent owners of the land.

I441.6.5.7. Recreational trails

(1) Where land with recreational trails as shown on Whitford Precinct: Precinct plan 3 is subdivided or developed, or where the first of any one or more of the sites legally described as allotments 57, 58 or 59 Parish of Maraetai is subdivided or developed, then provision for the recreational trails must be made as follows:

(a) the trail route must be generally in accordance with that indicated on Whitford Precinct: Precinct plan 3 except that a trail between points A and B is to be established on land owned by the Council unless an alternative route is established by agreement between the Council and the owner(s) of the land through which the alternative route would pass;

(b) the trail should provide access to scenic, historic and ecological features in the locality;

- (c) the trail should be independent of the road;
 - (d) where it is necessary for the trail to be provided in conjunction with a road, the Council may require widened berms and other amenity features along the trail route;
 - (e) where it is necessary to cross a major traffic route, Council will consider the practicality of requiring traffic control devices to help trail users cross safely;
 - (f) the trail route should be sited clear of the 1 per cent AEP flood path of any natural stream system;
 - (g) where the trail route is provided by means of a pedestrian access way, the legal width of the access way at any point must be no less than 6m unless Council believes a reduced width can provide the required level of access; and
 - (h) the recreational trail must be vested in Council.
- (2) Where a recreational trail is required as a condition of approval for a resource consent, including subdivision, the following design standards must apply:
- (a) recreational trails independent of roads:
 - (i) minimum width between boundaries of 5m and minimum metalled formation width of 3m; and
 - (ii) water tables and culverts must be provided when required for stormwater control.
 - (b) Recreational trails along road berms:
 - (i) minimum width of 3m and a minimum metalled width of 2m.
 - (c) provision must be made in the subdivision plan for any recreational trail shown on the planning maps that traverses the site to be vested in Council. The trail must be located at a practicable alignment and grade.

I441.6.5.8. Additional subdivision for significant enhancement planting

The Council may grant consent to the subdivision of land for the purposes of enabling significant enhancement planting areas where the following standards are met:

- (1) Number of sites:

Sites may be created, additional to the number that would otherwise be possible pursuant to Standard I441.6.5.1, provided that:

- (a) 4ha of native vegetation is planted for each additional site in accordance with Standard I441.6.5.9.
- (b) the maximum number of sites created from any existing site must not exceed that provided for in Table 4: Additional subdivision for significant enhancement planting.

Table 4: Additional subdivision for significant enhancement planting

Size of parent site (ha)	Maximum number of sites created under this standard
Up to 7 (Whitford sub-precinct A)	0
Up to 10 (Whitford sub-precinct B)	0
7 to 20 (Whitford sub-precinct A)	3
10 to 20 (Whitford sub-precinct B)	3
20 to 35	4
35 to 55	5
55 to 65	6
65 to 75	7
Greater than 75	8

(2) Location of significant enhancement planting:

- (a) planting must be located within the Whitford Precinct and must be confined to areas where it will:
 - (i) provide valuable ecological linkages; or
 - (ii) provide benefits and improvements to water quality and land stability; or
 - (iii) enhance existing water courses, including ephemeral streams, and any wetland areas to ensure their long-term health and viability; or
 - (iv) provide a significant and sustainable area of native bush, and may include:
 - the planting requirement for the riparian management indicative constraint area in Standard I441.6.5.3

- the planting required for slopes greater than 15 degrees in Standard I441.6.5.76
- any planting provided in Standard I441.6.5.9.

I441.6.5.9. Minimum standards for planting

- (1) This rule applies to planting required or proposed pursuant to Standard I441.6.5.34, Standard I441.6.5.65 and Standard I441.6.5.76.
- (2) A re-vegetation plan and programme covering the following matters is required:
 - (a) pre-planting site assessment;
 - (b) planting plan assessment; and
 - (c) annual monitoring programme.
- (3) Planting must be at a minimum density of 1.4m centres - 5100 stems/ha. A greater density may be required in some situations, for example where there is a significant weed infestation or the planting is close to streams or wetlands.
- (4) Permanent protection of planting and revegetation areas is to be secured by a suitable legal instrument which must be registered against the certificates of title for relevant sites before council issues the s. 224(c) certificate under the Resource Management Act 1991, and must include requirements:
 - (a) not to destroy or damage protected vegetation;
 - (b) for protected vegetation to remain undisturbed and weeds and pests to be adequately controlled; and
 - (c) for all protected areas to be fenced to prevent undergrazing, unless the Council approves an alternative method which effectively excludes all livestock from such areas.
- (5) A bond may be required to ensure that any planting is fully established and sustainable. Any such bond will be registered against the certificates of title for relevant sites and will bind successors in title.

I441.7. Assessment – controlled activities

I441.7.1. Matters of control

There are no controlled activities in this precinct.

I441.8. Assessment – restricted discretionary activities

I441.8.1. 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 additions and alterations to buildings where any part is located outside the specified building form:
 - (a) the effects on rural character;
 - (b) the effects on site stability; and
 - (c) the effects on native vegetation.
- (2) for buildings for communal facilities for the sole use of the occupiers of clustered housing developments:
 - (a) the effects on rural character and amenity values;
 - (b) the effects of alternative locations for buildings or structures; and
 - (c) the effects on native vegetation and archaeological features.
- (3) for subdivision which meets the Auckland-wide E39 Subdivision -Rural and Whitford Precinct subdivision standards:
 - (a) the effects on the protection and enhancement of riparian areas and vegetation;
 - (b) the effects of the location of building platforms;
 - (c) the effects on the protection and enhancement of open space;
 - (d) the effects on the location of internal private ways and rights-of-way;
 - (e) the effects on the provision of recreational trails;
 - (f) compatibility of application with the Whitford Precinct design guide;
 - (g) the effects on the riparian management indicative constraints area;
 - (h) the effects on the coastal indicative constraint area;
 - (i) the effects on the road corridor indicative constraints area;
 - (j) the effects on the slopes indicative constraints area;
 - (k) the effects on the scenic amenity indicative constraints area;
 - (l) the effects of re-vegetation planting;

- (m) the effects on landscape character and rural amenity values; and
- (n) the effects on subdivision for significant enhancement planting.

1441.8.2. 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 additions and alterations to buildings where any part is located outside the specified building form:
 - (a) the scale and location of the activity should be in keeping with the rural character of the area:
 - (i) whether the area onto which the activity is to extend is stable enough to support the structure; and
 - (ii) the extent to which the native vegetation shown on Whitford Precinct: Precinct plan 2 is adversely affected.
- (2) for buildings for communal facilities for the sole use of the occupiers of clustered housing developments.
 - (a) effects on rural character and amenity values:
 - (i) whether the location of the building or structure takes into account the description, explanation and purpose of any indicative constraints area it lies within;
 - (ii) the extent to which the spaciousness of the precinct is maintained within the site taking into consideration the position of the building or structure in response to the landform;
 - (iii) whether the design, orientation, layout and external appearance of the building or structure blends in with the rural landscape;
 - (iv) the extent to which the use and activities associated with the building or structure are compatible with the rural environment and whether the activity causes conflicts with adjoining land uses;
 - (v) whether the building or structure complies with the development and land use controls for the precinct; and
 - (vi) whether the purpose of the building or structure is accessory to the clustered housing development it serves.
 - (b) alternative locations for building and structure:
 - (i) whether the environmental effects of other alternative locations for the building or structure are considered and the proposed location provide the best environmental outcome with respect to its overall design;

- (ii) the extent to which the location of the building or structure is in relation to the clustered housing development it serves; and
 - (iii) the extent to which the location of the building or structure is within the clustered housing development it serves.
- (c) native vegetation:
 - (i) whether the building or structure will require the removal of native vegetation.
- (3) for subdivision which meets the Auckland-wide E39 Subdivision -Rural and Whitford precinct subdivision rules:
 - (a) protection and enhancement of protected vegetation:
 - (i) the extent to which any dwelling, accessory building, specified building area or access driveway is located to minimise adverse effects on any native vegetation shown on Whitford Precinct: Precinct plan 2; and
 - (ii) in assessing any plan for any proposed planting:
 - the extent to which plants are appropriate to the locality, accommodating matters such as slope, soil type, exposures to winds, degree of shading and wetness of the site;
 - the extent to which site preparation includes weed/pest removal and stock proof fencing;
 - the extent to which planting will take account of the seasons and be of an appropriate size; and
 - the extent to which planting and revegetation will protect and enhance ecological values, natural landscape patterns and values.
 - (b) location of specified building area:
 - (i) the extent to which any specified building areas are located so they minimise adverse effects on rural amenity, stormwater runoff and sediment loss.
 - (c) protection and enhancement of open space:
 - (i) the extent to which a suitable legal mechanism is required to prevent the future establishment of household units in any area identified as having particular landscape or rural character value.
 - (d) location of internal private ways, rights-of-way or public road:
 - (i) whether these are located at a grade, width and alignment, and with a finished surface to avoid or mitigate adverse effects on the site's rural character.
 - (e) provision of recreational trails:

- (i) the extent to which any trails shown on the subdivision plan generally accord with those shown on the planning maps. And whether they are at a practical grade and alignment and link other recreational trails on adjacent properties that are also generally accord with trails shown on the planning maps; and
 - (ii) the extent to which trails volunteered by a landowner or applicant additional to those shown on the planning maps are shown on a subdivision plan. And whether any volunteered trails are of a practical grade and alignment and, where practicable, linked to trails shown on the planning maps or formed on adjoining properties.
- (f) compatibility of application with the Whitford Precinct design guide:
- (i) whether the location of any practicable building platforms and the general layout of the subdivision along with any proposed planting complies with design guide principles.
- (g) riparian management indicative constraints area:
- (i) the extent to which the location of the fencing relates to the topography and the physical characteristics of the natural landform, including streams, wetlands and slopes;
 - (ii) the extent to which planting reflects the composition of former natural vegetation likely to have occupied the site and have regard to natural processes of succession;
 - (iii) the extent to which existing exotics are protected where these are non-invasive and have positive environmental values, such as landscape and amenity value; and
 - (iv) whether protection and planting out of the riparian margins take account of the ecological health of the stream, and the opportunities to enhance the ecosystem.
- (h) coastal indicative constraints area:
- (i) whether the natural character and landscape values of the coastal environment will be adversely affected;
 - (ii) the extent to which development will be consistent with the key national policy documents on the management of the coastal environment, including the New Zealand Coastal Policy Statement 2010;
 - (iii) whether buildings are sited and designed so they do not break the line and form of the landscape with special regard to ridgelines, headlands, promontories and prominent slopes, and whether their design uses topography or existing vegetation to screen adverse visual effects; and

(iv) whether they are located in less prominent locations using a design, orientation, layout and external appearance to avoid or remedy adverse effects on the natural character of the coastal environment, coastal landscapes, amenity values, public access and the potential for future public access, natural features and ecosystems.

(i) road corridor indicative constraints area:

(i) the extent to which existing topographical features are used to screen buildings and development within the area shown on precinct plan 4 from view from any primary roads, and whether buildings and driveways are visually obtrusive from primary roads unless mitigation planting is required under rules for riparian management and slopes indicative constraints areas;

(ii) the extent to which dwellings within the road corridor are screened by existing topographical features. Where this is not possible such as for geotechnical reasons, then consideration should be given to minimising the visual effects by other means. This may include limiting the height to one storey or using building material and colours sympathetic to the surroundings. Where possible, buildings are to be located to take advantage of screening afforded by the required enhancement planting;

(iii) whether the location of new amenity, mitigation and/or screen planting restricts views from the road of rural land or the coast, or limit the ability to retain open space areas within the road corridor and maintain views of the landscape beyond, unless mitigation planting is required under the rules relating to riparian management and slopes indicative constraints areas;

(iv) the extent to which development within the road corridor leads to an over concentration of visible development in one vicinity; and

(v) whether lineal or ribbon development is avoided within the road corridor.

(j) slopes indicative constraints area:

(i) whether buildings are sited to avoid land steeper than 15 degrees and susceptible to erosion.

(k) scenic amenity indicative constraints area:

(i) whether buildings and driveways are visually obtrusive when viewed from any public road, reserve, coastal environment or public place. In prominent locations, whether buildings are avoided or, if the location is necessary, such as for geotechnical reasons, whether height is limited to one storey, visible building bulk minimised, and other techniques such as building materials and colours sympathetic to surroundings used.

(l) revegetation planting:

- (i) whether the location of revegetation planting takes into account its purpose, including:
 - revegetation of slopes steeper than 15 degrees as shown on Whitford Precinct: Precinct plan 1 which are subject to significant risk of erosion and instability;
 - riparian margin and wetland restoration and coastal margin restoration;
 - extension of existing ecological corridors;
 - enhancement of ephemeral streams; and
 - enhancement of existing native vegetation.
- (ii) whether revegetation or mitigation planting integrates with surrounding vegetation patterns and natural boundaries i.e. streams, gullies, ridgelines.
- (iii) whether the location of revegetation planting:
 - adversely affects the rural character and amenity values of the precinct; and
 - undermine the intent of the various indicative constraints areas
- (iv) whether the location achieves the best environmental outcome for the site;
- (v) whether consideration is given to a better environmental outcome might be achieved by transferring the planting to a different site within the precinct;
- (vi) the extent to which planting is within 20m either side of the centre point of a high voltage (110Kv or higher) transmission line, the species of trees to be planted are to maintain safe clearance distances at a mature height, in accordance with the Electricity (Hazards from Trees) Regulations 2003;
- (vii) whether replanting prevents vehicular access to existing transmission lines; and
- (viii) whether the revegetation programme/plan for any proposed planting:
 - include plants appropriate to the locality, allowing for matters such as slope, soil type, exposure to winds, degree of shading and wetness of the site;
 - include weed/pest removal and the provision of stock proof fencing as part of the preparation;
 - consider the season of planting;

- ensure the plant size is appropriate to the locality;
- protect and enhance ecological values and natural landscape; and patterns and values.

(m) effects on rural character and rural amenity values:

- (i) the extent to which subdivision design accommodates the purpose(s) of any constraints areas it lies within open space is maintained, taking into consideration whether buildings are dispersed or clustered in response to the landform;
- (ii) the extent to which any earthworks integrate with surrounding natural landforms;
- (iii) the extent to which revegetation or mitigation planting integrates with surrounding vegetation patterns and natural boundaries i.e. streams, gullies, ridgelines;
- (iv) the extent to which any proposed urban elements, such as kerb and channel, subdivision entrances and entry statements, curtilage, boundary fences, boundary walls and exterior lighting, are incompatible with the precinct's rural character;
- (v) the extent to which the appearance of a working rural landscape is maintained e.g. pasture, vineyards, agriculture;
- (vi) the extent to which the locations of any buildings to be constructed, proposed planting or earthworks restrict existing views of the open countryside surrounding properties; and
- (vii) the extent to which the environmental effects of alternative locations for the proposed boundaries of any new sites, the proposed practicable building platforms or activities on the site have been considered and whether the proposed location provides the best environmental outcome with respect to its overall design.

(n) subdivision for significant enhancement planting:

- (i) whether there are no adverse effects on the rural character and amenity values within the precinct;
- (ii) whether the proposal achieves good environmental outcomes on the parent site or an appropriate alternative site;
- (iii) whether adequate legal and physical protection provides for the replanted area, including fencing, weed and animal pest control;
- (iv) whether native planting is appropriate for the site e.g. eco-sourcing, soil type, aspect, wetness; and
- (v) whether replanted area is sustainable and becomes an ecosystem in its own right.

(o) effects on landfill activities

The extent to which subdivision of development is located in the Quarry Buffer Area surrounding Whitford Quarry and Whitford Landfill, subdivision or development is located and designed to avoid the potential for adverse effects (including reverse sensitivity effects) on the existing landfill, including (in addition to the measures that apply in respect of quarry activities in the Quarry Buffer Area rules):

- (i) whether the location and orientation of a dwelling and outdoor living areas in the specified building area can ensure occupants are adequately separated and/or protected from the adverse effects of landfill activities and heavy haulage routes, including existing and future odour, noise, dust and vibration;
- (ii) whether building design, landform modifications or planting proposals are able to mitigate existing and future odour, noise and visual effects of the landfill activity;
- (iii) whether sufficient acoustic insulation measures in the design of a building in the specified building area can ensure an internal noise environment in habitable rooms that does not exceed LAeqLdn (1hr) 40dBA; and
- (iv) whether buildings or activities in the specified building area would unduly limit the operation of an existing landfill activity, including its future operations.

I441.9. Special information requirements

I441.9.1. Removal of native vegetation shown on Whitford Precinct: Precinct plan 2: Location of permanent streams and native vegetation indicative constraints areas.

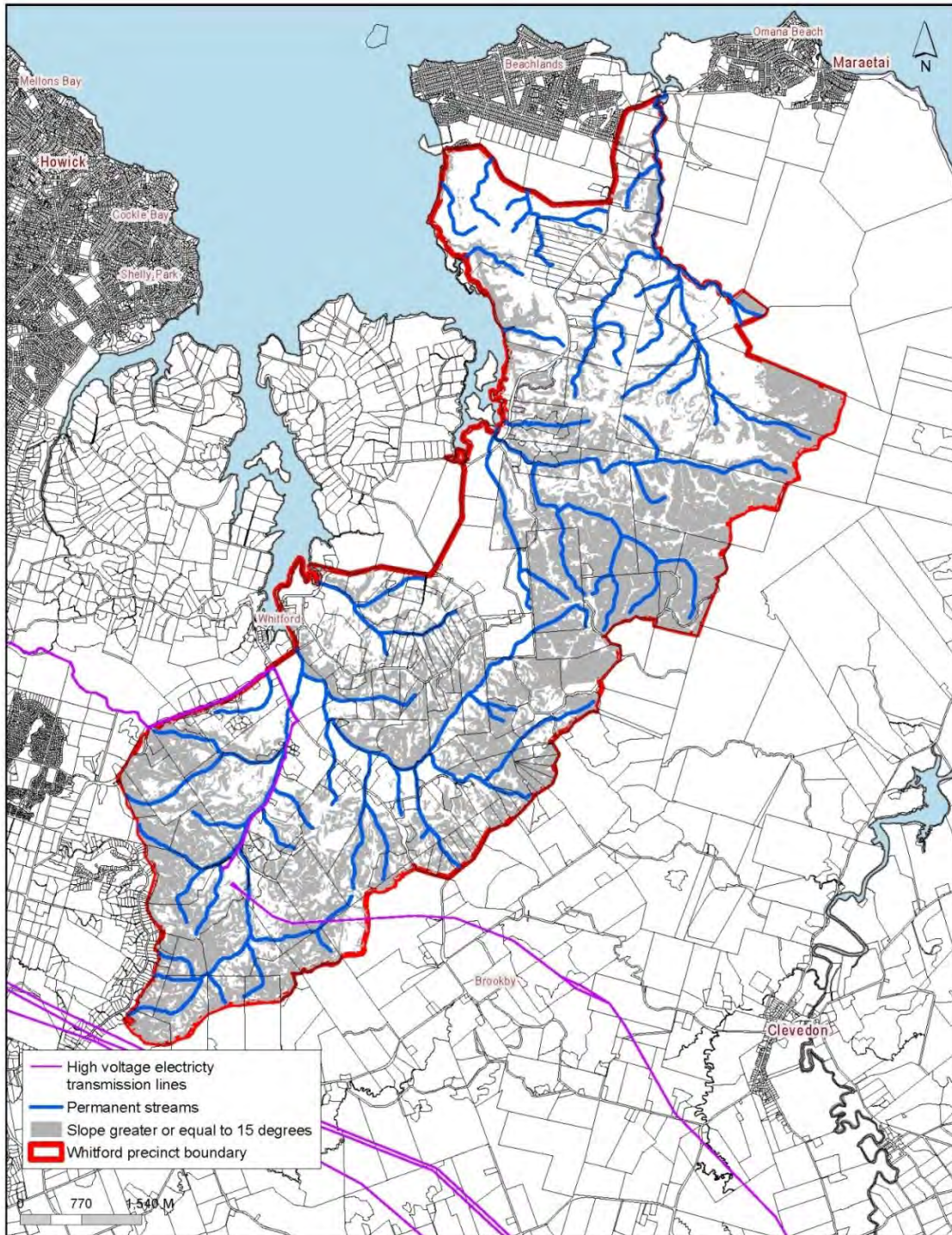
- (1) An application to remove native vegetation must have a management plan that includes:
 - (a) the nature, extent, ecological and landscape significance of all native vegetation on the site;
 - (b) the nature and extent of any proposed alteration to the native vegetation;
 - (c) the reasons for altering native vegetation;
 - (d) the nature and extent of any development of the site likely to affect the area of remaining native vegetation;
 - (e) details of noxious weed and animal control; and
 - (f) details in both map and written form, and sufficient information to give a clear understanding of the plan.

I441.9.2. Forestry

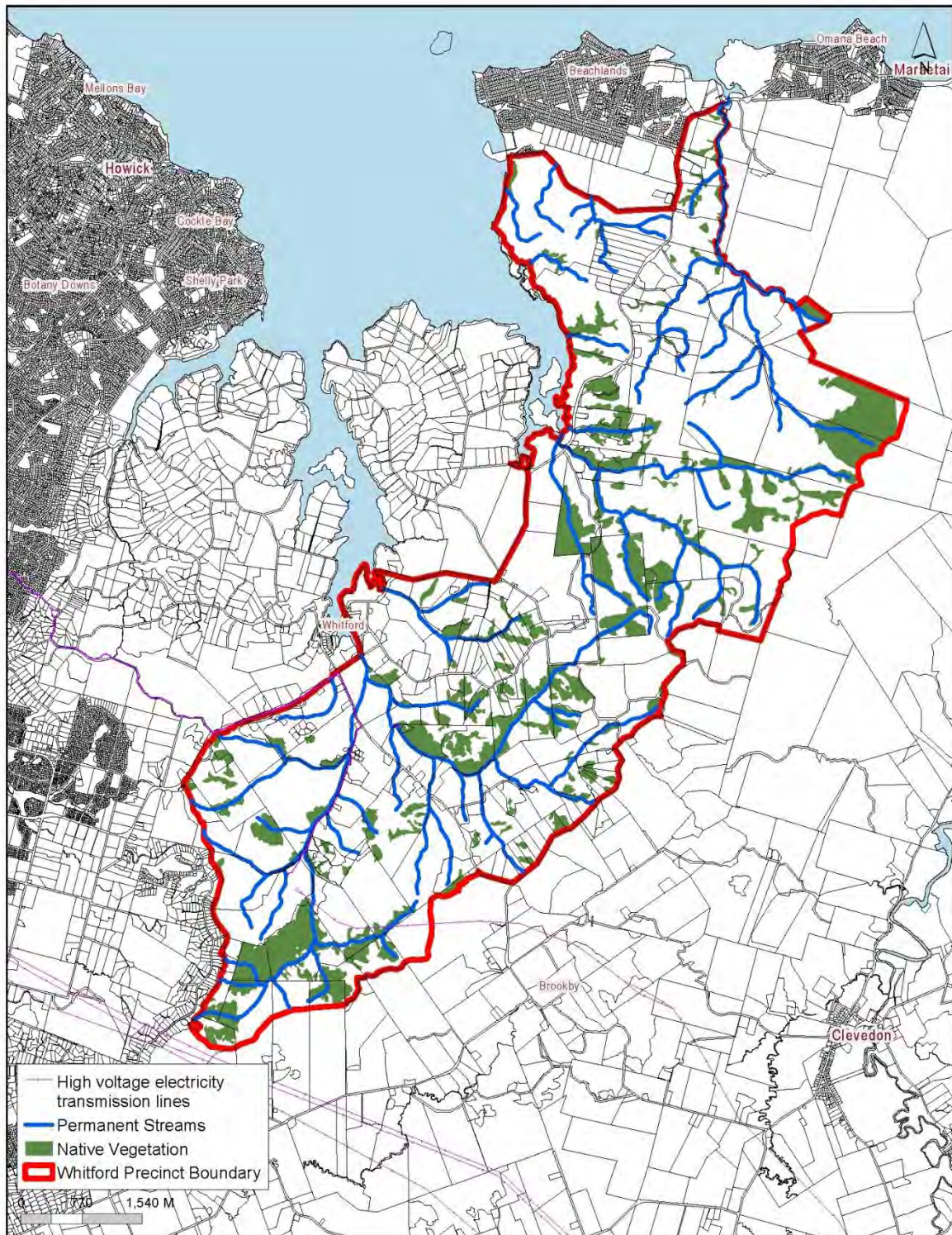
- (1) An application for resource consent for forestry must include a management plan prepared to council's satisfaction and including the following information:
- (a) location and scale of areas proposed for forestry;
 - (b) an assessment of any archaeological or historic sites within the areas proposed for forestry;
 - (c) an assessment of the impact of the proposal on natural habitat values of the locality and measures to be used to protect those values;
 - (d) an assessment of the impact of the proposal on any natural heritage overlay areas and measures to be used to preserve and protect the quality, character and values of those landscapes;
 - (e) methods to be used to prevent erosion during forestry work;
 - (f) the time period over which forestry will take place;
 - (g) measures to be used to protect water flow and quality of any bodies of water or wetlands in the vicinity;
 - (h) methods to be employed to inhibit the spread of fire within and in the vicinity of the area to be forested;
 - (i) likely methods to be employed in harvesting operations;
 - (j) estimated volumes of timber produced and intended methods of transport of harvested timber from the site;
 - (k) the likely demands placed on roads and transportation facilities through the transportation of harvested timber; and
 - (l) the application must also include a sustainable forest management plan.

I441.10. Precinct plans

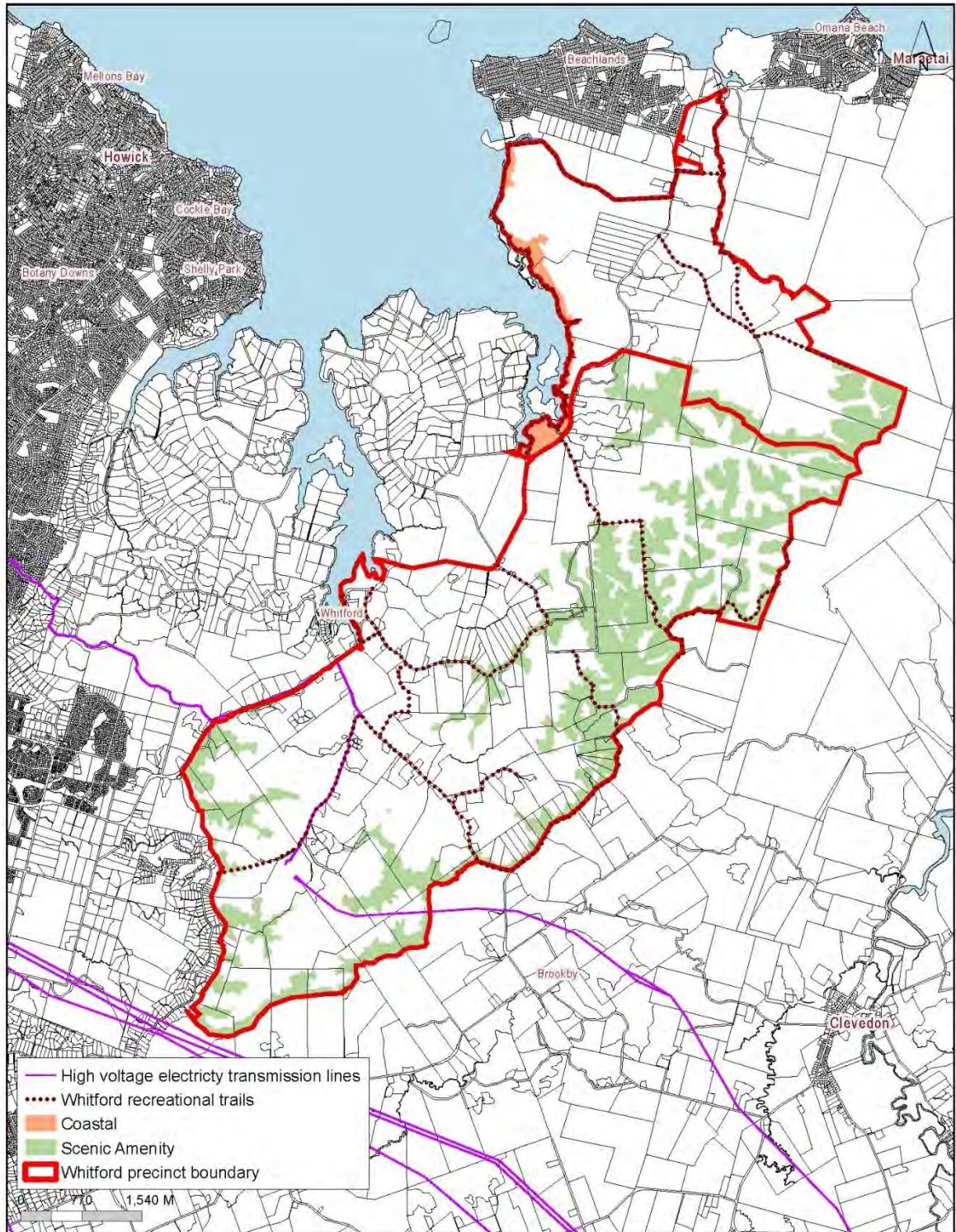
1441.10.1. Whitford Precinct: Precinct plan 1



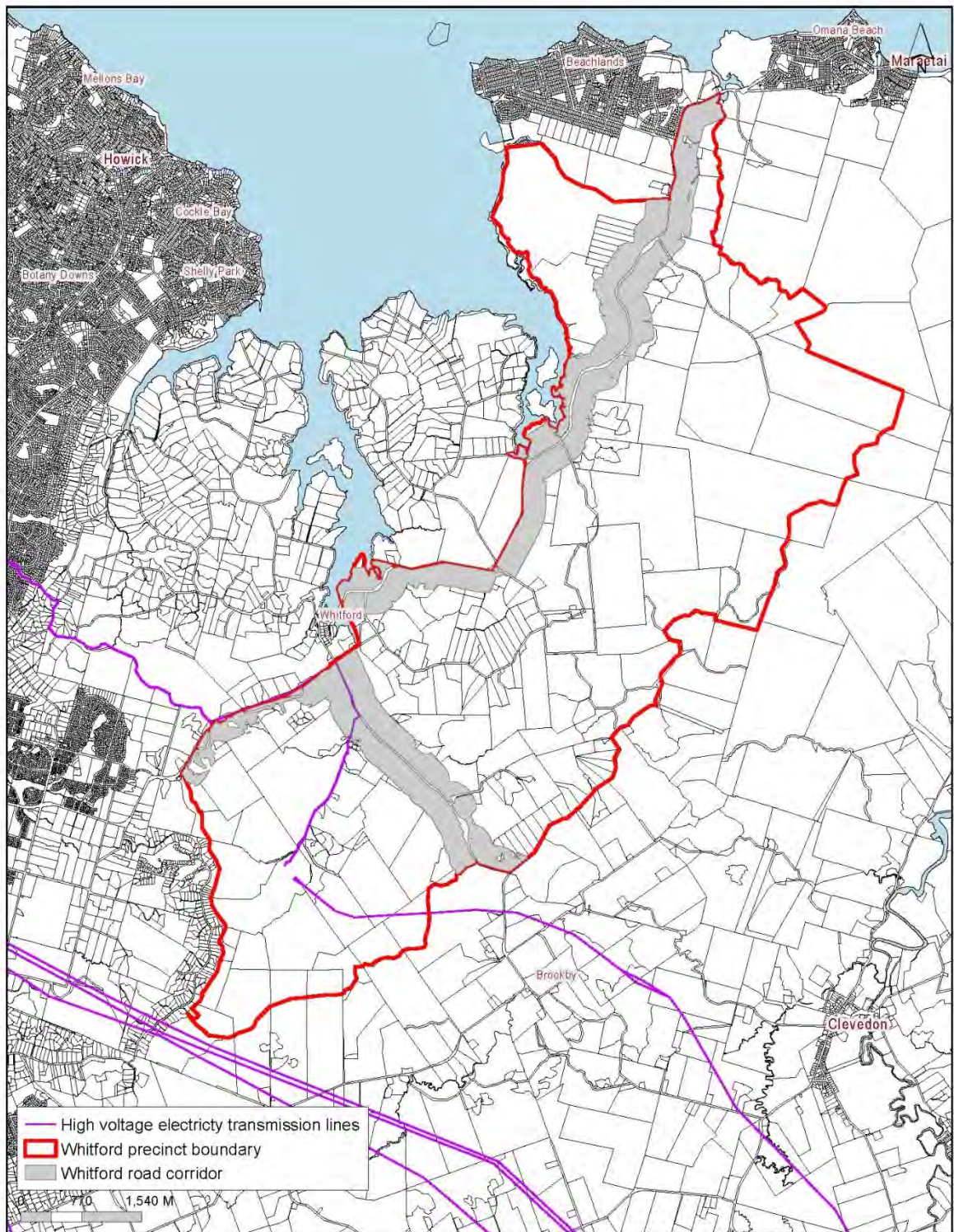
1441.10.2. Whitford Precinct: Precinct plan 2 - vegetation management



1441.10.3. Whitford Precinct: Precinct plan 3 - coastal and scenic amenity



1441.10.4. Whitford Precinct: Precinct plan 4 - location of road corridor



I442. Whitford Village Precinct

I442.1. Precinct Description

The Whitford Village Precinct comprises approximately 204.14 ha of land and is located at the head of Turanga Creek on the Pohutukawa Coast, 3km from the Auckland Rural Urban Boundary.

The Whitford Village Precinct provides for the limited expansion of Whitford Village for both business and residential land uses and to provide and enhance public open space and connections within the precinct. Expansion will be enabled through the provision of a developer-funded reticulated wastewater treatment and disposal system and improved water and stormwater infrastructure. The timing, provision and development of physical infrastructure is critical in managing the overall environmental effects of growth, particularly on Turanga Creek.

Change is to be managed to ensure the existing open space resources, historic heritage, landscape values and amenity values are complemented and enhanced so that a village character is retained.

The precinct is divided into three areas:

- Sub-precinct A applies to the existing business centre straddling Whitford-Maraetai Road;
- Sub-precinct B applies to existing residential areas in the village; and
- Sub-precinct C applies to greenfield land to the south of the existing village bounded by Whitford Park Road, Turanga Creek and Saleyard Road.

The zones within Sub-precinct A are Business - Neighbourhood Centre Zone, and Open Space - Civic and Community Zone. The Residential - Single House Zone applies to Sub-precincts B and C. Open Space – Conservation Zone and a small area of Coastal - Coastal Transition Zone also apply to sub-precinct C.

I442.2. Objectives

- (1) Subdivision and development within Whitford Village is designed and implemented in a comprehensive, efficient and integrated manner that protects its historic heritage, creates a distinct village centre which facilitates social interactions, avoiding ad hoc development.
- (2) A variety of housing types and site sizes is provided for the growth of Whitford Village which maintains a distinctive village character and is supported by business and social facilities and open space.
- (3) Subdivision and development recognises, maintains and enhances the natural environment, character and amenity values of Whitford Village.
- (4) Business development is consistent with the character of existing commercial activity and responsive to the amenity values of Whitford Village.

- (5) Subdivision and development in Whitford Village achieves a high standard of urban design and uses a sustainable integrated stormwater management approach.
- (6) The form and layout of subdivision and development in Whitford Village avoids adverse effects on the coastal environment, Turanga Creek, and its contributing streams.
- (7) Whitford Village has sustainable infrastructure and other services.
- (8) The impact of vehicular traffic is managed.
- (9) Areas of open space and local reserve are provided so as to protect the values of the natural environment, the wellbeing of the community and the landscape character of Whitford Village.
- (10) Connectivity within and through the precinct to the coastal and riparian margins is provided by pathways and open space linkages.
- (11) Development and/subdivision within the precinct facilitates a transport network that:
 - (a) integrates with and avoids adverse effects on the safety and efficiency of the transport network of the surrounding area, including any upgrades to the surrounding network;
 - (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles; and
 - (c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice of engineering standards.

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

I442.3. Policies

- (1) Identify, reflect and, where appropriate, protect and enhance the historic heritage, archaeology and cultural values of Whitford Village.
- (2) Locate, design and manage commercial development and activities in a manner which protects the amenity values of adjacent residential activities.
- (3) Enable comprehensively planned development in Sub-precinct C to ensure subdivision and development is designed and implemented in general accordance with the Whitford Village: Precinct plan 1.
- (4) Encourage consultation with any other owners of land within Sub-precinct C when preparing to subdivide or develop the land.

- (5) Require subdivision or development within Sub-precinct C to demonstrate the interrelationship and future integration shown in the Whitford Village Precinct: Precinct Plan 1 with:
 - (a) other land within the sub-precinct; and
 - (b) any adjoining sub-precinct.
- (6) Enable consolidation of the existing higher density residential area in Sub-precinct B and greater flexibility of housing densities in the greenfields residential area of Sub-precinct C to create a neighbourhood with a distinctly mixed built form and character.
- (7) Obtain land for open space on land north of Whitford-Maraetai Road and between Sub-precinct A and the Turanga Creek, as shown in Whitford Village: Precinct Plan 1.
- (8) All new development should connect to a reticulated wastewater treatment and disposal system provided by developers of land within the Whitford Village Precinct and be constructed to any applicable industry-accepted standards.
- (9) Require subdivision and land use activities to provide a sustainable supply of potable water to meet the servicing demands expected by activities on the site.
- (10) Require all new developments to use an integrated stormwater management approach for the management of stormwater impacts on receiving environments in a manner that is consistent with the Whitford Integrated Catchment Management Plan.
- (11) Avoid potential reverse sensitivity effects on the Whitford by-pass from subdivision, development and activities occurring near the designated route.
- (12) Design traffic calming and parking management methods within the business area to minimise the adverse effects of traffic on the village character.
- (13) Provide for open space and connectivity at no cost to the Council in a manner consistent with the Whitford Village: Precinct plan 1.
- (14) Promote the adoption and maintenance of design that provides for energy efficiency, maximisation of the admission of natural light to buildings, the use of low environmental impact materials and water saving and re-use devices in all new development and buildings.
- (15) 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 the precinct plan.

(b) supports safe and efficient movement of pedestrians, cyclists, public transport and vehicles.

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

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

I442.4. Activity table

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

Table I442.4.1 Activity Table specifies the activity status of land use, development and subdivision activities in the Whitford Village 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 I442.4.1 Activity table

Activity		Activity status
Land Use		
(A1)	Any activity that does not comply with Standard I442.6.I442.6.1 Maximum density for Sub-precincts A and B	D
(A2)	Any activity that does not comply with Standard I442.6.I442.6.2 Maximum density in Sub-precinct C	D
(A3)	Any development or subdivision that does not comply with Wastewater Standards I442.6.I442.6.3.1 to I442.6.I442.6.3.2 and is not exempted by Standard I442.6.I442.6.3.3	Pr
Development		
(A4)	Direct vehicle access to sites from Whitford Park Road or from Saleyard Road.	NC
(A5)	Buildings that do not comply with Standard 0 Building height	D
(A6)	Development that does not comply with Standard I442.6.6 Yards	D
(A7)	Development that does not comply with Standard I442.6.I442.6.6.1 and I442.6.I442.6.6.2 Water	D
Subdivision		
(A8)	Any subdivision that does not comply with Standard I442.6.I442.6.7.1, I442.6.I442.6.7.2 and I442.6.I442.6.7.3	D

I442.5. Notification

(1) Any application for resource consent for an activity listed in Table I442.4.1 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).

I442.6. Standards

The overlay and Auckland-wide standards apply in this precinct in addition to the following standards.

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

I442.6.1 Maximum density for Sub-precincts A and B

- (1) The number of dwellings on a site must not exceed the limits specified in Table I442.6.1.1 below:

Table I442.6.1.1: Density of dwellings

Sub-precinct	Dwellings
Sub-precinct A	1 dwelling per site
Sub-precinct B	1 dwelling per 650m ² net site area

I442.6.2 Maximum density in Sub-precinct C

- (1) The number of dwellings in Sub-precinct C must not exceed 105.
- (2) No more than 10 sites may have a net site area of less than 350m² provided that:
- (a) the minimum net site area must be 200m²; and
 - (b) no more than five dwellings in any one location may be formed as a semi-detached or terrace housing development.

I442.6.3 Wastewater

- (1) All buildings, development and subdivision that generate the need for additional wastewater treatment and disposal within Whitford Village Sub-precinct C must be connected to a developer-funded reticulated wastewater system which must serve all of Sub-precinct C and should have the capacity to serve Sub-precincts A and B.
- (2) Further development or subdivision in Sub-precincts A or B must be able to make arrangements to connect to the wastewater system serving Sub-precinct C.
- (3) Where development and subdivision do not comply with Standard I442.6.3(1) and I442.6.3(2) above, the redevelopment of existing buildings and land may occur where there will be no increase in volumes of existing (as at November 2010) wastewater treatment and discharge.

I442.6.4 Building height

- (1) In Sub-precinct C only, no more than 10 dwellings may be contained within buildings up to 12m high.

I442.6.5 Yard

- (1) The yards in Sub-precincts B and C are as follows:

Table I442.6.5: Yards

Yard	Sub-precinct B	Sub-precinct C
Front	5m	Yard fronting Saleyard Road – 9m All other roads – 2.5m
Rear	3m	8m
Side	One of 3m and one of 1.5m	Not Applicable
Riparian	10m	10m

- (2) At least 50 per cent of the front yard must comprise a landscaped area.

I442.6.6 Water

- (1) All new dwellings must connect to a reticulated water supply.
- (2) Where a proposal does not meet Standard I442.6.6(1) above, new dwellings may use roof water collection for potable water supply, provided that:
- (a) provision is made for minimum water storage of:
- (i) one 25,000l tank for one bedroom dwellings
 - (ii) two 25,000l tanks for dwellings with two or more bedrooms
- (b) dwellings must comply with the following minimum roof areas:

Table I442.6.6.1: Minimum roof areas

Number of bedrooms	Minimum roof area (m ²) connected to the water storage tank
1	90
2	145
3	230
4+	295

- (a) the following water conservation devices must be used in all new buildings:
- (i) dual flush 11/5.5l toilets
 - (ii) showerhead flow restrictors
 - (iii) aerator taps.

- (3) Provision must be made for sufficient water supply and access to water supplies for fire fighting purposes consistent with New Zealand Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2003

I442.6.7 Subdivision

- (1) All subdivision must comply with wastewater Standard I442.6.3 and provide direct vehicle access to sites from Whitford Park Road or from Saleyard Road.
- (2) Where staging is proposed, the application must set out the means and time period for such staging particularly in relation to the provision of infrastructure that will enable future residential development.
- (3) The minimum net site size in Sub-precinct A is 650m², with an 800m² net site density average.
- (4) All roads, pedestrian connections and open space must generally be located and provided as shown on Whitford Village: Precinct Plan 1. This information must be provided at the time of development or subdivision of the site.
- (5) A landscape management plan must be prepared and submitted for approval as part of any subdivision proposal. For guidance, refer to the Whitford Village Design Guidelines.

I442.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I442.8. Assessment – restricted discretionary activities

I442.8.1 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 subdivision:
 - (a) the effect of subdivision on implementing the Whitford Village: Precinct Plan 1;
 - (b) applicable policies in the Whitford Village precinct;
 - (c) the effect of land uses and subdivision on:
 - (i) the design and location of roads; and
 - (ii) the provision of infrastructure for stormwater, wastewater and water supply.

I442.8.2 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 subdivision:
 - (a) the extent to which the Whitford Village: Precinct plan 1 is implemented;
 - (b) the extent to which the proposal meets the applicable policies for the Whitford Village Precinct;
 - (c) whether the design and location of roads are:
 - (i) in general accordance with Whitford Village: Precinct plan 1;
 - (ii) designed to integrate with the development of sites that adjoin those roads; and
 - (iii) designed to ensure provision and safety of pedestrians, cyclists, equestrians, and use of the movement lane as shared space.
 - (d) whether the provision of infrastructure:
 - (i) creates any demand for services and infrastructure at a cost to the wider community; and
 - (ii) provides for sustainable infrastructure and servicing and in particular wastewater and the supply of water.

I442.9. Special information requirements

An application where appropriate must be accompanied by:

I442.9.1 General

- (1) Show the boundaries between Sub-precincts A and B, if applicable.
- (2) Demonstrate that the proposed development or subdivision is in general accordance with the Whitford Village: Precinct Plan 1, and in particular the:
 - (a) location and nature of pedestrian connections;
 - (b) location and design of roads;
 - (c) location and design of public open space;
 - (d) location of natural features to be retained or enhanced; and
 - (e) location and design of noise attenuation treatment along Whitford Park Road and Saleyard Road.

- (3) Refer to the Whitford Precinct Urban design guidelines for native revegetation planting including standards and conditions which are proposed to achieve the matters outlined in the assessment criteria above.
- (4) Show the indicative location and layout of proposed sites, including their site areas and buildings types.
- (5) Show the location of the walkway/boardwalk linking Sub-precinct B to the Whitford-Maraetai Road.
- (6) Include a landscape management plan.
- (7) Include an infrastructure management plan.
- (8) Include a stormwater management plan showing compliance with the network discharge consent.
- (9) Show any provision to be made for staging, and how that staging is to be provided for.
- (10) Show any legal ownership and management arrangements necessary in respect of any communal outdoor living areas or any other communal responsibility or obligations such as shared accessways.

I442.9.2 Landscape management plans

- (1) These are required for landscaped areas to be covenanted, public open space landscaping, roads and streetscapes and walkways. They must provide details on:
 - (a) plant species schedules;
 - (b) planting specifications including individual tree planting locations;
 - (c) weed control and management;
 - (d) implementation;
 - (e) the location and design of public seating, vehicle barriers, signage, pedestrian lighting, litter receptacles, and other amenity features; and
 - (f) consistency with the New Zealand Tracks and Outdoor Visitor Structures Standard (SNZ).

I442.9.3 Subdivision and development

- (1) Public seating, vehicle barriers, signage, pedestrian lighting, litter receptacles, landscaping of public open space and roads, and other amenity features must be provided at the time of development, or subdivision or otherwise in accordance with a resource consent allowing for staging.

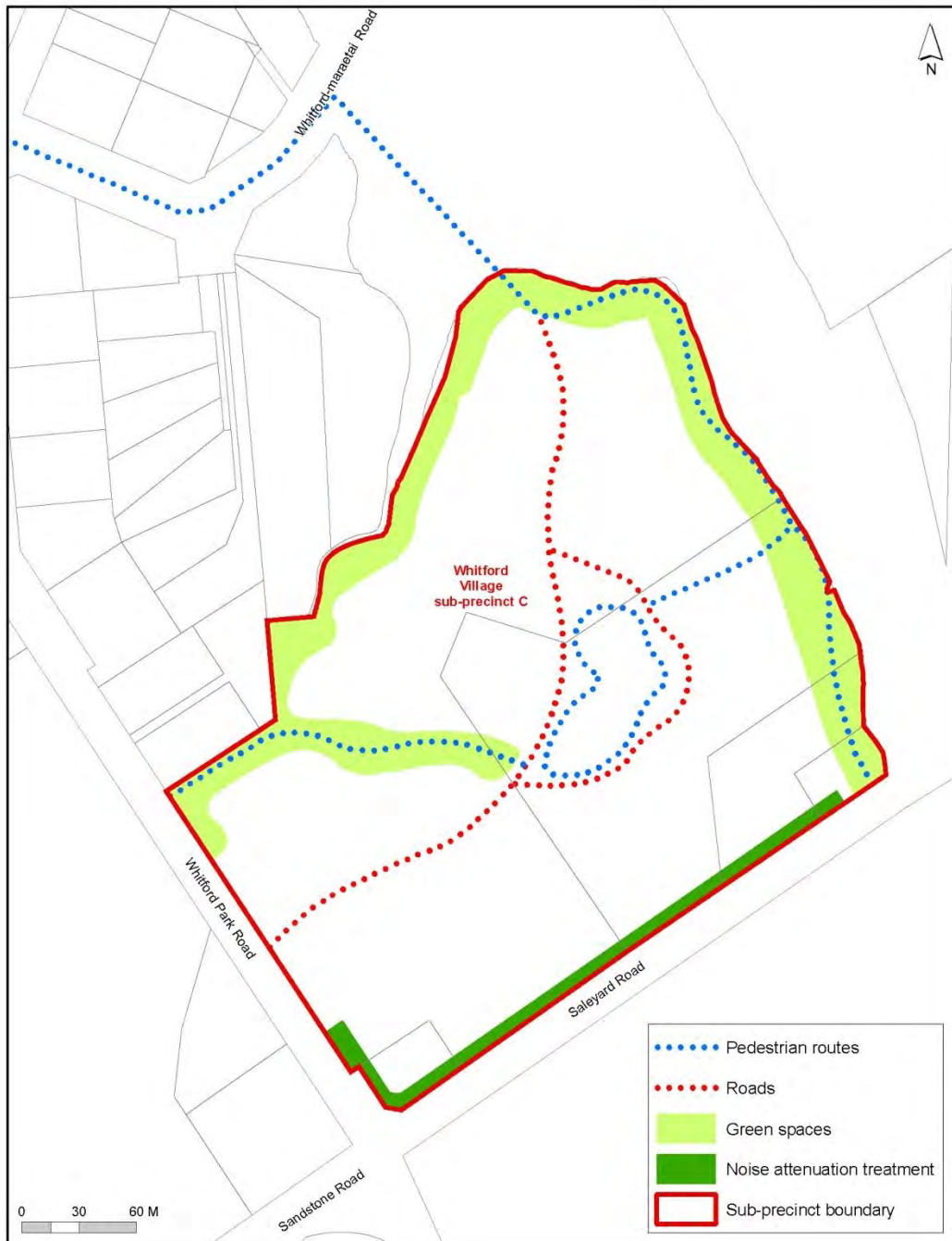
I442.9.4 Infrastructure management plan

- (1) An infrastructure management plan must demonstrate how:

- (a) infrastructure provided to serve any development complies with the Council code of practice or an equivalent recognised public standard;
- (b) development retains, enhances and provides protection for riparian margins, coastal edges and esplanade reserves; and
- (c) infrastructure for stormwater, wastewater and water supply is designed to minimise water use and generation, and maximise water re-use.

I442.10. Precinct plan

I442.10.1 Whitford Village: Precinct plan 1



I500. Albany 3 Precinct

I500.1. Precinct description

The Albany 3 Precinct applies to 13 hectares of land at 29, 40A and 42 Kewa Road, Albany Heights. This precinct is comprised of three sub-precincts; Sub-precincts A, B and C. The purpose of the precinct is to provide for development and subdivision in a manner that addresses all of the following matters:

- the protection of any significant natural features of the land, including landscape impacts on the Lucas Creek escarpment, and impacts arising from the identified ridgeline sites and eventual building heights in this area;
- maintain the water quality for the Lucas Creek catchment; and
- manage onsite stormwater management.

The zoning of land within this precinct is Residential – Single House Zone.

I500.2. Objectives [rp/dp]

- (1) Development and subdivision is designed and implemented in a comprehensive, efficient and integrated way.
- (2) Development takes place outside of the landscape protection area, the proposed reserve, and the proposed drainage reserve illustrated on the precinct plan.
- (3) The significant natural features of the land are protected.
- (4) The water quality of the Lucas Creek catchment is maintained.

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

I500.3. Policies [rp/dp]

- (1) Restrict subdivision and development within Albany 3 where it does not comply with the minimum site size requirements.
- (2) Prevent development in the landscape protection area, the proposed reserve, and the proposed drainage reserve indicated on the Albany 3: Precinct plan 1.
- (3) Protect significant natural features of land, including landscape impacts on the Lucas Creek escarpment, and impacts arising from the identified ridgeline sites in Sub-precinct B.
- (4) Require that development maintains the water quality of the Lucas Creek catchment.

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

I500.4. Activity table

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

Table 0.1 Activity table specifies the activity status of development and subdivision activities in the Albany 3 Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

A blank in Table 0.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I500.4.1: Activity table

Activity		Activity status
Development		
(A1)	New buildings and additions to buildings which meet Standard I500.6.1 and Standard I500.6.2	
(A2)	New buildings and additions to buildings which do not meet Standard I500.6.1 and Standard I500.6.2	NC
Subdivision		
(A3)	Subdivision around existing buildings and development	
(A4)	Subdivision in accordance with an approved land use resource consent	
(A5)	Vacant sites subdivision involving parent sites of less than 1ha	
(A6)	Subdivision listed in (A3) to (A5) which meets Standard I500.6.3	RD
(A7)	Subdivision listed in (A3) to (A5) which does not meet Standard I500.6.3	D

I500.5. Notification

- (1) Any application for resource consent for an activity listed in Table 0.1 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).

I500.6. Standards

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

- E38 Subdivision – Urban - Standard E38.8.2.3 Vacant sites subdivisions involving parent sites of less than 1 hectare; and

- E38 Subdivision – Urban - Standard E38.8.3.1. Vacant sites subdivision involving parent sites of 1 hectare or greater.

All activities listed as permitted, controlled or restricted discretionary activities in Table 0.1 must comply with the following activity standards.

I500.6.1. Building height

- (1) New buildings and additions to buildings within the area identified on Albany 3: Precinct plan 1 as 'Restriction of Single Level Dwelling on Ridgeline Sites' must not be greater than 4 meters in height.

I500.6.2. Location of new buildings and additions to buildings

- (1) New buildings and additions to buildings must be located outside the landscape protection, the proposed reserve, and the proposed drainage reserve areas identified on the precinct plan.

Subdivision

I500.6.3. Minimum site size

- (1) Subdivision must comply with the minimum net site areas listed in Table I500.6.3.1.

Table I500.6.3.1: Minimum net site area

Sub-precinct	Minimum net site area
A	1000m ²
B	700m ²
C	500m ²

I500.7. Assessment – controlled activities

There are no controlled activities in this precinct

I500.8. Assessment – restricted discretionary activities

I500.8.1. 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, zone or Auckland-wide provisions:

- (1) any effects associated with the subdivision design; and
- (2) any effects on the natural features of the site.

I500.8.2. 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:

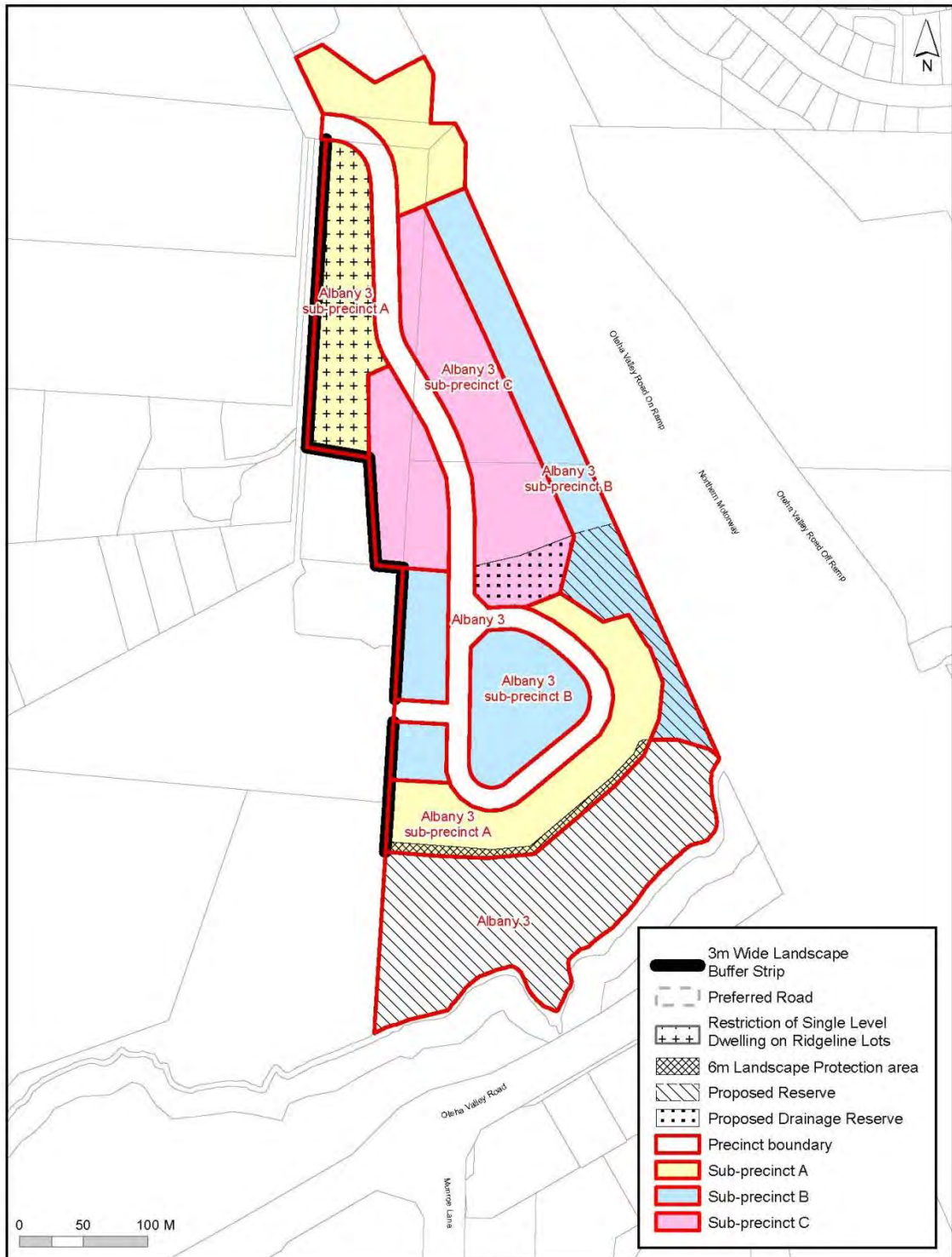
- (1) Any effects associated with the subdivision design:
 - (a) the extent to which the layout of subdivision is consistent with Albany 3: Precinct plan 1;
 - (b) whether natural features have been appropriately protected; and
 - (c) whether landscaping has been undertaken in accordance with Precinct plan 1.
- (2) Any effects on natural features of the site:
 - (a) whether development appropriately protects the natural features of the Lucas Creek escarpment;
 - (b) whether prominent ridgelines are protected from inappropriate development; and
 - (c) whether development will maintain the water quality of the Lucas Creek catchment.

I500.9. Special information requirements

There are no special information requirements in this precinct.

I500.10. Precinct plans

1500.10.1 Albany 3: Precinct plan 1



I501. Albany 9 Precinct

I501.1. Precinct Description

The Albany 9 Precinct applies to the Massey University Albany Campus which was established in 1993 and which spreads across 67 hectares of land between the Albany Expressway, Albany Highway, Bush Road and the Fernhill Escarpment.

The campus is divided into four areas and is characterised by a coherence in architectural style and building materials. The majority of the campus contains extensive areas of open pasture and regenerating native vegetation and buildings are concentrated along prominent ridgelines.

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

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

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

The zoning of the land within the Albany 9 Precinct is the Business - Mixed Use Zone for Sub-precincts A, B and D and Residential - Mixed Housing Suburban Zone for Sub-precinct C.

I501.2. Objectives

- (1) Tertiary education facilities meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects.
- (3) Tertiary education and complementary business activities both benefit from co-location on tertiary education sites.
- (4) New buildings and structures respond to and positively contribute to the amenity values of streets, open spaces and surrounding context, thereby reinforcing sense of place.
- (5) A wide range of activities are enabled to occur within the precinct such as health, environmental services and early education to meet the education needs of students, researchers, and teaching staff and visitors; facilitate research and development, and otherwise generally provide for the well-being of staff, students and visitors.

- (6) The transportation demands of the precinct are provided for and travel demand planning and operations are used to manage their effects on traffic and pedestrians on campuses and the local transport network.
- (7) Development is designed and implemented in a comprehensive, efficient and integrated way which achieves a high quality urban environment.

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

I501.3. Policies

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

- (c) limits the amount of car parking in recognition of the desirability of maintaining a pedestrian-oriented character of the campuses.

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

I501.4. Activity table

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

Table I501.4.1 Activity table specifies the activity status of land use and development activities in the Albany 9 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I501.4.1

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings accessory to tertiary education facilities	P
(A2)	Student Accommodation	P
(A3)	Visitor Accommodation	P
Commerce		
(A4)	Carnivals, concerts, fairs, markets and festivals	P
(A5)	Commercial Services	P
(A6)	Conferences, meetings, receptions and function facilities	P
(A7)	Entertainment Facilities accessory to tertiary education facilities	P
(A8)	Laboratories and clinics	P
(A9)	Licensed premises accessory to tertiary education facilities	P
(A10)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A11)	Offices accessory to tertiary education facilities	P
(A12)	Retail up to 450m ² gross floor area per tenancy	D
(A13)	Retail greater than 450 m ² gross floor area per tenancy	NC
(A14)	Total combined retail over 3000m ² gross floor area within Sub-precincts A, B and D	NC

(A15)	Total combined retail over 2000m ² gross floor area within Sub-precinct C	NC
(A16)	Supermarkets greater than 450m ² gross floor area per tenancy	NC
Community		
(A17)	Artworks	P
(A18)	Care centres	P
(A19)	Community facilities	P
(A20)	Community use of education and tertiary education facilities	P
(A21)	Displays and exhibitions	P
(A22)	Healthcare facilities	P
(A23)	Informal recreation	P
(A24)	Information facilities	P
(A25)	Marae and fale complexes	P
(A26)	Organised sport and recreation	P
(A27)	Public amenities	P
(A28)	Recreation facility	P
(A29)	Recreation trails	P
(A30)	Tertiary Education facilities	P
Rural		
(A31)	Horticulture	P
(A32)	Pastoral farming accessory to tertiary education facilities and on sites larger than 4ha, excluding pig keeping and pig farming	P
Development		
(A33)	Accessory Buildings	P
(A34)	Buildings, alterations, additions and demolitions unless otherwise specified below	P
(A35)	Buildings, alterations, additions and demolition visible from and located within 10m of a road or open space	RD
(A36)	Buildings greater than 500m ² gross floor area	RD
(A37)	Parking buildings	RD

(A38)	Parks maintenance	P
(A39)	Sport and recreation structures	P
(A40)	Waste management facilities accessory to tertiary education facilities	P

I501.5. Notification

- (1) Any application for resource consent for an activity listed in table I501.4.1 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).

I501.6. Standards

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

All activities listed as permitted and restricted discretionary in Table I501.4.1 Activity table must comply with the following standards.

I501.6.1. Building height

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

Sub precinct	Maximum height (m)
A and B	32.5m

I501.6.2. Building coverage

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

I501.6.3. Height in relation to boundary

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

I501.6.4. Screening

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

I501.6.5. Yards

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

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

I501.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I501.8. Assessment – restricted discretionary activities

I501.8.1. Matters of discretion

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

- (1) Parking buildings, buildings greater than 500m² gross floor area:
 - (a) building scale, design location and external appearance to make efficient use of the site, contribute to public realm amenity, respond to the existing and planned context of the surrounding area and contribute positively to the sense of place.
 - (b) access and through sites links to make efficient use of the site;
 - (c) any special or unusual characteristic of the site which is relevant to the standard; and
 - (d) where more than one standard will be infringed, the effects of all infringements considered together.
- (2) New buildings and alterations and additions to buildings, visible from and within 10m of the street:
 - (a) building scale, bulk and location to make efficient use of the site, contribute to public realm amenity respond to the existing and planned context of the surrounding area and contribute positively to the sense of place; and

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

I501.8.2. Assessment criteria

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

- (1) Parking buildings, buildings greater than 500m² gross floor area or visible and within 10m of the street:
- (a) Building design, location and external appearance.
- (i) the extent to which the scale, bulk, location and design of tertiary education buildings or structures should:
- minimises adverse overshadowing or privacy effects on adjoining residential zoned sites by landscaping, screening, and/or separation distances;
 - maintains any historic heritage values associated with any scheduled item;
 - maintains the personal safety of tertiary education facility users; and
 - provides appropriate landscaping or fencing so that the tertiary education facility building is compatible with its surroundings

and to preserve privacy of adjoining and facing residential properties.

- (ii) whether the design of buildings contributes to the local streetscape and sense of place by responding to the planned future context of the surrounding area;
- (iii) whether buildings that front the streets and open spaces positively contribute to the public realm and pedestrian safety;
- (iv) whether buildings include activities that engage and activate streets and public spaces at ground and first floor levels;
- (v) whether having regard to the functional requirement of the activity, buildings are designed to:
 - incorporate crime prevention through environmental design principles;
 - avoid blank walls on all levels, long unrelieved frontages and excessive bulk and scale where practicable;
 - visually break up the building mass into distinct elements to reflect a human scale;
 - incorporate roof profiles as part of the overall building form; and
 - integrate servicing elements on the façade and roof (roof plan, exhaust and intake units and roof equipment) as part of the overall design of the building.

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

- (i) not significantly detracting from traffic safety and having regard to potential traffic conflict and proximity to any major traffic intersection; and
- (ii) ensuring activities which generate large volumes of traffic are not accessed from a local road.

(2) New buildings and alterations to buildings, visible from and within 10m of the street.

(a) Building scale, bulk and location

- (i) refer to the assessment criteria in Criterion I501.8.2(1)(a) above and the following:
 - the extent to which buildings introduce creative architectural solutions that provide interest in the façade through modulation, relief or surface detailing especially walls without windows and access points;

- the extent to which buildings maximize the use of entrances, windows and balconies overlooking streets and open spaces.

(3) Transport

- (a) the following assessment criteria are to be addressed in an integrated transport management plan prepared in consultation with Auckland Transport and the New Zealand Transport Agency;
- (b) the extent to which the design of roads and the development of sites ensures well-connected attractive and safe transport routes, with appropriate provision for vehicle, cycle and pedestrian movements, car parking, infrastructure services, street tree planting and landscape treatment;
- (c) the extent to which a highly inter-connected road system is provided so as to reduce trip distances and to improve local accessibility;
- (d) the extent to which any development having access to Albany Expressway is designed to minimise the need for vehicle crossings and achieve safe access, without compromising the ability of those roads and interchanges to efficiently function as a strategic network. It is expected that the applicant will consult with Auckland Transport in respect of this criterion;
- (e) the extent to which roads and intersection design creates high quality public spaces, and quality amenity features such as tree planting and footpath paving;
- (f) the extent to which a pedestrian and cycle network is provided that safely and directly links main buildings, reserves, commercial areas and passenger transport routes with living areas;
- (g) whether good walking and cycle connections are provided between parks/reserves, tertiary education facilities and business areas;
- (h) the extent to which the design of roads and slip lanes utilises land efficiently and encourages walkability by using minimal dimensions for carriageways creating safe entry and exit points on the slip lanes;
- (i) whether provision is made for public transport facilities, taxi stops and bus stops;
- (j) the extent to which development is designed to integrate land uses with transport systems, using an integrated transport assessment methodology for major trip generating activities. The integrated transport assessment should include consideration of public transport;
- (k) whether the parking areas meet the requirements of Auckland-wide standards, having regard to:
 - (i) the efficient use of land;

- (ii) the existing provision of parking areas in the vicinity of the site and the capacity of roads giving access to the site;
 - (iii) the safety of road users including cyclists and pedestrians, including where appropriate for this purpose, avoiding car parking for an activity being separated by a road;
 - (iv) neighbourhood character; and
 - (v) parking demand by character of users for different activities at different times of the day.
- (l) the extent to which parking areas are secure, well lit and conveniently accessible;
 - (m) the extent to which parking areas are located behind buildings, screened with landscaping (not visible from street) or located in semi or full basements;
 - (n) whether development provides for on-site loading facilities for service and delivery vehicles;
 - (o) the extent to which worker or student parking for non-residential activities is provided for within a five minute walking distance of land uses, rather than necessarily adjoining each non-residential activity;
 - (p) whether development promotes a safe environment for pedestrians and cyclists, including adequate lighting and appropriate location and design of entrances, windows and driveways;
 - (q) whether driveways, parking areas and roads provide for the safe and efficient provision for motor vehicles; and
 - (r) whether a travel plan is developed for the proposed activity that sufficiently sets out how the development will reduce the number of car journeys generated by the activity and how those on site will be provided with greater transport choices.
- (4) Building height, height in relation to boundary, maximum building coverage.
- (a) the extent to which buildings that exceed the building height, height in relation to boundary and maximum building coverage demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:
 - (i) streets and open spaces; and
 - (ii) adjoining sites, particularly those with residential uses.
- (5) Yards and screening
- (a) The extent to which buildings that do not comply with the front yard or screening standard demonstrate that the ground floor of a building fronting

a street or open space provides interest for pedestrians and opportunities for passive surveillance of the public realm.

I501.9. Special information requirements

There are no special information requirements for this section.

I501.10. Precinct Plans

There are no precinct plans in this precinct.

I502. Albany Centre Precinct

I502.1. Precinct description

The Albany Centre Precinct covers the large emerging metropolitan centre located to the west of State Highway 1 and contained by Oteha Valley Road and Albany Expressway in the northern urban part of the North Shore.

The precinct recognises the component parts of the Business - Metropolitan Centre Zone Albany Centre and the supporting role of the southern section covered by Business - Business Park Zone. It identifies four sub-precincts with different development emphases and requires activities to develop in accordance with Albany Centre: Precinct plan 1 – Albany Centre.

The main retail focus of the centre is the Civic Crescent area. The mainstreet type retail area in the north east will act as a catalyst for the grouping of employment-related activities in this area, and help to link the Albany busway station via the Main Street area with the shopping centre in the Civic Crescent area. Retail activities should generally be limited outside of these two areas to those activities that support the day-to-day needs of office workers and residents, or involve retail formats that cannot be integrated into the Civic Crescent and Main Street areas.

Commercial office development is encouraged throughout the centre, particularly in areas north of Don Mckinnon Drive and also extensively in the southern section in the business park environment.

Intensive residential development is encouraged to locate in certain parts of the precinct where the retail and commercial focus is not as strong, particularly in areas beyond the core area circled by Don Mckinnon Drive.

Sub-precinct A

Is applied to particular areas within the Albany metropolitan centre which are suited for high-density residential apartment living, with limited opportunity for convenience retail at ground level.

Sub-precinct B

Is applied to particular areas within the Albany metropolitan centre which seek to encourage the establishment of employment-generating activities, such as high-density office development, supported by a limited range of convenience retail activities.

Sub-precinct C

Is applied to particular areas within the Albany metropolitan centre which are suited for car-orientated commercial and entertainment activities, limiting retail to those formats generally considered unsuitable for other higher amenity areas of the Albany Centre precincts.

Sub-precinct D

Is applied to particular areas within the southern section of Albany Centre which are suited for office and light commercial activities and limited retail. This reflects the approved comprehensive development plan for this area.

The zoning of land within this precinct is Business - Metropolitan Centre Zone, Business - Business Park Zone, Open Space – Community Zone, Open Space – Informal Recreation Zone.

I502.2. Objectives

- (1) Development of the centre reflects the key features and outcomes of I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre.
- (2) A range of sub-precincts within Albany Centre where different predominant activities are located, along with other support activities is provided.
- (3) Ongoing use and development of the Albany integrated shopping centre, North Shore Domain and North Harbour Stadium is not compromised by the location and development of other activities within Albany Centre.
- (4) In Sub-precinct A, high-density residential development is the primary activity, and a limited range of retail uses is enabled where they support the desirability and attractiveness of the area.
- (5) In Sub-precinct B:
 - (a) significant employment opportunities are provided by high-intensity development in Albany Centre to support future population growth; and
 - (b) high-density office development is the primary activity, with a limited range of retail uses where they support the desirability and attractiveness of the area.
- (6) In Sub-precinct C, car-orientated commercial and entertainment activities are the primary use, with a limited range of retail uses where they support the desirability and attractiveness of the area.
- (7) In Sub-precinct D:
 - (a) significant employment opportunities are provided by high-quality office and light commercial development in the southern section of Albany Centre to support future population growth; and
 - (b) office development in a business park environment is the primary activity, with a limited and specific location for retail uses to support the desirability and attractiveness of the area that do not detract from the retail focus provided in the central and northern part of Albany (refer to Albany Centre: Precinct plan 3 – Sub-precinct D activity areas).

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

I502.3. Policies

- (1) Enable an appropriate mix and layout of activities, buildings, movement of pedestrians, cyclists and vehicles, and open space networks within the precinct

so as to achieve a sustainable, safe and visually attractive environment, with vibrant public spaces that encourage community interaction.

- (2) Provide for a range of opportunities for retail activities within the precinct that support the desired employment, urban form and character outcomes for its different sub-precincts.
- (3) Provide opportunities for intensively developed apartments within specified parts of the Albany Centre to a high standard of residential amenity and design.
- (4) Require that any development within Sub-precinct D provides sufficient off-street parking and is designed and located to facilitate traffic movement (both vehicular and pedestrian) within the Albany Centre.
- (5) Require development to create a connected green network that links the different parts of the precinct with parks and other public spaces as described in I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre.
- (6) Encourage all buildings, additions, alterations or development to make positive contributions to the amenity of the precinct and its surrounds, help to achieve a comprehensively-planned, well-integrated and attractive centre, and achieve high quality urban design outcomes including:
 - (a) the creation of an attractive, active and lively retail street frontage at Cornerstone Drive between Don Mckinnon Drive and Corban Avenue;
 - (b) enabling vehicle, cycle and pedestrian access throughout the centre to help link southern areas of the centre, including a new street between Don Mckinnon Drive and Civic Crescent; and
 - (c) maintaining views and pedestrian and cycle access along the axis to and from Spencer Ridge Reserve and the central park area shown on Albany Centre: Precinct plan 1 – Albany Centre.
- (7) Require development to complement, and where necessary provide for, pedestrian linkages between the North Shore Domain and North Harbour Stadium and the major public transport points and public parking areas within and adjacent to the wider Albany Centre.
- (8) Focus retail and entertainment activities within the precinct predominantly on public streets, particularly the central block south of Civic Crescent and the development of a Main Street area linking the busway station with this area.
- (9) Require activities adjoining the new Main Street on Cornerstone Drive to support the development of a vibrant main street that encourages daytime and evening use of the area through the mix of activities, including retail, cafes, restaurants, cinemas, offices and above ground floor residential apartments.

- (10) Recognise the North Shore Domain and North Harbour Stadium as important regional facilities by requiring new residential development to avoid, remedy or mitigate against any adverse effects generated beyond its boundaries.
- (11) Require development within the centre to be of an urban character appropriate to its sub-regional role, with the creation of a strong local identity.
- (12) In Sub-precinct A, require development of high-density residential to provide for apartments with a high standard of residential amenity and a limited amount of convenience retail.
- (13) In Sub-precinct B:
 - (a) require that the potential of the sub-precinct to provide for employment opportunities is not compromised by predominantly low-density development, or reverse sensitivity associated with inappropriate forms or location of residential development; and
 - (b) encourage employment-generating activities such as high-density office development by limiting retailing activities that provide for the convenience needs of office activities and which do not diminish the amenity and vibrancy of the sub-precinct.
- (14) In Sub-precinct C, encourage the development of a general business area by enabling the establishment of car-orientated commercial and entertainment activities and limiting retailing activities to those formats which are unsuitable for the other higher amenity parts of the Albany Centre Precinct.
- (15) In Sub-precinct D:
 - (a) encourage employment-generating activities such as office development in a high-quality business park setting; and
 - (b) restrict retailing activities to locations that provide for the needs of the office and light commercial activities (refer to Albany Centre: Precinct Plan 3 – Sub-precinct D activity areas).

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

I502.4. Activity table

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

The following tables specify the activity status of land use and development activities in the Albany Centre Precinct pursuant to section 9(3) of the Resource Management Act 1991. A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Table I502.4.1 Activity Table for Sub-precinct A, B and C

Activity		Activity status		
Use		A	B	C
(A1)	Any activity which is not provided in the table below			
Accommodation				
(A2)	Dwellings		RD	RD
(A3)	Retirement villages		RD	RD
(A4)	Supported residential care		RD	RD
Commerce				
(A5)	Entertainment facilities	RD	RD	
(A6)	Food and beverage up to 200m ² gross floor area per tenancy	P	P	
(A7)	Food and beverage greater than 200m ² gross floor area per tenancy	RD	RD	
(A8)	Garden centres	D	D	
(A9)	Marine retail	D	D	
(A10)	Motor vehicle sales	D	D	
(A11)	Offices greater than 500m ² gross floor area per site	D		RD
(A12)	Retail up to 100m ² gross floor area per tenancy	P	P	
(A13)	Retail greater than 100m ² gross floor area per tenancy	D	D	
(A14)	Retail up to 2000m ² gross floor area per tenancy in Sub-precinct C	NA	NA	NC
(A15)	Retail greater than 2000m ² gross floor area per tenancy, including large format retail	NA	NA	P
(A16)	Supermarkets	NC	NC	
(A17)	Trade suppliers	D	D	
(A18)	Service stations			RD
Industry				
(A19)	Light manufacturing and servicing	RD	RD	
(A20)	Repair and maintenance services	RD	RD	
(A21)	Warehousing and storage	RD	RD	
Development				
(A22)	Additions and alterations to buildings that are less than 15m ² in area on the facade of a building that fronts a road or Open Space Zone	P	P	P
(A23)	New buildings and any modifications to a building other than those listed above			

Subdivision			
(A24)	Subdivision		

Table I502.4.2 Activity Table – Sub-precinct D

Activity		Activity status
Use		
Commerce		
(A25)	Retail up to 450m ² per tenancy within the Retail/Mixed Use Retail activity area (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas)	P
(A26)	Retail greater than 450m ² per tenancy within the Retail/Mixed Use Retail activity area (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas)	RD
(A27)	Retail greater than 450m ² per tenancy within other activity areas (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas)	NC
Subdivision		
(A28)	Subdivision	

I502.5. Notification

- (1) Any application for resource consent for an activity listed in Table I502.4.1 Activity Table – Sub-precinct A, B and C, and Table I502.4.2 Activity Table – Sub-precinct D, above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I502.6. Standards

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

The following standards apply to activities listed as permitted, controlled, restricted discretionary or discretionary in one or more of the activity tables: Table I502.4.1 Activity Table – Sub-precinct A, B and C and Table I502.4.2 Activity Table – Sub-precinct D, depending on where the activity is located in the precinct..

I502.6.1. Dwellings in sub-precinct A

- (1) Any new dwelling must be subject to a no-complaint covenant entered onto the property title and registered in favour of the North Shore Stadium and North Shore Domain Trust. The no-complaint covenant will require any landowner or occupant to forego any right to lodge submissions in opposition to, or otherwise restrict, sound from concerts at the stadium which are in

accordance with any lawfully established activities or any approved resource consent.

I502.6.2. Compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre

- (1) Subdivision and development must provide the streets (arterial, collector and local) within 20m of their location as shown in I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre, except that:
 - (a) local street (main street) must join Don Mckinnon Drive in the same location as the collector (main street); and
 - (b) local street (main street) must be provided within 10m of its location as shown in I502.10.1 Albany Centre: Precinct plan 1 – Albany.
- (2) The design of all streets, including dimensions and design features, must be in accordance with the relevant figures in I502.11 Appendix 1: Albany Centre street cross sections.
- (3) All streets shown in I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre must be transferred to the council as public roads except those shown as local streets (public/private).
- (4) Reserves must be provided in accordance with I502.10.1 Albany Centre Precinct plan 1 – Albany Centre.
- (5) Open air pedestrian only areas longer than 50m must have a clearway of 3.5m to enable access by emergency vehicles with an overall minimum width between buildings of 12m.
- (6) Subdivision and development that does not comply with standards I502.6.2 (1)-(5) is a discretionary activity except for the following which are restricted discretionary activities:
 - (a) variations to the location, width and design of local streets that do not comply with standards I502.6.2(1)-(3);
 - (b) variations to the location of the local street (main street), provided that the alignment follows the secondary axis and is no more than 20m from the alignment at the boundary with the land zoned Open Space – Community Zone that do not comply with Standard I502.6.2(1);
 - (c) variations to the location, size and design of:
 - (i) reserves and open spaces; and
 - (ii) identified features on Lot 2 DP 338562.

I502.6.3. Minimum Yards

- (1) Buildings in Sub-precinct A must be set back from the front boundary by the minimum depth listed in Table I502.6.3.1. Yards Sub-precinct A.

Table I502.6.3.1 Yards Sub-precinct A

Yard	Minimum yard depth
Front yards on local streets where dwellings are located on the ground floor	3m

- (2) Buildings in Sub-precinct A that do not comply with the minimum yard depth in Table I502.6.3.1 Yards Sub-precinct A and are located 1.8m or more from the front boundary are a restricted discretionary activity.
- (3) Buildings in Sub-precinct A that do not comply with the minimum yard in depth in Table I502.6.3.1 Yards Sub-precinct A and are located less than 1.8m from the front boundary are a non-complying activity.
- (4) Buildings in Sub-precinct C must be set back from the front boundary by the minimum depths listed in Table I502.6.3.2. Yards Sub-precinct C

Table I502.6.3.2 Yards Sub-precinct C

Yard	Minimum yard depth
Front yards on arterial or collector roads	5m
Front yards on Oteha Valley Road	7.5m

- (5) Buildings in Sub-precinct C that do not comply with the minimum yard depth in Table I502.6.3.2 Yards Sub-precinct C and front on to an arterial or collector are a non-complying activity.
- (6) Buildings that do not comply with the minimum yard depth in Table I502.6.3.2 Yards Sub-precinct C and:
- (a) front on to Oteha Valley Road;
 - (b) are located 5m or more from the front boundary; and
 - (c) have a minimum of 40 per cent of that part of the building fronting Oteha Valley Road fully glazed to provide showroom and display areas
- are a restricted discretionary activity.
- (7) Buildings in Sub-precinct D must be set back to the minimum setbacks shown in I502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks.
- (8) Buildings in Sub-precinct D must be set back 10m from open space zone boundaries.
- (9) Buildings that do not comply with standards I502.6.3(6)-(8) are a non-complying activity.

I502.6.4. Maximum building setback

- (1) Buildings on sites in Sub-precinct A or B that front arterial, collector (commercial) and local street (commercial) must not be set back more than 5m from the road frontage for the full length of the building, except that 40 per cent of the length of the building may be set back up to 15m where any setback greater than 5m is at least 40m beyond any intersection with collector (main street) or local street (main street).
- (2) Buildings on sites located along the local street connecting collector (main street) with Munroe Lane must not be set back more than 3m from the road frontage for the full length of the building.
- (3) Buildings on sites in Sub-precinct C fronting Munroe Lane and Appian Way must not be set back more than 12m from the road frontage for the full length of the building.
- (4) Buildings on sites fronting a collector (main street) or local street (main street) that do not comply with standards I502.6.4(1)-(3) where the building set back:
 - (a) accommodates plazas, eating areas, arcade entrances and pedestrian through routes associated with a ground floor use and is no more than 12m; or
 - (b) accommodates rain gardens installed to mitigate the effects of stormwater runoff and is no more than 3m;are a restricted discretionary activity.
- (5) Buildings on sites fronting arterials or local streets (commercial), where:
 - (a) the building is set back more than 15m but less than 20m; and
 - (b) the setback is at least 40m from any intersection with a collector (main street) or local street (main street);are a restricted discretionary activity.
- (6) Any building that does not comply with standards I502.6.4(1)-(5) is a non-complying activity.

I502.6.5. Location of parking

- (1) Ground floor parking within a building must not be located adjacent to the street frontage or any space in public ownership. Buildings must be designed to accommodate a business or residential activity, depending on the zone, between any ground floor parking and the building frontage.
- (2) On sites in Sub-precinct A, there must not be parking between any building and the front boundary of the site. Parking must be located to the side of, the rear of, within or under buildings.
- (3) On sites in Sub-precinct C fronting Munroe Lane and Appian Way, no more than one aisle of parking may be located directly between a building's

frontage and the front boundary of the site. All other parking must be located to the side of, the rear of, within or under buildings.

- (4) Parking adjacent to the street frontage within Sub-precinct D must not exceed that provided for in Sub-precinct D in I502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks.
- (5) Ground floor parking located adjacent to the street frontage within a building that does not comply with Standard I502.6.5(1) that occupies up to 20% of the street frontage of the site, is a restricted discretionary activity.
- (6) Parking that does not comply with standards I502.6.5(1)-(5) is a non-complying activity.

I502.6.6. Landscaping

- (1) Sites in Sub-precinct D must provide the minimum landscaped areas as shown in Table I502.6.6.1. Landscaped area

Table I502.6.6.1 Landscaped area

Activity area	Minimum landscaped area
Office	20%
Light commercial or office	10%
Retail or mixed use retail	No minimum

I502.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I502.8. Assessment – restricted discretionary activities

I502.8.1. 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:

- (1) sub-precinct A: entertainment facilities, food and beverage greater than 200m² gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
 - (a) the effects of intensity and scale;
 - (b) the effects of noise, lighting and hours of operation;
 - (c) effects on Sub-precinct A amenity; and
 - (d) the effect of displacement of residential activities by non-residential activities.
- (2) sub-precinct B: dwellings, retirement villages, supported residential care, entertainment facilities, food and beverage greater than 200m² gross floor

area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:

- (a) the effects of intensity and scale;
 - (b) the effects of the displacement of high density employment generating activities, by low employment density generating activities; and
 - (c) the effects on Sub-precinct B amenity and economic vitality.
- (3) Sub-precinct C: dwellings, retirement villages, supported residential care, offices greater than 500m² per site, service stations:
- (a) the effects of reverse sensitivity and displacement of car-oriented commercial and entertainment activities.
- (4) Sub-precinct D: retail greater than 450m² within the retail/mixed use retail activity area:
- (a) the effects on Centre amenity and vitality.
- (5) standard infringements:
- (a) compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre:
 - (i) the effects on amenity and connectivity if roads are not located and designed in accordance with standards; and
 - (ii) the effects on public amenity, recreation and connectivity if reserves, features and open space are not located and designed in accordance with standards.
 - (b) minimum yards:
 - (i) the effects on amenity and safety.
 - (c) maximum building setbacks on collector (main street) or local (main street):
 - (i) the effects on amenity and provision of public access; and
 - (ii) the effects on stormwater management.
 - (d) maximum building setbacks on sites fronting arterials or local streets (commercial):
 - (i) the effects on amenity.
 - (e) ground floor parking adjacent to street frontage within a building:
 - (i) building design and adaptability.

I502.8.2. 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.

- (1) sub-precinct A: entertainment facilities, food and beverage greater than 200m² gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
 - (a) intensity and scale; refer to the objective and policies of the precinct and the zone;
 - (b) noise, lighting and hours of operation; refer to the objective and policies of the precinct and the zone and to assessment criteria E24.8.2;
 - (c) Sub-precinct A amenity:
 - (i) retail and industrial activities should not have a substantial adverse effect upon the amenity values and functions of Sub-precinct A, having regard to:
 - a. the activities' proposed size, composition and characteristics; and
 - b. the area's on-going ability to provide for the future needs of communities; and
 - (ii) retail and industrial activities should provide a net positive effect in terms of the community's convenient access to retail and industrial activities, including having regard to whether the failure of retail and industrial activity to locate in Sub-precinct A would result in adverse environmental effects on the form, function or on-going capacity of the area.
 - (d) residential displacement:
 - (i) non-residential activities in Sub-precinct A should not reduce the ability of residential activities to establish and operate within Sub-precinct A.
- (2) Sub-precinct B: dwellings, retirement villages, supported residential care, entertainment facilities, food and beverage greater than 200m² gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
 - (a) the intensity and scale of the land use activity should be compatible with the planned future form and character of the surrounding area;
 - (b) low density development in Sub-precinct B should not reduce the ability of high density employment generating activities to establish and operate within Sub-precinct B;
 - (c) Sub-precinct B amenity and economic vitality:

- (i) residential, retail and industrial activities should not have a substantial adverse effect upon the amenity values and functions of Sub-precinct B, having regard to:
 - a. the activity's proposed size, composition and characteristics;
and
 - b. the area's on-going ability to provide for the future needs of communities;
 - (ii) residential, retail and industrial activities should provide a net positive benefit in terms of the community's access to residential, retail and industrial activities, including having regard to whether the failure to locate in Sub-precinct B would result in adverse environmental effects on the form, function or on-going capacity of the area.
- (3) Sub-precinct C: dwellings, retirement villages, supported residential care, offices greater than 500m² per site, service stations:
- (a) Reverse sensitivity and displacement of car-oriented commercial and entertainment activities:
 - (i) residential, offices greater than 500m² per site and service stations should not create reverse sensitivity effects or reduce the ability of car-orientated commercial and entertainment activities to establish and operate within Sub-precinct C; and
 - (ii) the scale and design of the activities should not be likely to attract further similar or supporting activities.
- (4) Sub-precinct D: retail greater than 450m² per tenancy within the retail/mixed use retail activity area:
- (a) Centre vitality; refer to the objective and policies of the precinct and the zone.
- (5) standard infringements
- (a) compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre:
 - (i) local streets should be provided to ensure good amenity and the same level of connectivity for pedestrians and motorists as that indicated on Albany Centre: Precinct plan 1 – Albany Centre; and
 - (ii) reserves, features and open spaces should be in a similar location and of a similar scale to those indicated in Albany Centre: Precinct plan 1 – Albany Centre.
 - (b) front yard:
 - (i) any reduction of the front yard should ensure that the privacy of residents is protected and the safety and amenity of the street is maintained; and

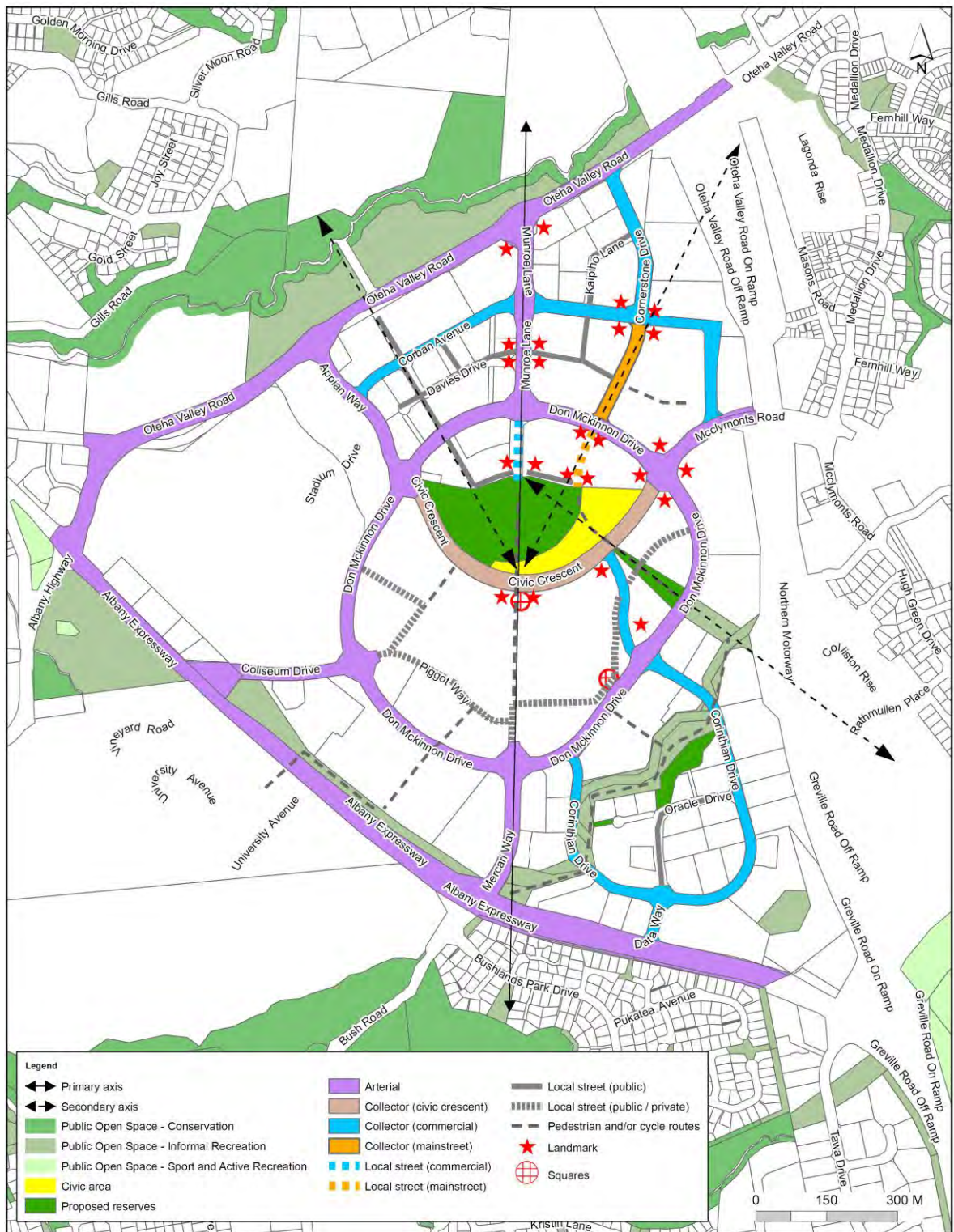
- (ii) on sites adjacent to Oteha Valley Road, any reduction of the front yard should ensure that a visually appealing frontage to Oteha Valley Road is achieved.
- (c) maximum building setbacks on collector (main street) or local (main street):
 - (i) amenity and provision of public access; the setbacks should be designed to integrate with the existing or planned streets and public open spaces, be visually attractive and positively contribute to the streetscape and sense of place; and
 - (ii) rain-gardens should be designed so as to enhance the amenity of the area and should adequately mitigate the effects of stormwater runoff.
- (d) maximum building setbacks on sites fronting arterials or local streets (commercial):
 - (i) the setback should enhance the amenity of the site and the street, and ensure that a visually appealing frontage to the road is achieved.
- (e) ground floor parking adjacent to street frontage within a building:
 - (i) at ground floor, the building should be of a sufficient height and design (including windows if possible) so that it can be adaptable to other uses.

I502.9. Special information requirements

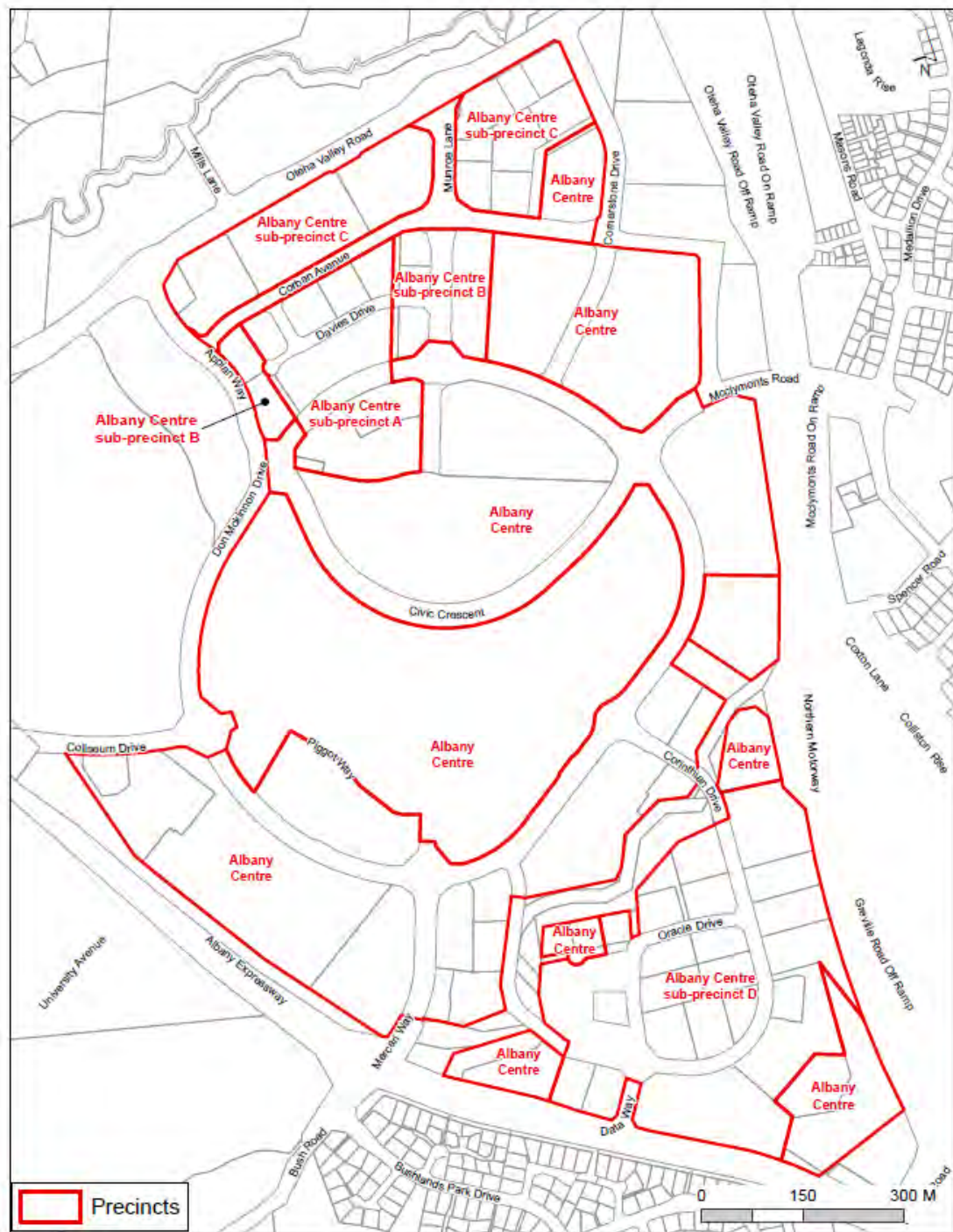
There are no special information requirements in this precinct.

1502.10. Precinct plans

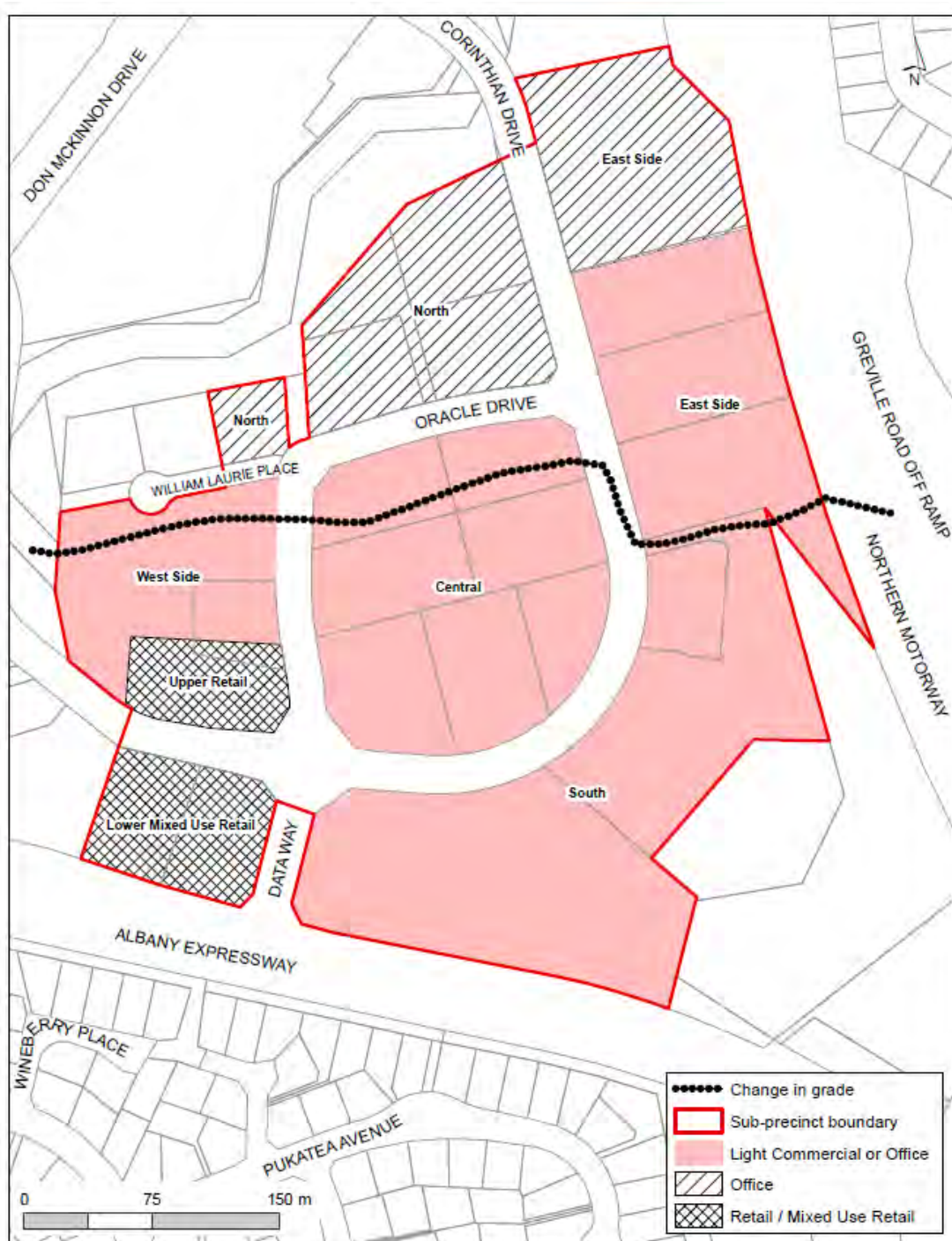
1502.10.1 Albany Centre: Precinct plan 1 – Albany Centre



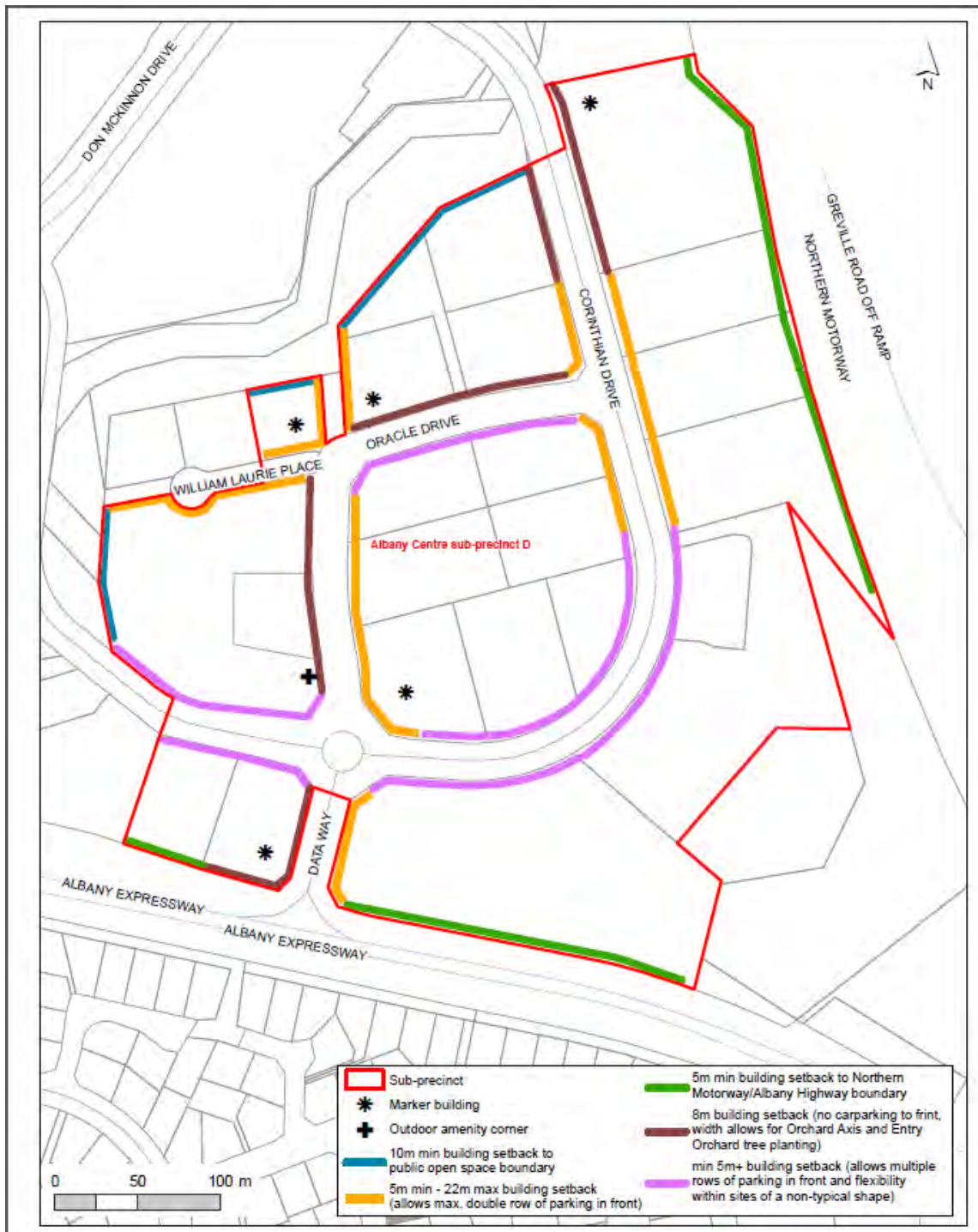
1502.10.2 Albany Centre: Precinct plan 2 – sub-precincts



1502.10.3 Albany Centre: Precinct plan 3 – Sub-precinct D activity areas

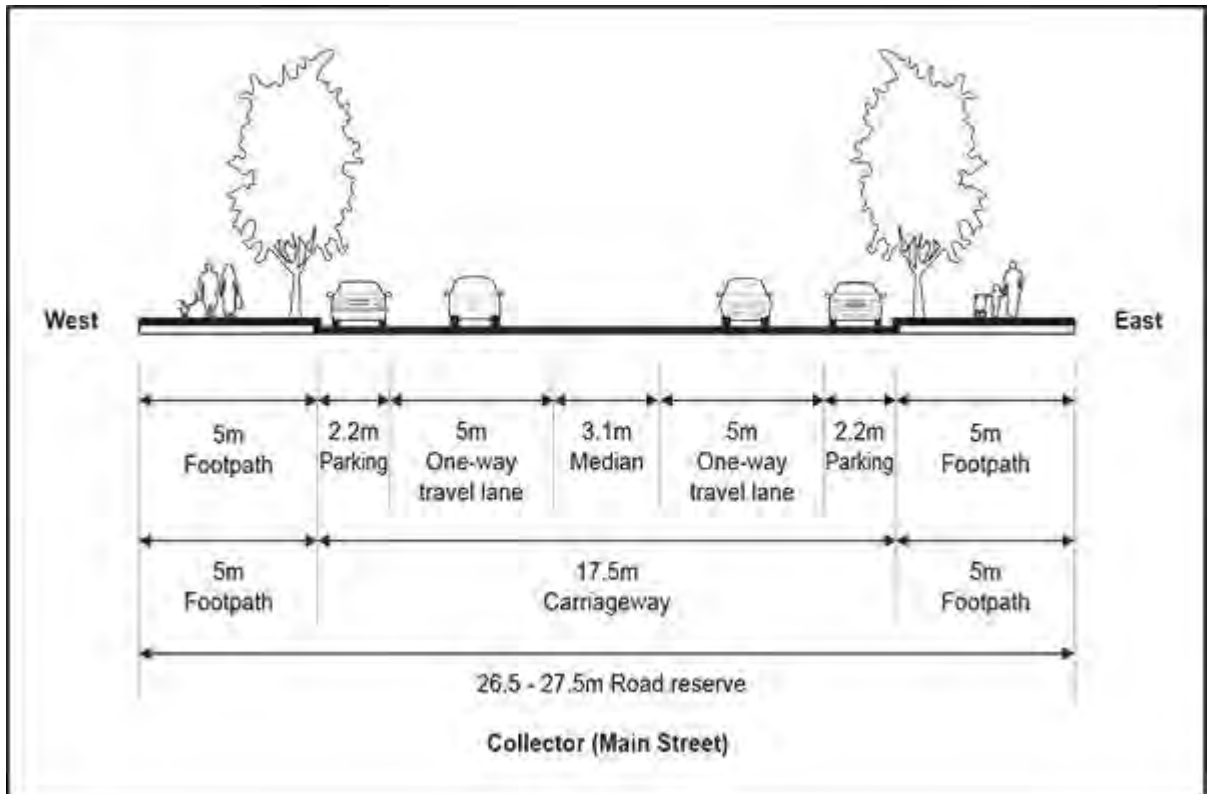


1502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks

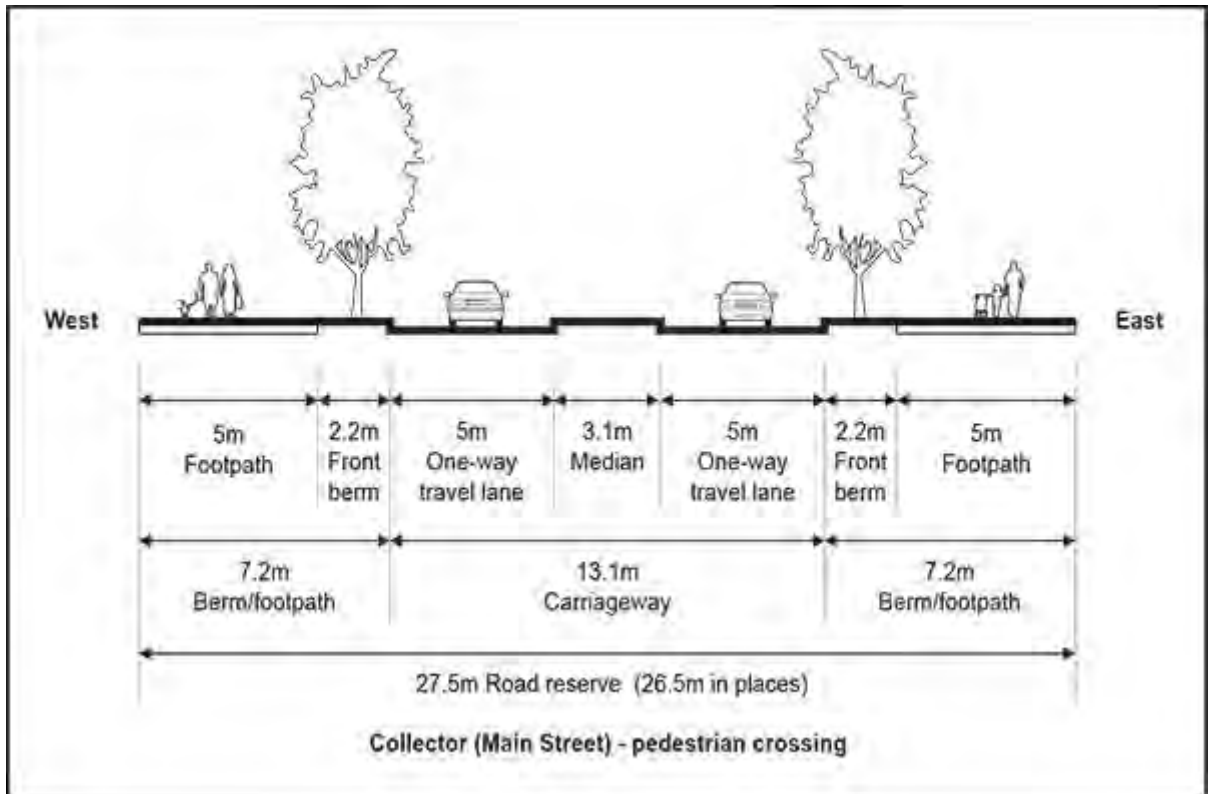


I502.11. Appendix 1: Albany Centre street cross sections

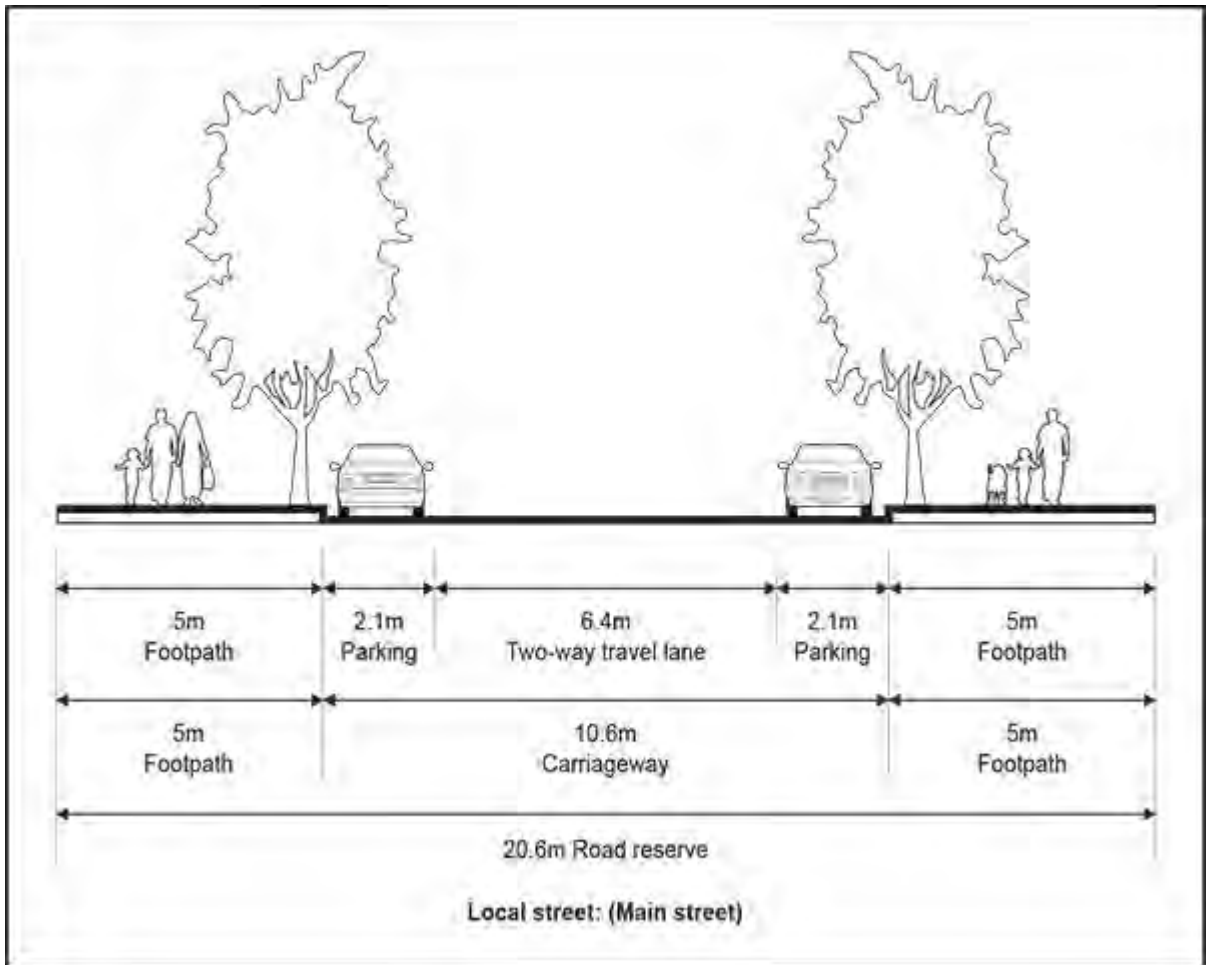
I502.11.1. Collector (Main street)



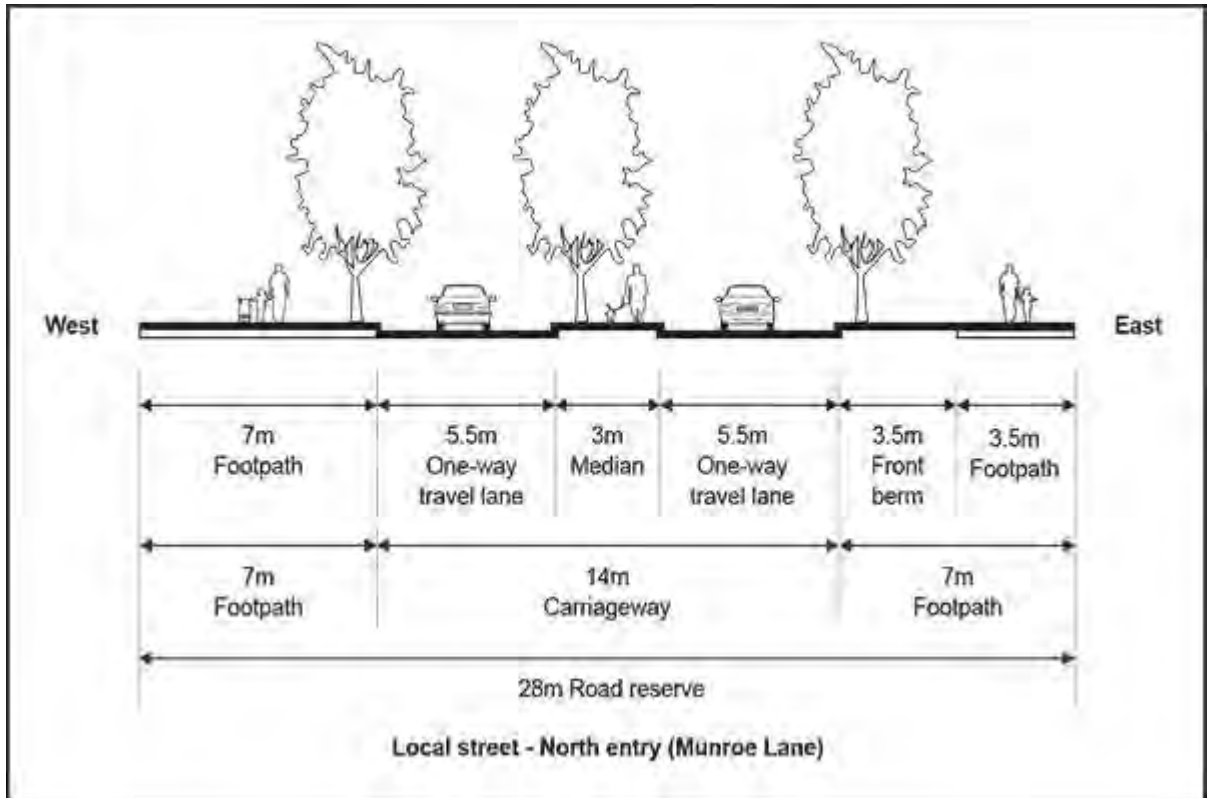
I502.11.2. Collector (Main street) – pedestrian crossing



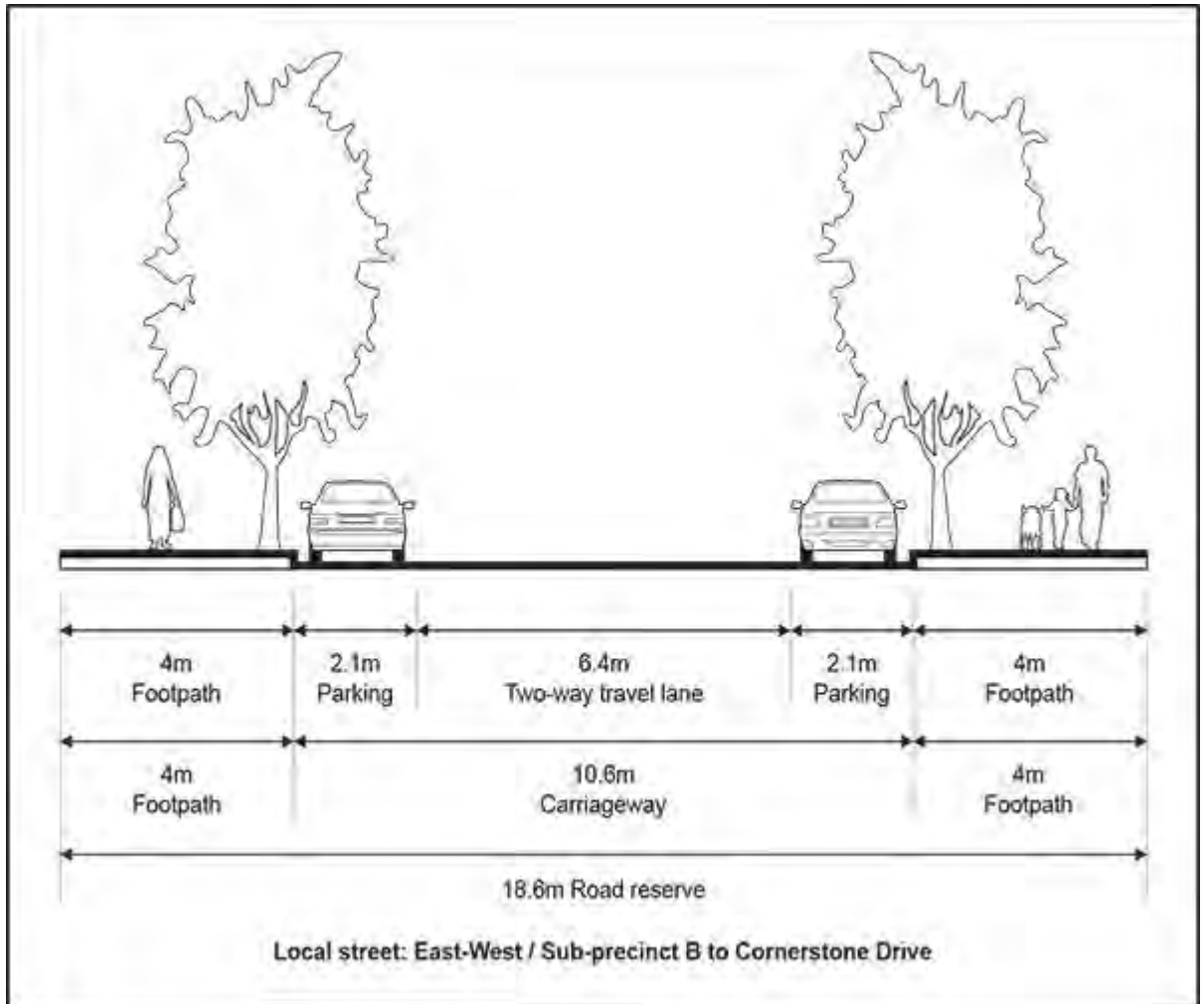
I502.11.3. Local street (Main street)



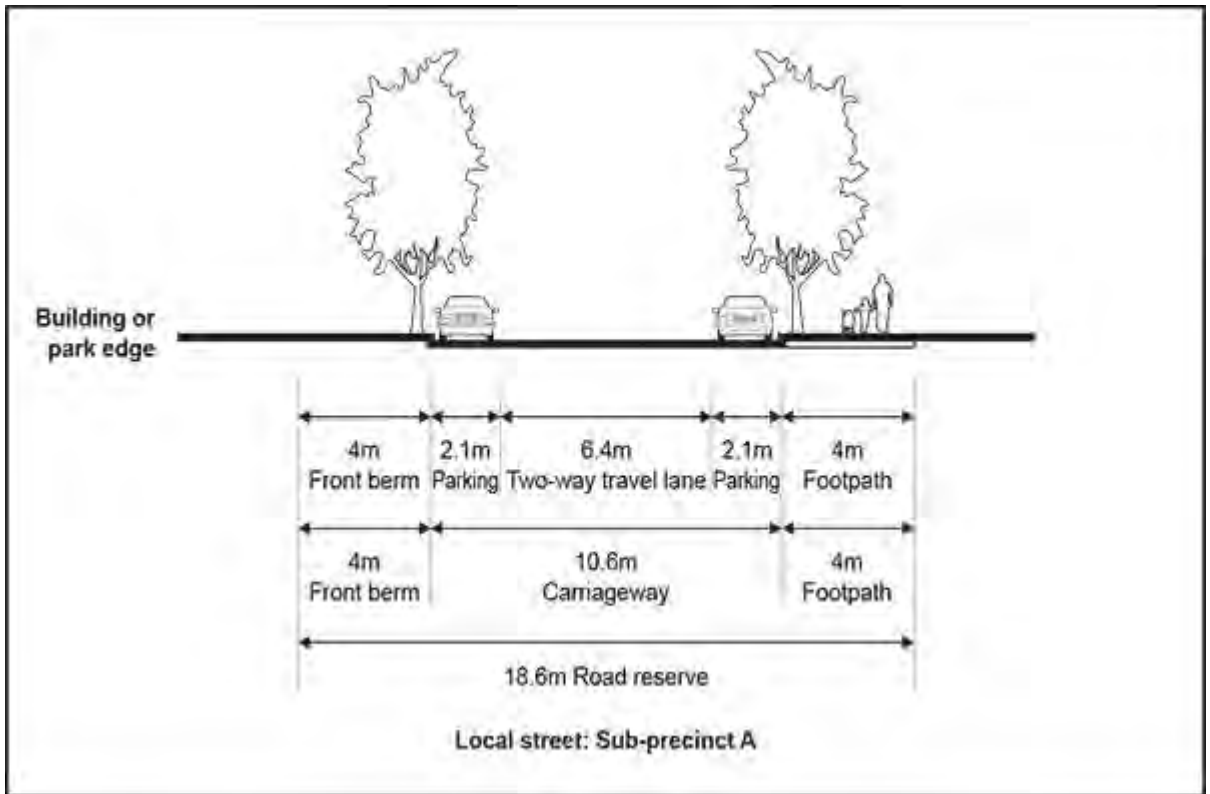
I502.11.4. Local Street – North entry (Munroe Lane)



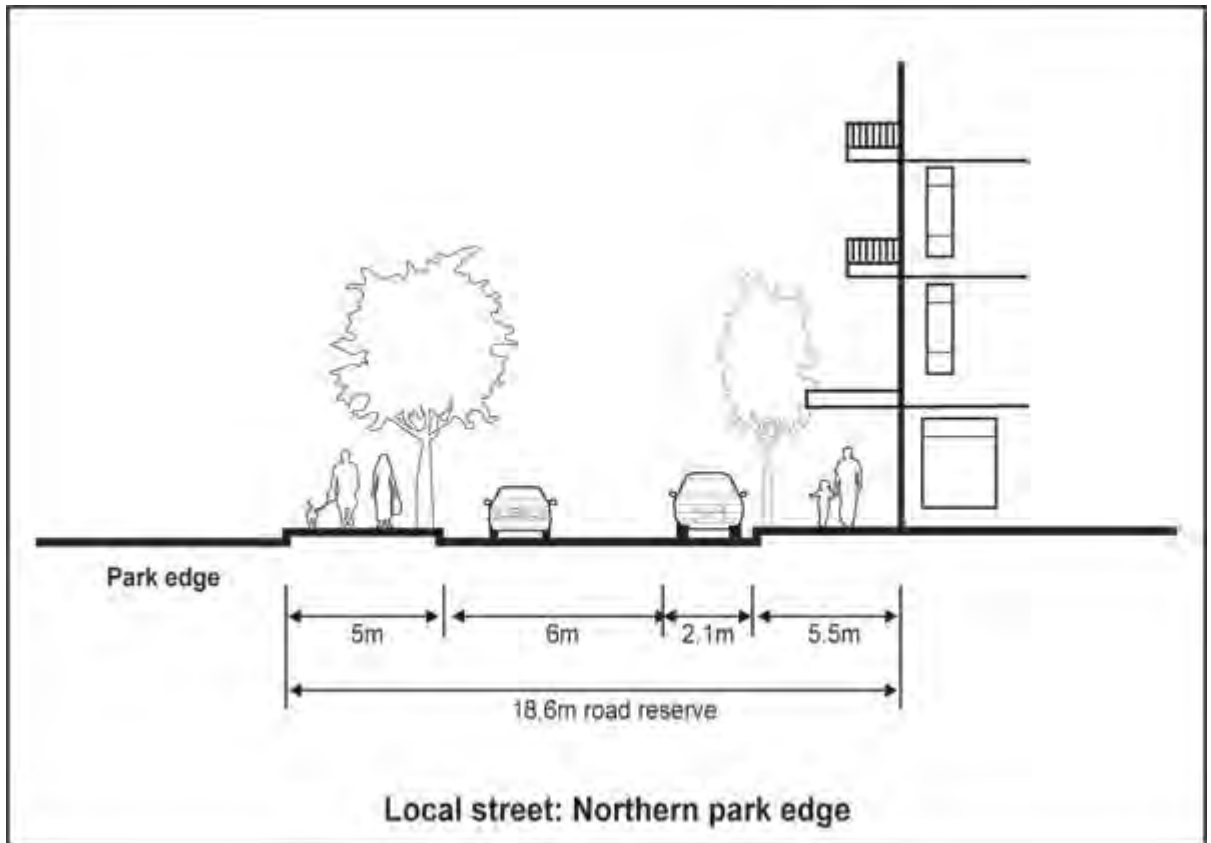
I502.11.5. Local street – East-West / Sub-precinct B to Cornerstone drive



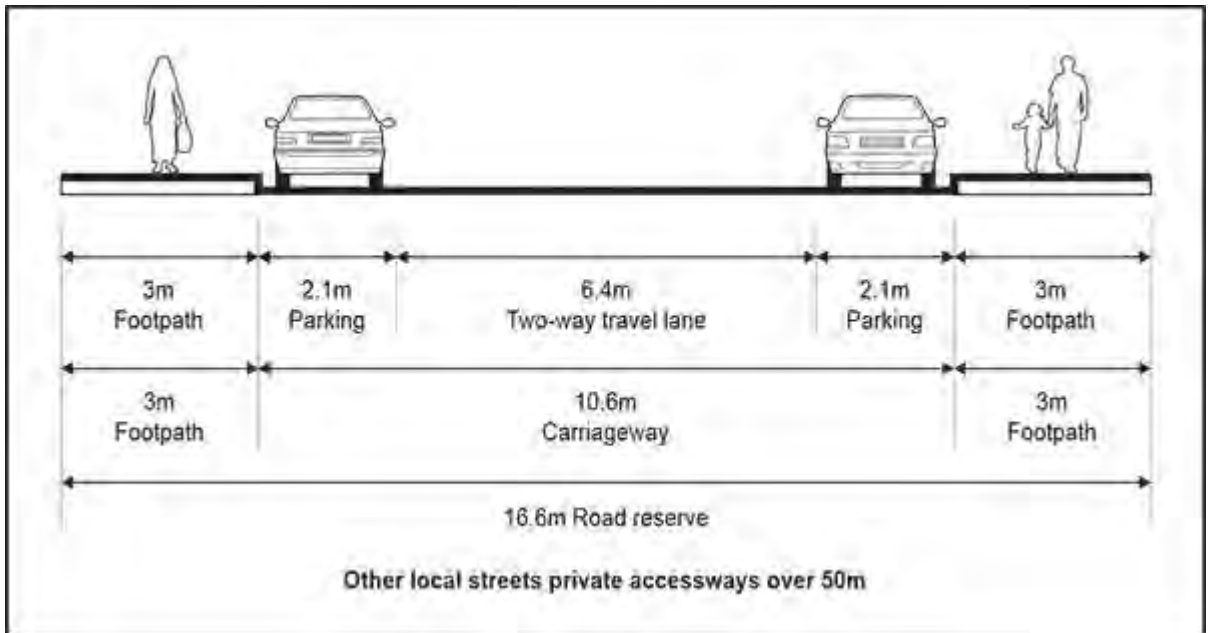
I502.11.6. Local street – Sub-precinct A



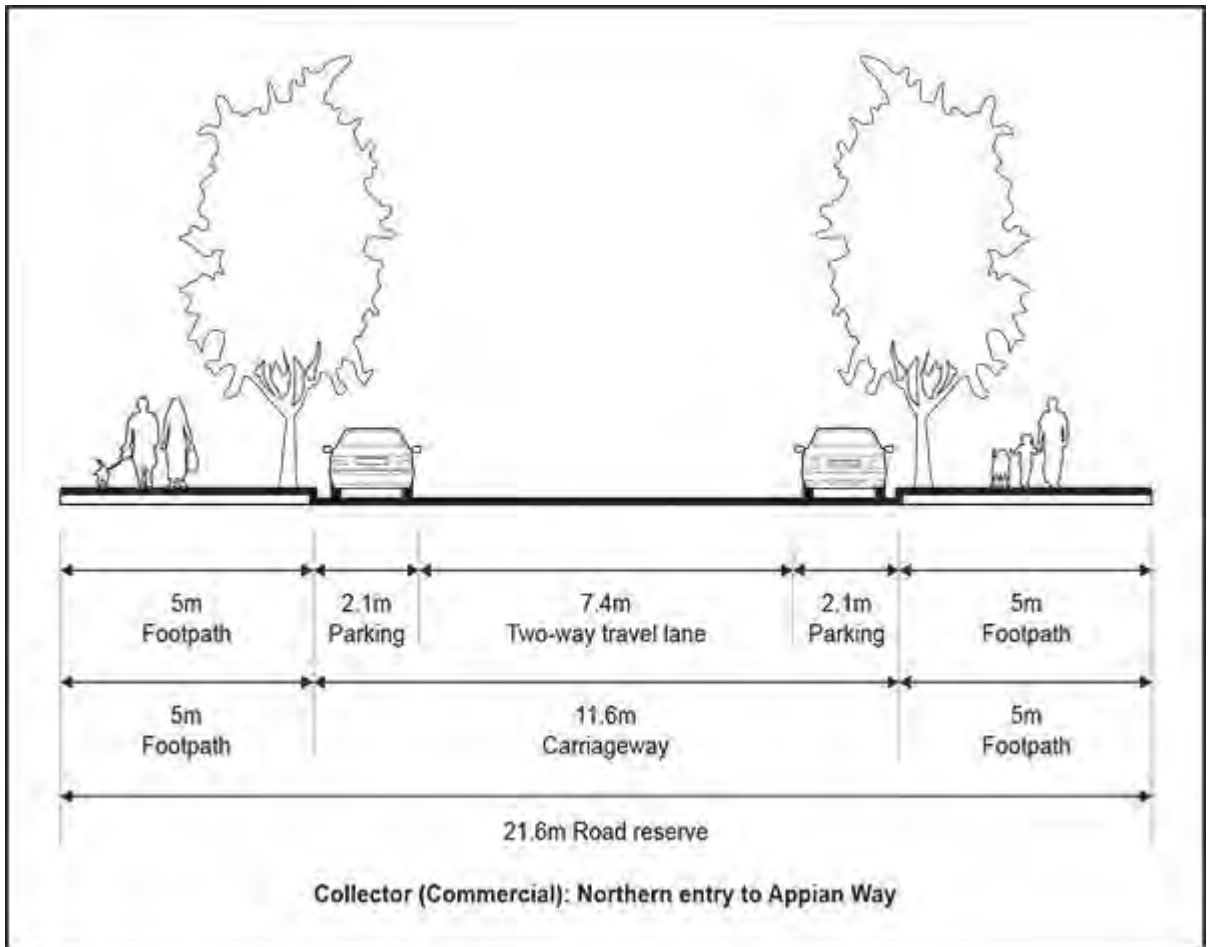
I502.11.7. Local street – Northern park edge



I502.11.8. Other local streets private accessways over 50m



I502.11.9. Collector (Commercial) – Northern entry to Appian way



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 accomodation up to a gross floor area of 1,000m ² within the precinct.	P
(A16)	Athlete accomodation more than a gross floor area	RD

	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' accomodation	P

I503.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table 0.1 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(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table 0.1 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. Parking

- (1) Any loss of existing formed and marked parking spaces from 30 September 2013, must be accommodated elsewhere within the precinct unless the number of parking spaces provided exceeds the requirements set out in E27 Transport – standard E27.6.2 Number of parking and loading spaces.

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:

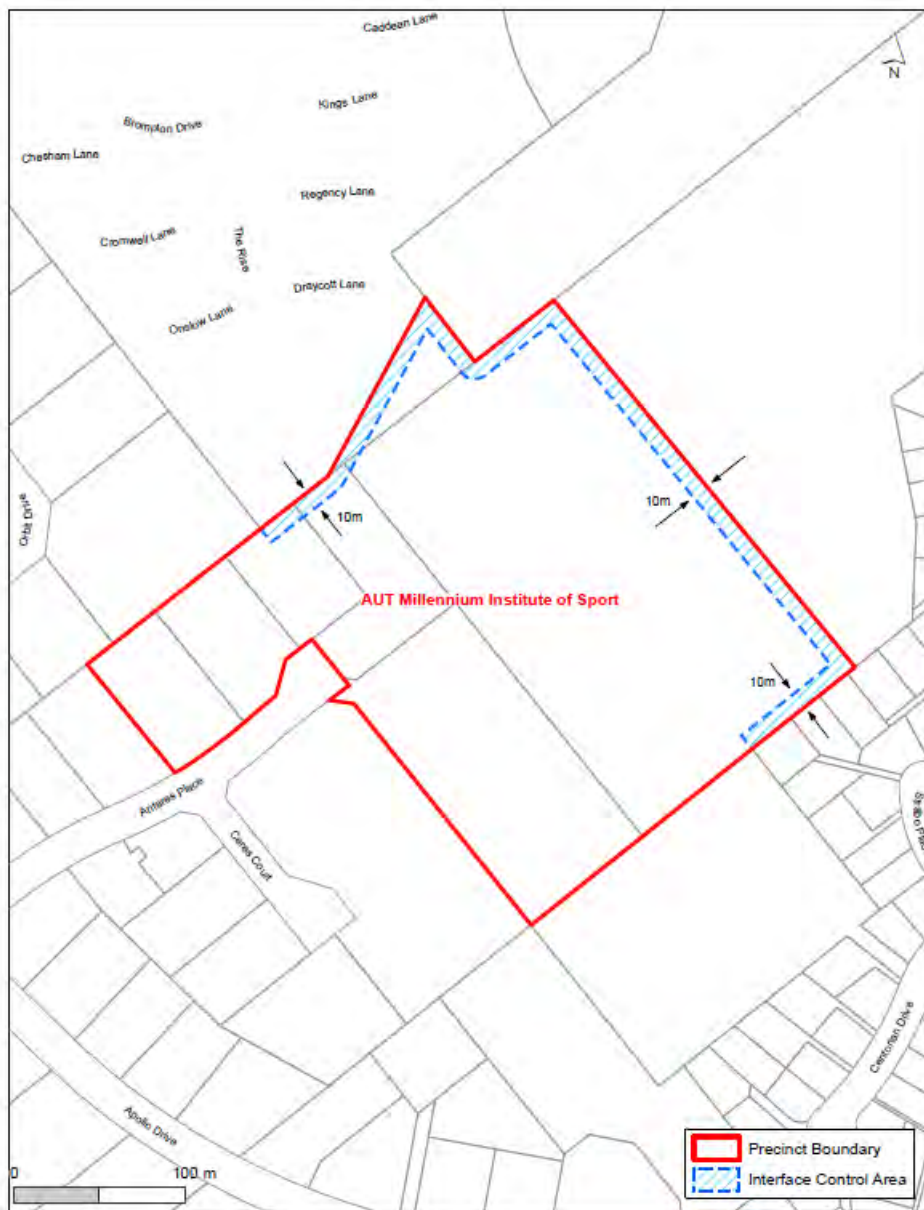
- (a) Whether the proposed activity will adversely affect the function, role, or amenity of any metropolitan, town or local centre beyond those effects ordinarily associated with trade effects on trade competitors.
- (8) The visual effects of rubbish and storage areas on residential and open space zoned 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

1503.10.1. 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.

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 I540.4.1 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-precinct B: (a) Gross floor area for Marine Retail and Marine Industry - 100 ² (b) Marina berth parking at a ratio of no less than 0.5 spaces per berth (c) 20 car and boat trailer parking spaces (d) Open space accessible to the public (not including any parking spaces or vehicle access areas) – 7,200m ²	NC	D	NC	NC	NC	NC

[CIV-2016-404-002296: Bayswater Marina Limited]

[CIV-2016-404-002296: Bayswater Marina Limited]

	Note for (b) and (c): Approval may be given as a discretionary activity for these spaces to 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-precinct B: <ul style="list-style-type: none"> (a) Gross floor area for Marine Retail and Marine Industry - 100² (b) Marina berth parking at a ratio of no less than 0.5 spaces per berth (c) 20 car and boat trailer parking spaces (d) Open space accessible to the public (not including any parking spaces or vehicle access areas) – 7,200m² Note for (b) and (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 I540.6.1 – I540.6.4	D	D	D	D	D	D

I504.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I540.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for 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 I540.4.1 Activity table and which is not listed in I540.5(1) or I540.5(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). The Council will publicly notify resource consent applications for the following activities:

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 I540.4.1 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 10m in height above mean sea level 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 I540.8.1 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 I540.8.2 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.

- (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 I540.4.1 (A1)(A4) Activity table, the assessment criteria in I540.8.2(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;
- (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	

	<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

	<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(4) 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 C1.11(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 R.L 6.35 in terms of LINZ Datum.
- (2) Heights must be measured using 'mean ground level' being R.L 6.35 in terms of LINZ Datum.
- (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

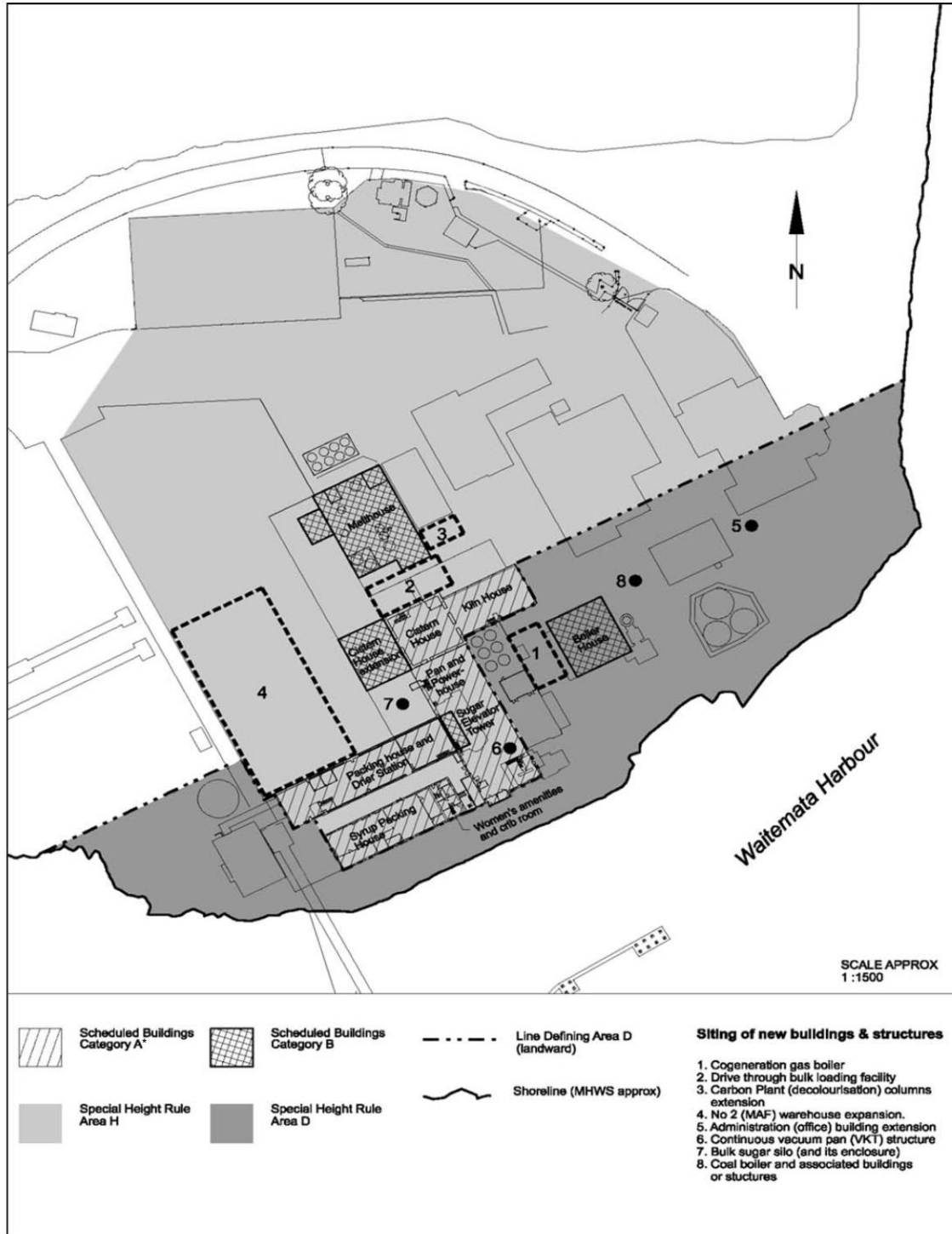
- (1) An application for modification to any scheduled building or demolition of any scheduled building must be accompanied by photographic and other recordings prior to work commencing and/or after work has been completed. This information must be deposited with the Birkenhead Library archives.

1505.10. Precinct plans

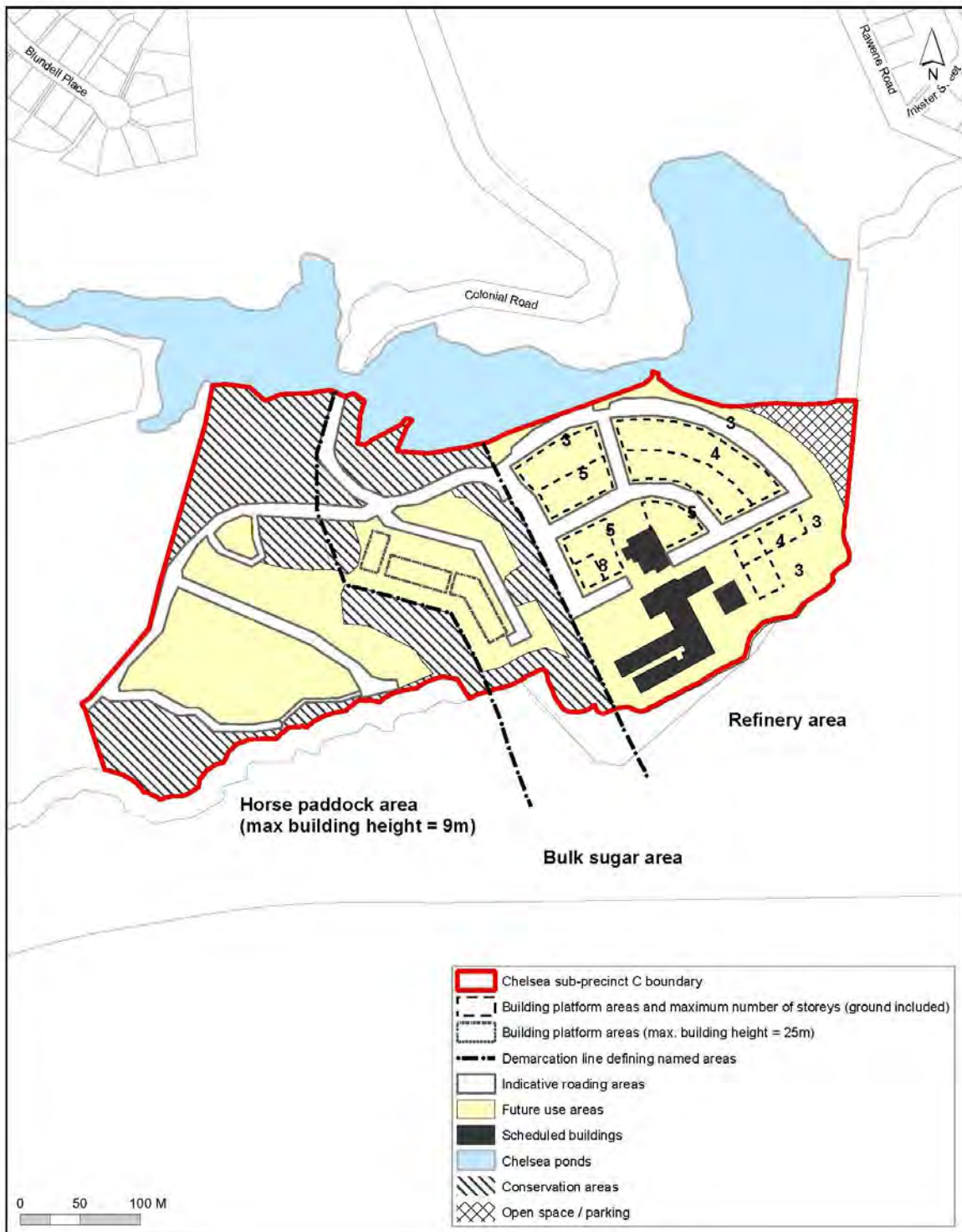
1505.10.1. Chelsea: Precinct Plan 1 – Sub-precinct C – current use

1505.10.2. 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 0 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.

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(4) 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 0 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 0 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 0 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:

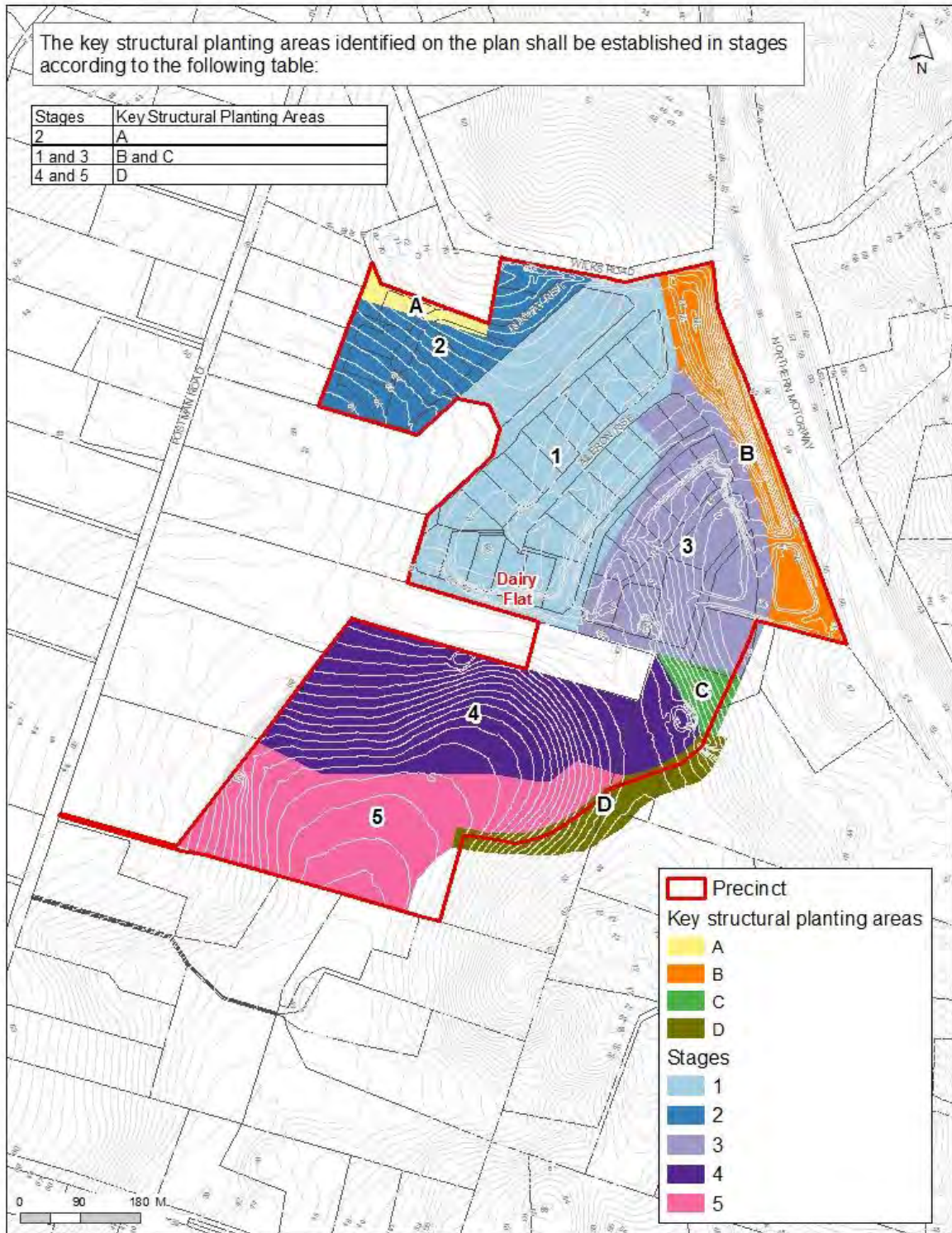
- (2) confirmation that the taxiway will be designed (including safety fencing if necessary), formed and concreted in accordance with the requirements of the Civil Aviation Authority.

I506.10. Precinct plans

1506.10.1 Dairy Flat: Precinct plan 1 – subdivision plan



1506.10.2 Dairy Flat: Precinct plan 2 – structural planting areas



I506.11. Appendices**Appendix 0.1 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 0.2 Dairy Flat Precinct Covenant

Refer to pdf attachment

APPENDIX 2

DEED OF LAND COVENANT

between

[]

and

[]

THIS DEED dated the _____ day of _____ []

BETWEEN [] (**Covenantor**)

AND [] (**Beneficiary**)

BACKGROUND

- A. The Covenantor is registered as proprietor of an estate in [] in the land more particular described in the First Schedule (**First Land**).
- B. The Beneficiary is registered as proprietor of, or is entitled to occupy and use the land more particularly described in the Second Schedule (**Second Land**).
- C. The Beneficiary carries out Aircraft Operations from the Second Land, which results or is likely to result in adverse effects being experienced by people in the vicinity of the Second Land. These adverse effects may be generated by noise, vibration, and other usual incidences of Aircraft Operations, which may have consequences beyond the boundaries of the Second Land, including on the First Land.
- D. The current zoning of the Second Land provides for Aircraft Operations.
- E. Residential activity is provided for on the First Land pursuant to the current zoning of the First Land. The development of residential activity on the First Land in a manner that provides an acceptable level of amenity to the residents may require the adoption of special management techniques, operational features or design elements in order to mitigate adverse effects from the Beneficiary's Aircraft Operations activities carried out on the Second Land.
- F. The Covenantor has agreed with the Beneficiary:
 - (a) to accept for itself and its successors in title to the First Land and any party of or interest in the First Land a restriction (in accordance with the terms of this deed) on any ability to object to any Aircraft Operations activities carried out on the Second Land.
 - (b) to enter into this deed on the terms and covenants contained herein; and
 - (c) to register this deed against the computer freehold register(s) and computer interest register(s) to the First Land.

IT IS AGREED:

1. INTERPRETATION

In this deed the context indicates otherwise:

1.1 Definitions:

Aircraft Operations: Includes:

- **landing and take-off of any aircraft;**
- **aircraft taxiing;**
- **aircraft flying along any flight path identified in the district plan or the Civil Aviation Authority of New Zealand ;**

activities ancillary to any of the above

- 1.2 Defined Expressions: expressions defined in the main body of this deed have the defined meaning in the whole of this deed including the background;**
- 1.3 Gender: words indicating one gender include the other genders;**
- 1.4 Headings: section, clause and other headings are for ease of reference only and will not affect this deed's interpretation;**
- 1.5 Negative Obligations: an obligation not to do anything includes an obligation not to allow that thing to be done;**
- 1.6 Parties: references to parties are references to parties to this deed;**
- 1.7 Persons: references to persons include references to individuals, companies, corporations, partnerships, firms, joint ventures, associations, trust, organisations, governmental or other regulatory bodies or authorities or other entities in each case whether or not having separate legal personality;**
- 1.8 Plural and Singular: words indicating the singular number include the plural and vice versa;**
- 1.9 Schedules: the schedules to this deed and the provisions and conditions contained in the schedules have the same effect as if set out in the body of this deed;**
- 1.10 No Limitation: references to anything of a particular nature either before or after a general statement do not limit the general statement unless the context requires;**
- 1.11 Sections, Clauses and Schedules: references to sections, clauses and schedules are references to this deed's sections, clauses and schedules.**

1.12 Statutes and Regulations: references to any statutory provision include any statutory provision which amends or replaces it, and any subordinate legislation made under it; and

1.13 District Plans: references to any District Plan include any instrument that amends or replaces it.

2. **Acknowledgement of effects:** The Covenantor acknowledges that the First Land is in close proximity to the Second Land on which the Beneficiary undertakes Aircraft Operations. The Covenantor also acknowledges that the carrying on of the Aircraft Operations during times authorised by the district plan or a resource consent and may involve noise, vibration and light spill, which may generate adverse environmental effects, which residents of the First Land may find disturbing and inconvenient.
3. **Entitlement to carry out activity:** The Covenantor acknowledges that the Beneficiary is entitled to carry out Aircraft Operations on the Second Land.
4. **Noise levels:** The Covenantor acknowledges that the Beneficiary's Aircraft Operations operate and may continue to operate at night creating very loud noise, significantly above L^{dn}65dBA.
5. The Covenantor for itself and its successors in title to the First Land (or any part of it) hereby covenants, acknowledges and agrees with the Beneficiary and its successors in the title to the Second Land or any part of it as a positive covenant for the benefit of the registered proprietors and users from time to time of the Second Land, that the Covenantor will henceforth and at all times hereafter observe and perform all the stipulations and restrictions contained in the Third Schedule and this deed to the end and intent that each of the stipulations and restrictions shall, in the manner and to the extent prescribed, forever enure for the benefit of, and be appurtenant to, the whole of the Second Land and every part thereof.
6. The Covenantor acknowledges that the terms and covenants contained in this deed shall bind and run with the First Land and the Covenantor shall do all things necessary to effect registration of this deed against the computer freehold register(s) and computer interest register(s) to the First Land.
7. **Separate interests:** Where the Covenantor is the registered proprietor or proprietor of an estate in leasehold which is of a separate and definable interest in the First Land in respect of which a separate instrument of title has issued (separate interest), the obligations of the Covenantor set out in this deed will relate only to the Covenantor's separate interest and not a separate interest of any other registered proprietor of the First Land or any part of or interest in the First Land.
8. **Indemnity:** The Covenantor agrees that it will at all times indemnify the Beneficiary from all proceedings, costs, claims and demands in respect of breaches by the Covenantor of the terms and covenants contained herein and implied on behalf of the Covenantor which occurred while the Covenantor was the registered proprietor of the First Land.

9. **Conduct of Aircraft Operatons:** The Beneficiary must conduct its Aircraft Operations in accordance with the provisions of any relevant plan and/or resource consent granted to it, and/or any existing use rights, in relation to Aircraft Operations.

Executed as a deed.

SIGNED by [] as Covenantor:

Full name of directors/authorised signatory
signatory

Signature of director/authorised

Full name of directors/authorised signatory
signatory

Signature of director/authorised

Witness:
(if other than two directors sign)

Signature of witness

Full name of witness

Occupation of witness

Address of witness

SIGNED by [] as the Beneficiary:

Full name of directors/authorised signatory
signatory

Signature of director/authorised

Full name of directors/authorised signatory
signatory

Signature of director/authorised

Witness:
(if other than two directors sign)

Signature of witness

Full name of witness

Occupation of witness

Address of witness

FIRST SCHEDULE

(Land)

The [] interest(s) in computer freehold register/computer interest register [] being [].

SECOND SCHEDULE

(Second Land)

Describe the Second Land

THIRD SCHEDULE

(Covenants)

The Covenantor agrees that it shall not lodge or permit to be lodged with the Environment Court, the High Court, Auckland Council or any other authority having jurisdiction, any objection to the Beneficiary carrying out its Aircraft Operations from the Second Land. In that regard the Covenantor agrees it shall not:

1. Lodge, permit to be lodged or encourage any other party to lodge with the Auckland Council, the other authority having jurisdiction any submission in opposition to any application by or on behalf of the Beneficiary for resource consent to carry out Aircraft Operations on or in connection with the Second Land or for a change to the terms and conditions of any such resource consent.
2. Lodge, permit to be lodged or support or encourage any other party to lodge or support any complaint with the Auckland Council or other authority having jurisdiction regarding the carrying out by the Beneficiary, its servants or its invitees of Aircraft Operations on or in connection with the Second Land.
3. Make, support, permit to be made or encourage any other party to make or support any application to the Environment Court for a declaration or enforcement order regarding the carrying out by the Beneficiary, its servants or its invitees of Aircraft Operations on or in connection with the Second Land.
4. Make, support, permit to be made or encourage any other party to make or support any application to the High Court or any other judicial body for an injunction, declaration or other order concerning the carrying out by the Beneficiary, its servants or its invitees of Aircraft Operations on or in connection with the Second Land.

I507. Devonport Naval Base

I507.1. Precinct Description

The Devonport Naval Base precinct covers most of the land held by the Crown for the HMNZ Naval Base (south yard) in Devonport. It incorporates the HMNZS Philomel area and part of the Calliope Road frontage containing the hospital and wardroom. This land is subject to a designation for defence purposes.

The precinct provides for non-defence use of the base's facilities and indicates the desired environmental standards for these activities. The precinct has been split into two sub-precincts to recognise the differing environmental characteristics within this area. Devonport Naval Base sub-precinct A applies to the northern area adjoining Calliope Road, which is used for predominantly health and administration land uses. Devonport Naval Base sub-precinct B applies to the lower coastal area of the south yard, known as HMNZS Philomel.

The zoning of land within this precinct is Business - Mixed Use Zone.

I507.2. Objective

- (1) Non-defence use of facilities is enabled, in a manner which avoids or mitigates any adverse effects on the environment.

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

I507.3. Policies

- (1) Manage the effects of activities in a way that enables flexibility in the location of buildings and activities within the base area.
- (2) Preserve the historic character and retain the domestic form of buildings established along Calliope Road.
- (3) Protect the visual prominence of the Calliope Road cliffs.
- (4) Require building frontages on Calliope Road or Spring Street to be sensitive to the form, proportions, detailing and character of the area.
- (5) Require buildings proposed below the Calliope Road cliffs to be designed and located to ensure that views of the cliff line, from the south, are protected by:
 - (a) maximising building separation distances;
 - (b) reducing building height to below the cliff top;
 - (c) minimising building length;
 - (d) varying the height of wider buildings to ensure views to the cliff are maintained; and
 - (e) using colours which are complementary to the coastal environment.

(6) Require development design and scale to be compatible with, and not negatively impact on, the unique coastal features.

(7) Manage development so that it recognises and respects the natural and visual qualities of the area.

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

I507.4. Activity table

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

Table I507.4.1 Activity table specifies the activity status of land use and development activities in the Devonport Naval Base Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I507.4.1 Activity table

Activity		Activity status	
		Sub-precinct A	Sub-precinct B
Use			
Residential			
(A1)	Dwellings	P	P
Commerce			
(A2)	Offices	P	P
Community			
(A3)	Community facilities	NC	P
(A4)	Educations facilities	P	P
(A5)	Healthcare facilities	P	NC
(A6)	Hospitals	P	NC
Development			
(A7)	Demoilition of buildings	D	D
(A8)	Alterations and additions to buildings that do not increase the GFA of the building	P	P
(A9)	Alterations and additions to buildings that increase the GFA of the building and where the building is used for a permitted activity	D	D
(A10)	Buildings used for a permitted activity	RD	RD

I507.5. Notification

- (1) Any application for resource consent for an activity listed in Table I507.4.1 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).

I507.6. Standards

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

All activities listed in Table I507.4.1 Activity table must comply with the following permitted activity standards.

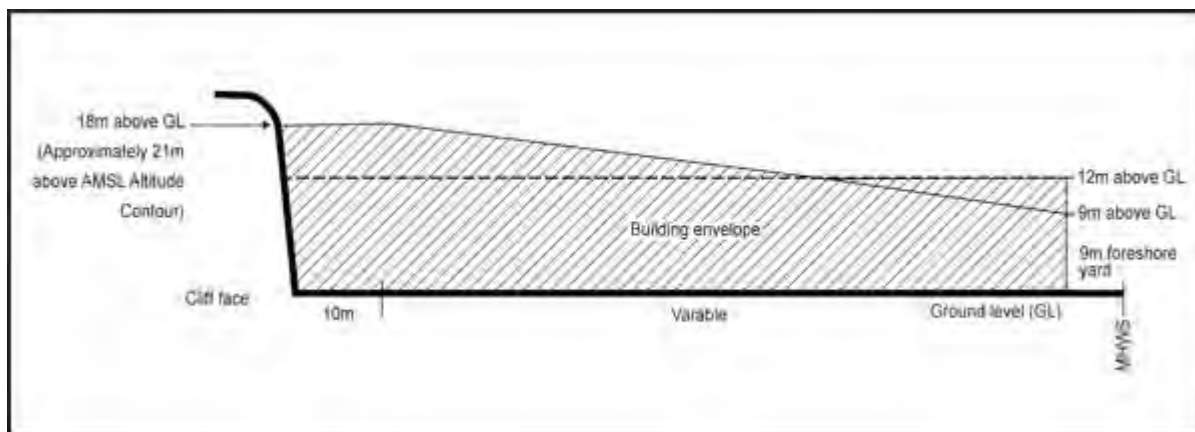
I507.6.1. Building height

- (1) Buildings must not exceed the height limits set out in Table I507.6.1.1 Building height below:

Table I507.6.1.1 Building height

Sub-precinct	Height (metres)
A	9 m
B	<p>Buildings must comply with a building height envelope control which provides a graduated height limit of 9m, increasing to 18m at or within 10m of the foot of the Calliope Road cliff, or to a limit of 12.5m, whichever is the greater. This control is shown in Figure I507.6.1.2 Building height control.</p> <p>Building height in sub-precinct B will be measured from the finished surface level of the Philomel/Dockyard reclamation - as at May 2009.</p>

Figure I507.6.1.2 Building height control



I507.6.2. Height in relation to boundary

- (1) Buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level where the precinct adjoins a site in another zone.
- (2) This control does not apply to the precinct boundary between the Devonport Naval Base and HMNZ Dockyards Precinct.

I507.6.3. Yards

- (1) A building or parts of a building must be set back from the relevant boundary to the minimum depth listed in Table I507.6.3.1 Yards below.

Table I507.6.3.1 Yards

Sub-precinct	Yard
Sub-precinct A	Calliope Road: 3m Cliff Top yard: 10m (defined as where the gradient of the slope reaches a gradient steeper than 1 in 3) All other boundaries: 1.5m
Sub-precinct B	Spring Street: 5m Coastal protection yard: 9m

I507.6.4. Building length

- (1) Where sites adjoining Sub-precinct A are zoned residential, those parts of any building which exceed a height of 5m and are within 10m of the zone boundary are to be wholly confined within the arms of a 130 degree angle formed by two lines intersecting at any point on an adjacent residential zone boundary, such that each line forms an angle of 25 degrees with that boundary.

I507.7. Assessment – controlled activities

There are no controlled activities in this precinct

I507.8. Assessment – restricted discretionary activities

I507.8.1. 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) Dominance and shading; and
- (2) Neighbourhood character.

I507.8.2. 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) Dominance and shading:
 - (a) the extent to which infringing the height, height in relation to boundary or building length controls results in the building dominating or unreasonably shading adjoining properties, particularly their outdoor living areas; and
 - (b) whether the building can be designed or located to minimise dominance or over-shadowing of outdoor living space on neighbouring sites by providing variations in building heights, breaks in building massing or locating buildings in a way that maximises sunlight access to neighbouring sites while achieving a good standard of on-site amenity.
- (2) Neighbourhood character:
 - (a) the extent to which the height, scale and form of buildings is generally in accordance with the existing or planned future form and character of the surrounding neighbourhood, having regard to the level of development enabled by the development controls of the zone; and
 - (b) whether development that does not comply with the yards demonstrates that the proposed setback is consistent with the pattern of development in the surrounding neighbourhood. This is particularly important where the development is in close proximity to an identified historic character area.

I507.9. Special information requirements

There are no special information requirements in this precinct.

I507.10. Precinct plans

There are no precinct plans in this precinct.

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(4) 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(4) 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 1: Building height in Area 3

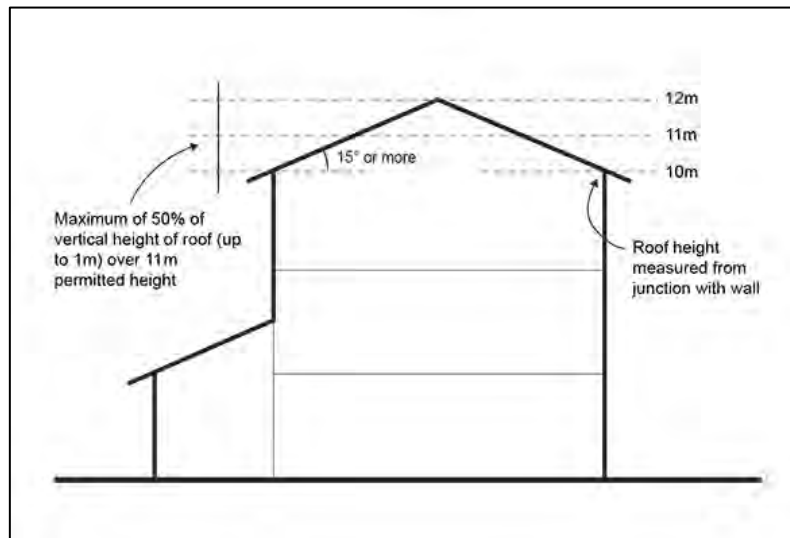
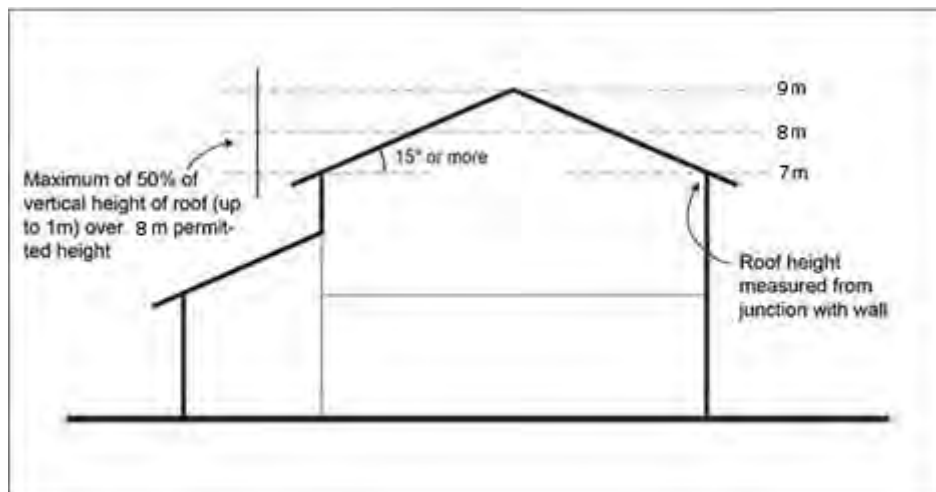


Figure 2: Building height in Area 4



(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 I508.6.6.1 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

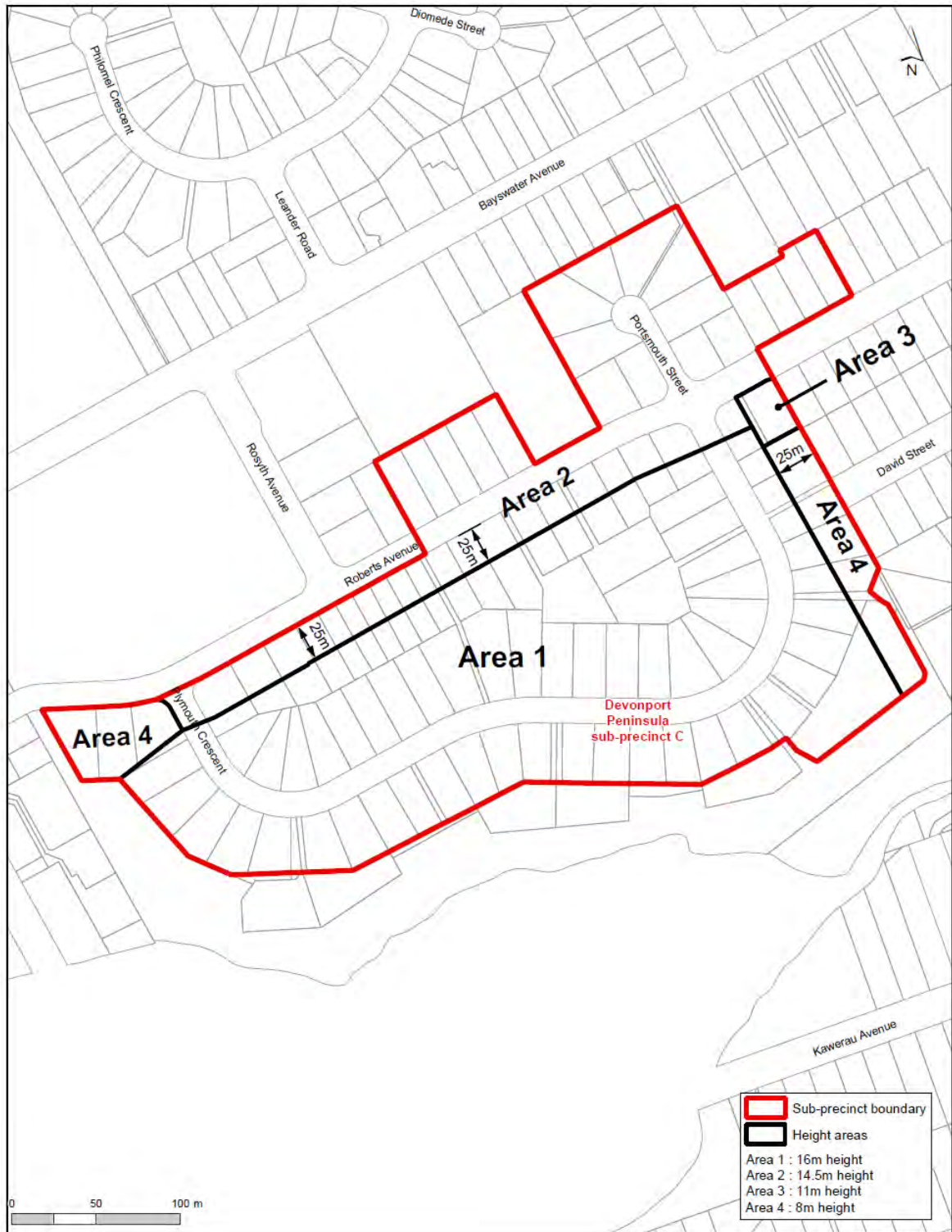
I508.10.1. Devonport Peninsula: Precinct plan 1 – Sub-precinct A



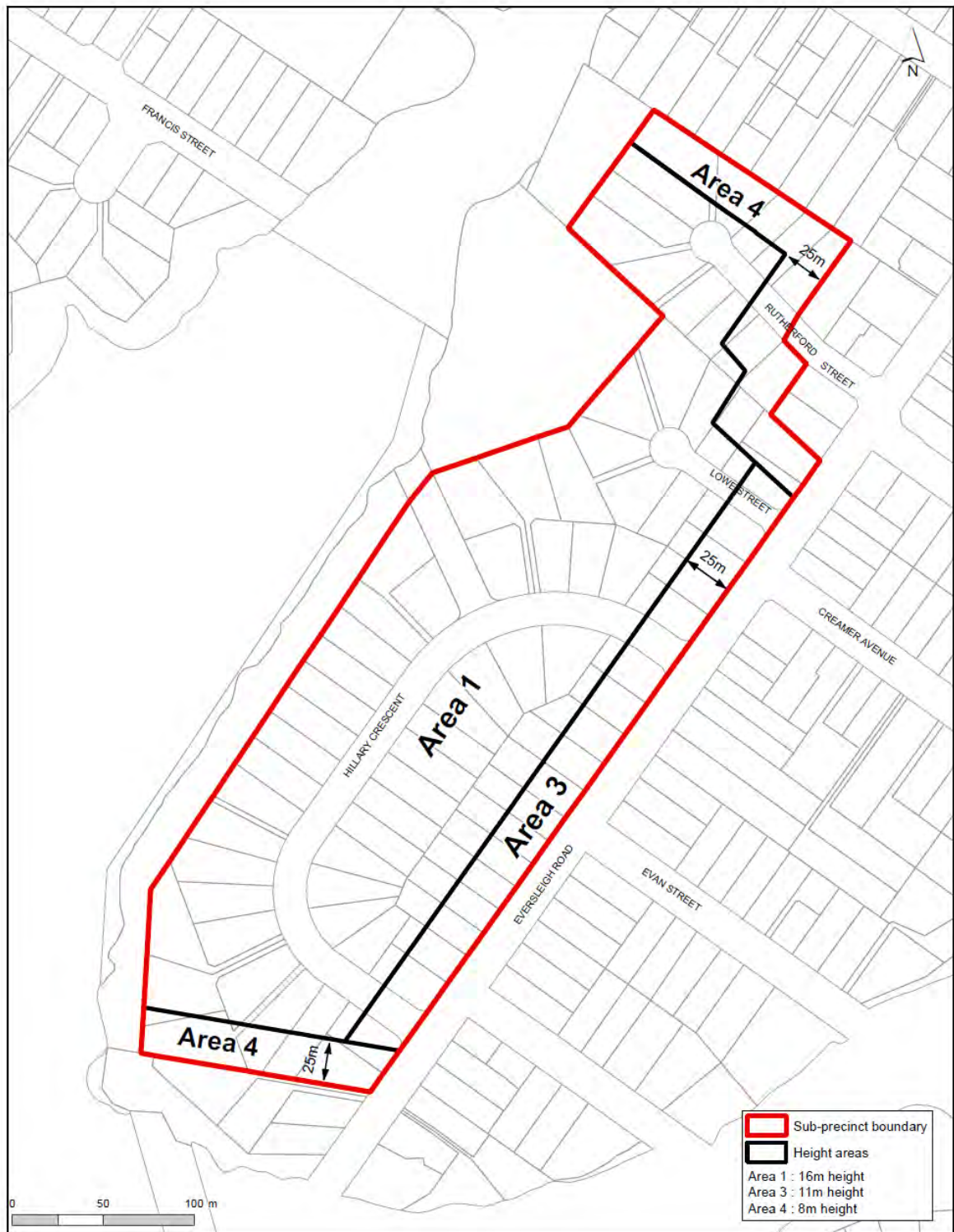
1508.10.2. Devonport Peninsula: Precinct plan 2 – Sub-precinct B



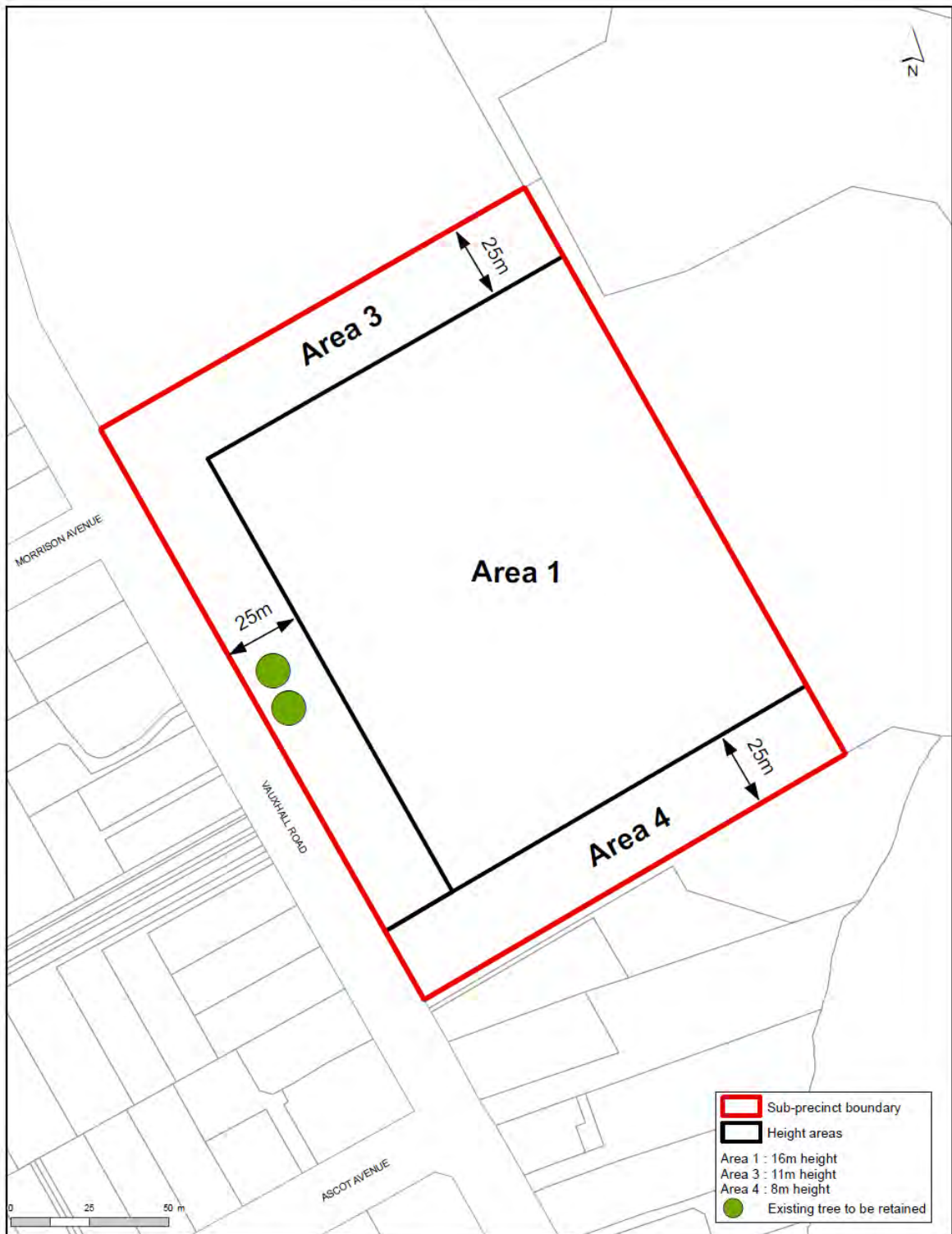
1508.10.3. Devonport Peninsula: Precinct plan 3 – Sub-precinct C



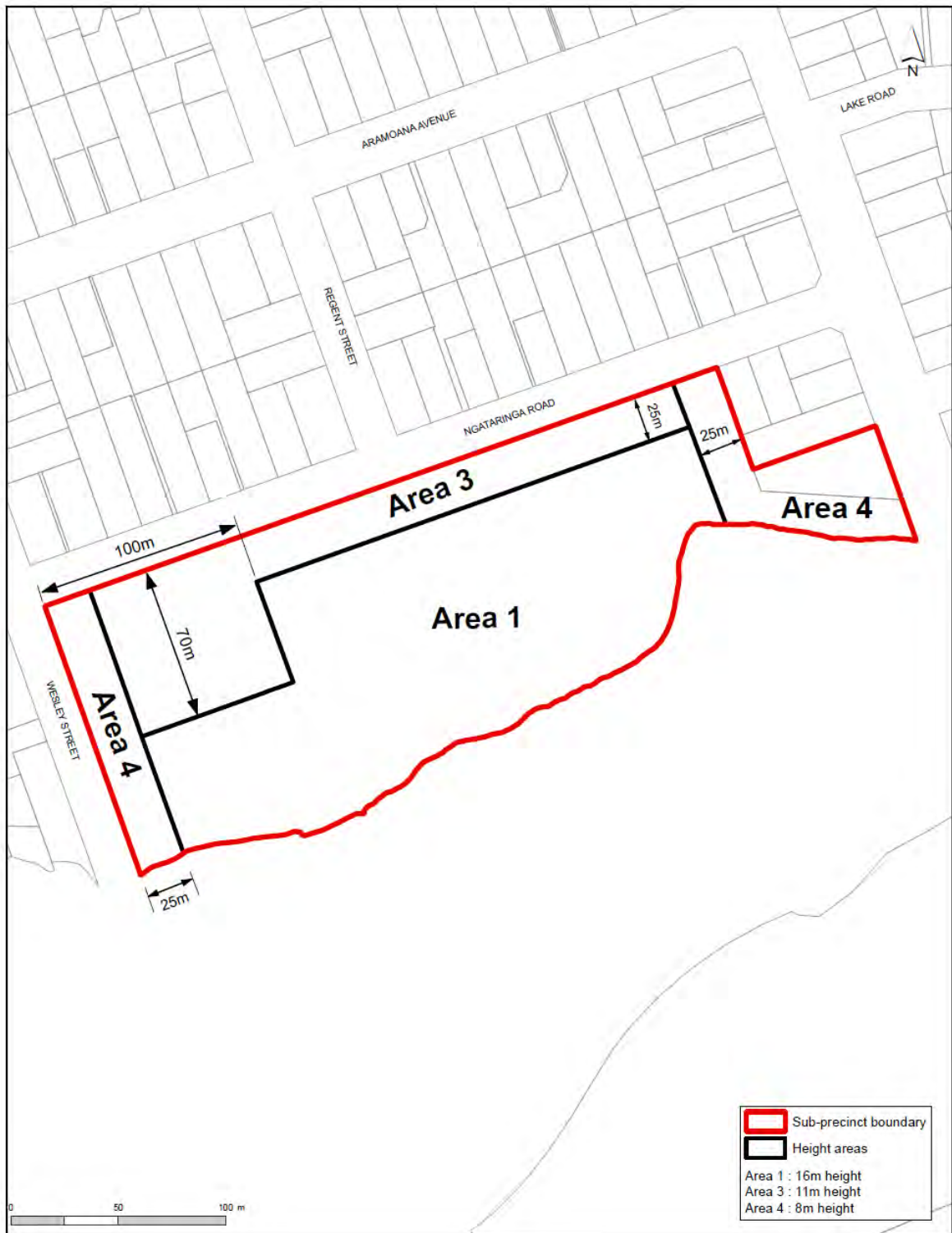
1508.10.4. Devonport Peninsula: Precinct plan 4 – Sub-precinct D



I508.10.5. Devonport Peninsula: Precinct plan 5 – Sub-precinct E



1508.10.6. Devonport Peninsula: Precinct plan 6 – Sub-precinct F



I509. Greenhithe Precinct

I509.1. Precinct Description

The Greenhithe Precinct covers a broad area of the Greenhithe Peninsula and drains in two directions to the upper Waitemata Harbour. The purpose of the precinct is to manage subdivision and development in a sensitive catchment and ensure that new development responds to the natural environment including topography, vegetation, water quality, landform and the visual landscape.

The Greenhithe Precinct comprises two sub-precincts. Sub-precinct A requires larger minimum site sizes than those permitted by the Residential - Large Lot Zone. Sub-precinct B allows smaller minimum site sizes than those permitted by the Residential - Large Lot Zone subject to specific constraints and opportunities including landscape features, topography, significant vegetation and access to a reticulated wastewater system. Subdivision and development in the precinct is supported where it avoids the removal of significant native vegetation (in order to protect visual landscape, native vegetation and habitat for native fauna), will minimise sedimentation and respond to and integrate with the features of the landscape.

The zoning of land within this precinct is the Residential – Large Lot Zone.

I509.2. Objective [rp/dp]

- (1) Subdivision and development is managed to protect environmental values and the landscape character of the area.

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

I509.3. Policies [rp/dp]

- (1) Design subdivision and development to protect environmental values and the landscape features and character of the area, including watercourses and significant native vegetation and fauna habitats. [rp/dp]
- (2) Determine the type and intensity of development opportunities in different parts of the precinct based on the environmental constraints.
- (3) Locate buildings platforms and access roads to:
 - (a) minimise adverse effects on and protect native vegetation and fauna habitats;
 - (b) minimise land modification and scarring of the landscape;
 - (c) avoid where practicable significant steep slopes, ridgelines and stream valleys; and
 - (d) minimise visual intrusion when viewed from public places.
- (4) Minimise the potential to create sedimentation associated with land development and subdivision by managing the intensity of development and retaining

vegetation cover, particularly on steep land and land close to natural water courses.

- (5) Develop, before any subdivision is approved, a satisfactory means within the sub-precincts to maintain water quality in adjacent waterways.
- (6) Retain and enhance native fauna and flora within the area.

Greenhithe Sub-precinct A

- (7) Protect the natural and physical environment by maintaining the existing low density residential character of the area.

Greenhithe Sub-precinct B

- (8) Maintain the character of the landscape by maintaining a low density residential environment whilst enabling greater residential intensity by clustering development in flatter areas where there is little or no vegetation and access to a reticulated wastewater system

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

I509.4. Activity table

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

Table I509.4.1 specifies the activity status of subdivision activities in the Greenhithe Precinct pursuant to section 11 of the Resource Management Act 1991.

A blank in Table I509.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I509.4.1 Activity table

Activity		Activity status
Subdivision		
(A1)	Vacant sites subdivision involving parent sites of less than 1ha	
(A2)	Subdivision around existing buildings and development	
(A3)	Subdivision in accordance with an approved land use resource consent	
(A4)	Subdivision listed in (A1) to (A3) which does not comply with Standard I509.6.5	NC

I509.5. Notification

- (1) Any application for resource consent for an activity listed in Table I509.4.1 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).

I509.6. Standards

The overlay, Residential - Large Lot Zone and Auckland-wide standards apply in this precinct, except for the following:

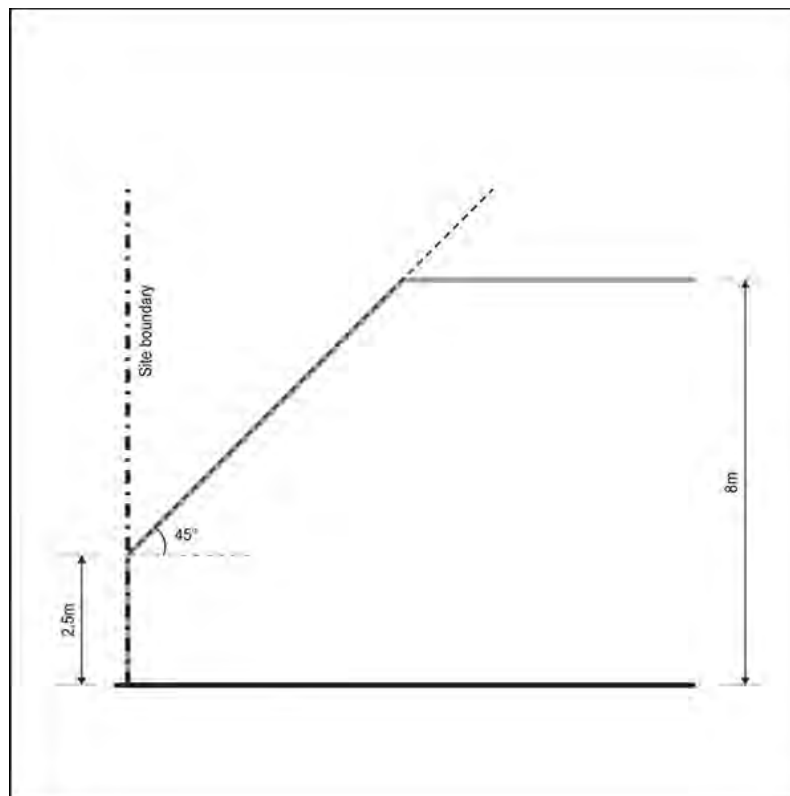
- E38 Subdivision – Urban – E38.8.2.3 Vacant sites subdivisions involving parent sites of less than 1 hectare;
- E38 Subdivision – Urban – E38.8.3.1 Vacant sites subdivision involving parent sites of 1 hectare or greater;
- H1 Residential – Large Lot Zone – H1.6.5; and
- H1 Residential – Large Lot Zone – H1.6.6.

All activities listed as restricted discretionary in Table I509.4.1 Activity table must comply with the following standards.

I509.6.1. Height in relation to boundary

- (1) For sites smaller than 4000m², buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level along any side and rear boundaries as shown in Figure I509.6.1.1 Height in relation to boundary.

Figure I509.6.1.1 Height in relation to boundary



I509.6.2. Yards

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I509.6.2.1 Yards.

Table I509.6.2.1 Yards

Yard	Minimum depth		
	Sites less than 1,499m ²	Sites between 1,500m ² and 3999m ²	Sites over 4,000m ²
Front yard	5m	5m	Residential – Large Lot Zone standards apply
Side and rear yards	1.2m	3m	

I509.6.3. Building Coverage

- (1) The building coverage must not be greater than the values listed in Table I509.6.3.1 Building coverage.

Table I509.6.3.1 Building Coverage

Site area	Building coverage
500m ² to 699m ²	35 per cent
700m ² to 999m ²	30 per cent
Over 1,000m ²	300m ²

I509.6.4. Impervious surfaces

- (1) The maximum impervious area must not exceed 60 per cent of the site area.

Subdivision**I509.6.5. Minimum net site area**

- (1) Within Sub-precinct A, the minimum net site area for subdivision is 2ha.
- (2) Within Sub-precinct B, the minimum net site area for subdivision is 500m² and must be in accordance with Table I509.6.5.1 Minimum net site area.

Table I509.6.5.1 Minimum net site area

Minimum net site area	Requirements
Between 500m ² and 2499m ²	Each site must: <ul style="list-style-type: none"> i. have a minimum building envelope of 400m² that has an average slope of less than 8 degrees; and ii. be capable of being connected to a reticulated wastewater network

Between 2500m ² and 1ha	Each site must: i. have a minimum building envelope of 1500 m ² that has an average slope less than 15 degrees
Over 1ha	

I509.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I509.8. Assessment – restricted discretionary activities

I509.8.1. 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, zone or Auckland-wide provisions:

- (1) Effects associated with subdivision design and/or proposed development.
- (2) Effects associated with the location and development of building platforms and accessways.

I509.8.2. 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) Effects associated with subdivision design and/or proposed development:
 - (a) whether subdivision and development is designed to respect and integrate with the natural characteristics, landscape setting, landmarks and views of the area. In particular, by:
 - (i) maintaining the low density residential character of the landscape;
 - (ii) providing larger sites where land has environmental or building limitations due to slope, stability, significant native vegetation or special natural values;
 - (iii) minimising the potential effects of sedimentation associated with the development of land by limiting the intensity of development and retaining vegetation cover particularly on steep land and close to natural water courses; and
 - (iv) protecting water quality and associated ecological values of nearby water bodies.

(2) Effects associated with the location and development of building platforms and accessways:

- (a) whether building platforms, access ways and development ~~should be~~ are located to:
 - (i) integrate with the landscape and minimise visual obtrusion when viewed from public places including the coastal marine area;
 - (ii) avoid protruding above a ridgeline;
 - (iii) use existing or proposed vegetation to screen buildings and structures;
 - (iv) minimise landscape modification by selecting flat sites for building platforms;
 - (v) locate building platforms to minimise long access driveways and use shared access driveways where practicable;
 - (vi) avoid earthworks and retaining walls that would create significant and permanent visible scars on the landscape that cannot be mitigated with planting;
 - (vii) avoid modifying ridgelines, significant landforms and stream riparian margins which define the distinctive landscape character of the Greenhithe precinct; and
 - (viii) protect and enhance significant native flora and fauna habitats, in particular high-quality regenerating bush.
- (b) whether consent notices have been approved by Council for the location of all new building platforms and accessways.

I509.9. Special information requirements

There are no special information requirements in this precinct.

I509.10. Precinct Plans

There are no precinct plans in this precinct.

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

(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	C	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(4) 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.

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.

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.

I511. Hatfields Precinct

I511.1. Precinct Description

The Hatfields Precinct is a contiguous 183.8 hectare block of rural land held in 8 freehold titles, located immediately to the north of Hatfields Beach. The precinct is bounded by the Hibiscus Coast Highway on its eastern side, the Waiwera River on its northern side, State Highway 1 on its western side, and the existing Hatfields Beach settlement on its southern side.

The land is characterised by a mix of marginal pastoral farmland and large blocks of native bush, with a series of ridgelines and gullies. The south-western slopes contain stands of pristine native bush, including stands of kauri that stretch downward toward the Hibiscus Coast Highway and adjacent wetland and estuary. The bush area is within a Significant Ecological Areas Overlay. The upper part of the precinct is within an Outstanding Natural Landscapes Overlay. Other overlays also apply in this precinct.

The purpose of the precinct is to enable a comprehensively master-planned rural lifestyle development within a natural bush setting, while protecting and enhancing the nature conservation and landscape values of the land. The varied, rolling topography and existing areas of native bush – along with proposed revegetation and enhancement – ensure that the site is capable of absorbing rural lifestyle development in a manner that avoids or mitigates adverse effects on nature conservation, landscape and rural amenity values. This is achieved by setting aside areas within the precinct for protection and enhancement, with ‘clustered’ areas of rural lifestyle development in carefully chosen locations to minimise adverse landscape effects.

The precinct will also enable an off-road walking trail linking Hatfields Beach with Waiwera.

I511.10.1 Hatfields Precinct plan 1 delineates three protection areas, and ten development areas. The protection areas are: the existing Significant Ecological Area on the south-western slopes of the precinct; the gullies and slopes with regenerating bush, and the existing grazing land. It is intended that these protection areas be retired from farming and enhanced with new native revegetation and protected in perpetuity, along with comprehensive plant and pest management programmes.

Rural lifestyle development will be within nine distinct ‘clusters’ within the precinct with one common area which will support recreation amenity facilities for the homeowners.

Development within the precinct will be subject to building design standards and site landscaping standards, including native revegetation, to ensure buildings are in keeping with the landscape character and are not visually prominent. Maximum height levels and building envelopes will be set for each of the ‘cluster’ areas to minimise adverse landscape effects. Although sites will generally be within the range of 2000m² to 1ha each, the overall density of the development will achieve an average of one rural lifestyle site per at least 3ha.

The zoning of land within this precinct is Rural – Rural Coastal Zone.

I511.2. Objective

- (1) A comprehensively master-planned rural lifestyle development based on the protection and enhancement of ecological and landscape values of the precinct.

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

I511.3. Policies

Development

- (1) Enable up to 58 rural lifestyle sites and a common recreation amenity area within the Hatfields Precinct.
- (2) Ensure that all rural lifestyle sites within the precinct are clustered in locations where new dwellings, structures and access points will be visually screened or softened by landform and vegetation when viewed from public places.
- (3) Establish appropriate height levels for each cluster area and design standards for all buildings to ensure buildings are nestled into the natural topography and vegetation, and blend into the surrounded landscape.
- (4) Require landscape planting to be undertaken as part of any subdivision or development to assist achievement of Policies I511.3 (2) and (3).
- (5) Locate vehicle access to the Hibiscus Coast Highway and Weranui Road in a manner that consolidates existing access and avoids any new access points.
- (6) Provide a public walkway through the Precinct, linking Weranui Road to the Hatfields Beach Recreation Reserve.

Protection

- (7) The values of the outstanding landscape will be protected and where practicable enhanced by use, development and subdivision.
- (8) The existing areas of native bush contained within the identified Significant Ecological Area will be legally protected from any development and will be enhanced through the ongoing control of animal and plant pest species.
- (9) Areas with existing ecological values not contained within the Significant Ecological Area will be:
 - (a) enhanced through regenerative planting and control of animal and plant pest species; and
 - (b) legally protected from development and inappropriate land use practices.
- (10) Areas of existing pastoral land outside of development cluster areas will be retired from farming, enhanced and protected in accordance with Policy I511.3(8).

(11) Prevent the keeping of cats and mustelids to protect and enhance native fauna.

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

I511.4. Activity table

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

Table I511.4.1 Activity table specifies the activity status of development and subdivision activities in the Hatfields Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I511.4.1 Activity table

Activity		Activity status
Use		
(A1)	One dwelling per site in cluster areas 1 – 7, 9 and 10 (as shown on I511.10.1 Hatfields Precinct plan 1)	RD
(A2)	More than one dwelling per site in cluster areas 1 – 7, 9 and 10 (as shown on I511.10.1 Hatfields Precinct plan 1)	NC
(A3)	Dwellings not located in in cluster areas 1 – 7, 9 and 10 (as shown on I511.10.1 Hatfields Precinct plan 1).	NC
(A4)	Recreation amenity facilities within cluster area cluster area 8	RD
Subdivision and Development		
(A5)	Buildings and structures with a gross floor area less than 50m ² for the purposes of vegetation management	P
(A6)	Buildings and structures that do not comply with standards I511.6.4, I511.6.5, I511.6.6, I511.6.7, I511.6.8, I511.6.11 and I511.6.12	D
(A7)	Alterations to the alignment of the walking and cycling trails required under Standard I511.10 Public walking and cycling trails.	RD
(A8)	Non-provision of the walking and cycling trails required under Standard 1511.10 Public walking and cycling trails.	NC
(A9)	Any site that exceeds the maximum site and access area in Standard I511.6.3 Building site access area	NC
(A10)	Subdivision that complies with standards I511.6. 1 Precinct plan, I511.6.2 Maximum number and density of sites for dwellings, and I511.6.9 Site access	RD
(A11)	Subdivision and development that does not comply with standards I511.6.1 Precinct plan, I511.6.2 Maximum number and density of sites for dwellings, and I511.6.9 Site access	NC

I511.5. Notification

- (1) Any application for resource consent for an activity listed in Table I511.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I511.6. Standards

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

All activities listed in Table 1511.4.1 must comply with the following standards.

I511.6.1. Precinct plan

- (1) Any subdivision or development must be carried out in general accordance with I511 Hatfields: Precinct plan 1.

I511.6.2. Maximum number and density of sites for dwellings

- (1) The number of sites on which a dwelling can be erected, must not exceed 58 within the precinct. The number of sites within each cluster shall not exceed the following:
 - (a) Cluster 1; Top Plateau: 10 sites;
 - (b) Cluster 2; East Plateau: 3 sites;
 - (c) Cluster 3; North Plateau: 5 sites;
 - (d) Cluster 4; Central Ridge: 3 sites;
 - (e) Cluster 5; West Ridge: 3 sites;
 - (f) Cluster 6; Central Valley: 15 sites;
 - (g) Cluster 7; Lower Bush: 8 sites;
 - (h) East Ridge: 8 sites; and
 - (i) North Valley: 3 sites.

I511.6.3. Building site and access area

- (1) Each site shall have a building site and access area of no greater than 1500m².
- (2) The site and access area shall contain all buildings and access within the site.

I511.6.4. Building coverage

- (1) The maximum building coverage must not exceed 650m² of the building site and access area.

I511.6.5. Maximum height of buildings

- (1) Buildings in Housing Clusters 1, 2, 7, 9 and Commons Valley Cluster 8; must not exceed 4.5m in height above finished ground level.
- (2) Buildings in Housing Clusters 3, 4, 5, 6 and 10; must not exceed 6.5m in height above finished ground level.
- (3) Standards 1511.6.5(1) and (2) do not apply to underground structures, such as basements, which are not visible from outside the dwelling.

I511.6.6. Exterior cladding of buildings

- (1) Exterior cladding of all dwellings and ancillary structures, and any recreational amenity structures in cluster area 8, shall be from one or more of the following materials:
 - (a) timber weather board, horizontal or vertical orientation in a dark or natural recessive colour or stain;
 - (b) timber board and batten in a dark or natural recessive colour or stain;
 - (c) metal (steel, zinc or similar) in tray or smooth finish in dark green or greys;
 - (d) concrete in dark tint or finish; and
 - (e) locally sourced natural stone.
- (2) All roofs shall be from one or more of the following materials:
 - (a) in metal or tile in a dark green or grey colour;
 - (b) grassed or vegetated; or
 - (c) membrane in a dark grey or green colour or covered in a dark material.
- (3) The exterior finish of the building or structure has a reflectance value of equal to, or less than, 30 per cent as defined within the BS5252 standard colour palette.
- (4) All exterior colours shall be in the colour range of dark greens, grays, browns and black.
- (5) All cladding shall be continuous vertically and not in a mixed appearance. Architectural features may be clad differently than the dominant wall claddings.
- (6) All roofs in housing Clusters 1, 2, 7 & 9 shall be generally flat, to manufacturer's minimums in order to avoid glare and reflection from distant views as may occur with a gabled or pitched roofs. There is no restriction on roof pitches for the other Housing Clusters.
- (7) All glazing on the east, north and west elevations of any dwelling shall be low reflectivity glass having a reflectivity of less than 16 per cent.

- (8) Dwellings in housing Clusters 1, 2 & 9 where window surfaces exceed 6.5m² (including mullions, sliders etc.), shall have eaves or verandas with a minimum depth of 1.5m from the dwelling faces to avoid excessive glare.

I511.6.7. Landscaping

- (1) 40 per cent of the land outside the building footprint within the site and access area shall be revegetated with indigenous species.
- (2) The remaining 60 per cent of land outside the building footprint and revegetation area within the site and access area may be used for access, parking, lawns and other residential amenity uses
- (3) Non-indigenous species must not be planted except for lawn species and an area of 20m² for the purpose of food production.

I511.6.8. Lighting

- (1) All external lights shall be directed downward and be mounted no more than 1.2m in height.

I511.6.9. Site access

- (1) Access to all new dwellings or sites shall be from the Primary Access shown in the I511.10.1 Hatfields Precinct plan 1.
- (2) Kerb and channel must not be used on site access roads.
- (3) Road lighting shall be by down-lighting only at a height of no greater than 1.2m.

I511.6.10. Public walking and cycling trails

- (1) Public walking and cycling trails shall be constructed generally in the locations shown on the I511.10.1 Hatfields: Precinct plan 1.
- (2) The trails shall be constructed to a minimum standard of 1.8m width with a crushed rock base.
- (3) The trails shall be subject to an easement in favour of Council, for the benefit of the general public, or in favour of such other body as is nominated by Council to hold the benefit of the easement to ensure public access in perpetuity; and
- (4) The trails shall be maintained by, and at the cost of, the landowners within the Hatfields Precinct. This maintenance requirement shall be included in the covenant to be prepared and registered under on all titles.

I511.6.11. Management of the protection areas

- (1) The existing area of native bush contained within the identified Significant Ecological Area SEA-T 6652a/6377/2461 and shown in I511.10.1 Hatfields: Precinct Plan 1 is to be protected by covenants and stock-proof fencing from any adjoining livestock areas;
- (2) Other Ecological Areas shown on I511.10.1 Hatfields: Precinct plan 1 and being the areas with existing ecological values not contained within the SEA,

are to be enhanced by native revegetation and protected by covenants and stock-proof fencing from any adjoining livestock areas;

- (3) Native Revegetation Areas shown on I511.10.1 Hatfields: Precinct plan 1 and being the areas of existing pastoral land outside of development cluster areas, are to be retired from farming and enhanced through native revegetation and protected by covenants and stock-proof fencing from any adjoining livestock areas; and
- (4) Within the cluster development areas 1 – 10, any land which is not within a site and access area or required for access or required for activities in Cluster Area 8 are to be enhanced by native revegetation and protected by covenants and stock-proof fencing from any adjoining livestock areas..

I511.6.12. Location of buildings less than 50m² gross floor area for the purposes of vegetation management

- (1) No building shall be located on any significant ridgeline or skyline when viewed from any road or other public place.

I511.6.13. Materials and colours of buildings less than 50m² gross floor area for the purposes of vegetation management

- (1) Exterior finish of the building shall have a reflectance value of equal to, or less than, 30 per cent as defined within the BS5252 standard colour palette, and be in the colour range of dark greens, greys or browns.

I511.6.14. Cats and mustelids

- (1) Cats and mustelids shall not be kept on or brought onto any lot at any time.
- (2) Non-compliance with Standard I511.6.14(1) is a non-complying activity.

I511.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I511.8. Assessment – restricted discretionary activities

I511.8.1. 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) buildings:
 - (a) the effects of the location of buildings and landform on the values of the outstanding natural landscape;
 - (b) the effects of external building height, coverage, design and external appearance on the values of the outstanding natural landscape; and
 - (c) the design and implementation of landscaping for visual mitigation of the effects on the values of the outstanding natural landscape.

(2) subdivision:

- (a) the effects of site size, layout and site access on the values of the outstanding natural landscape and ecological values;
- (b) the location of, and building envelope for, any potential dwellings and the mitigation measures to avoid or mitigate adverse effects on rural character and amenity and effects on the values of the outstanding natural landscape and ecological values; and
- (c) the method of protection and enhancement of ecological values and the content of the Implementation and Management Plan for the protection areas; and
- (d) the provision and management of the public walking and cycling trails.

I511.8.2. 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) Buildings

- (a) Location of buildings and landform:
 - (i) All buildings should be sited and designed so they do not visually intrude on any significant ridgeline or skyline when viewed from any road or other public place; and
 - (ii) Residential development should not require extensive landform modification, and should generally be limited to that required to establish the setting and foundations of any dwellings and vehicle access. Areas of cut and fill should be visually screened by vegetation planting or buildings.
- (b) External building design and external appearance:
 - (i) The finishing of buildings, including final choice of colours and materials, appears subservient to the natural character of the surrounding environment; and
- (c) Design and implementation of landscaping for visual mitigation:
 - (ii) Existing trees and bush that make a significant contribution to the visual and environmental qualities of the site should be retained to the fullest extent practicable.
 - (iii) Landscape planting should be implemented, in conjunction with existing landform and vegetation, to ensure that any built structures or vehicle access are visually screened or softened when viewed from outside the precinct;

(iv) The design of all outdoor areas including accessways, retaining walls, fencing, gates etc... must be of a rural character and not characteristic of more urban elements such as kerb and channel or paling fences; and

(v) Consistency with the policy of the Precinct.

(2) Subdivision:

(a) Site size, layout and access:

(i) The site size, shape, contour and access should be suitable for the intended activities proposed for the lot while minimising effects on existing landform and the values of the outstanding natural landscape.

(b) The location of, and building envelope for, any potential dwellings and the mitigation measures to avoid or mitigate adverse effects on rural character and amenity:

(i) sites should take advantage of the topography taking into account views and accessibility;

(ii) the layout of sites should involve minimum disturbance to existing stands of native vegetation; and

(iii) the building area should not be on a prominent ridge, knoll or skyline, where buildings would be visually prominent in the landscape or detract from rural amenities when viewed from any road or other public place.

(c) The method of protection and enhancement of ecological values and the content of the Implementation and Management Plan for the protection areas:

(i) the methods for protecting the vegetation and ecological values in the Protection Areas, including but not limited to fencing, covenanting, or ownership structure, should be practical and extend in perpetuity; and

(ii) new planting and enhancement planting within the Protection Areas should be for the benefit of nature conservation values on an ongoing basis.

(d) The extent to which the alignment of the public walking and cycling trails shown in I511.10.1 Hatfields: Precinct plan 1 should be varied taking into account the contours of the land, the requirement to minimise the removal of existing native vegetation, the achievement of privacy for residents and occupiers of the houses, and the need to achieve Intermediate Grade trails as defined in the New Zealand Cycle Trail Design Guide (prepared for MBIE), February 2015 (4th Edition);

(e) Consistency with the policy of the precinct.

I511.9. Special information requirements

(1) Any application for subdivision shall be accompanied by an Implementation and Management Plan. The Implementation and Management Plan shall set out:

(a) for all protection areas:

- (i) the location of fencing to permanently exclude livestock from the protection areas (stock-proof fencing that should be at least a full 7 wire, post and batten design);
- (ii) the methods for effective control and ongoing management of animal and plant pests including measures to minimise reinvasion of animal and plants pests;
- (iii) the draft wording of the covenant on the title(s) of the land containing the protection areas, to achieve the permanent, legal protection and management of the protection areas, including enforcement and penalty provisions; and
- (iv) where appropriate, access to any sites and places of significance to Mana Whenua;

(b) for the Other Ecological Areas:

- (i) planting proposed to enhance the existing vegetation areas, to ensure that the vegetation areas will develop to mature, self-sustaining native communities representative of undisturbed natural areas, and The Implementation and Management Plan will demonstrate that the planting will, along with the existing vegetation, achieve the requirements of I511.9(1)(d) below; and
- (ii) the location of infrastructure, access roading and the public walking / biking trail, and information to demonstrate that these are located to ensure minimal removal of existing native vegetation;

(c) for the Native Revegetation Areas:

- (i) planting in accordance with the requirements of I511.9(1)(d) below; and
- (ii) the location of infrastructure, access roading and the public walking / biking trail, and information to demonstrate that these are located to ensure minimal removal of existing native vegetation;

(d) for the planting proposed in the Other Ecological Areas and the Native Revegetation Areas, the following information, to be prepared by a suitably qualified and experienced person:

- (i) site preparation for planting, including information that any site preparation avoids adversely affecting any threatened species, and if necessary the process for the reintroduction of threatened species;

- (ii) species to be planted, including the size and spacing of plants (an average density of 1.4 metre centres (5,100 stems per hectare) reducing to 1 metre centres (10,000 stems per hectare) in kikuyu and wetland and riparian margins is expected, and sourced from the ecological district and to be appropriate for the soil, aspect, exposure and topography; and to reflect the composition of former natural vegetation likely to have occupied the site and include appropriate native species that will enable natural processes of succession;
 - (iii) the location and species composition to achieve:
 - the long term viability, health, and significance of the protection areas, including the management of threatened or rare species of plants and animals;
 - the use of natural regeneration processes to ensure that in the long term these natural regeneration processes take over;
 - robust linkages between ecological features; and
 - sustainable forests and wetlands with significant values;
 - (iv) measures for the maintenance of planting, including releasing plants, fertiliser, animal and plant pest control, mulching, and replacement of plants which do not survive;
 - (e) information on the following matters may also be required, where necessary, to support the composition, densities and specific location of the species proposed to be planted:
 - (i) the ecological district of the site;
 - (ii) the characteristics of the soil (i.e. clay, silt, loam etc.);
 - (iii) soil drainage;
 - (iv) topography of the area to be planted;
 - (v) aspect of the area to be planted;
 - (vi) exposure of site to wind, frost, sunlight and salt spray;
 - (vii) presence of animal and plant pests; and
 - (viii) how the planting will be ecologically linked to the SEA and other additional existing ecological corridors or connections;
- (2) Conditions of the subdivision consent shall require, prior to certification under section 224 of the Resource Management Act 1991:
- (a) that all works required by the Implementation and Management Plan, including fencing, planting and pest control, are carried out in accordance with the Implementation and Management Plan;
 - (b) that the covenant required under I511.9(1)(a)(iii) above will legally attach to the title(s) containing the protection areas; and

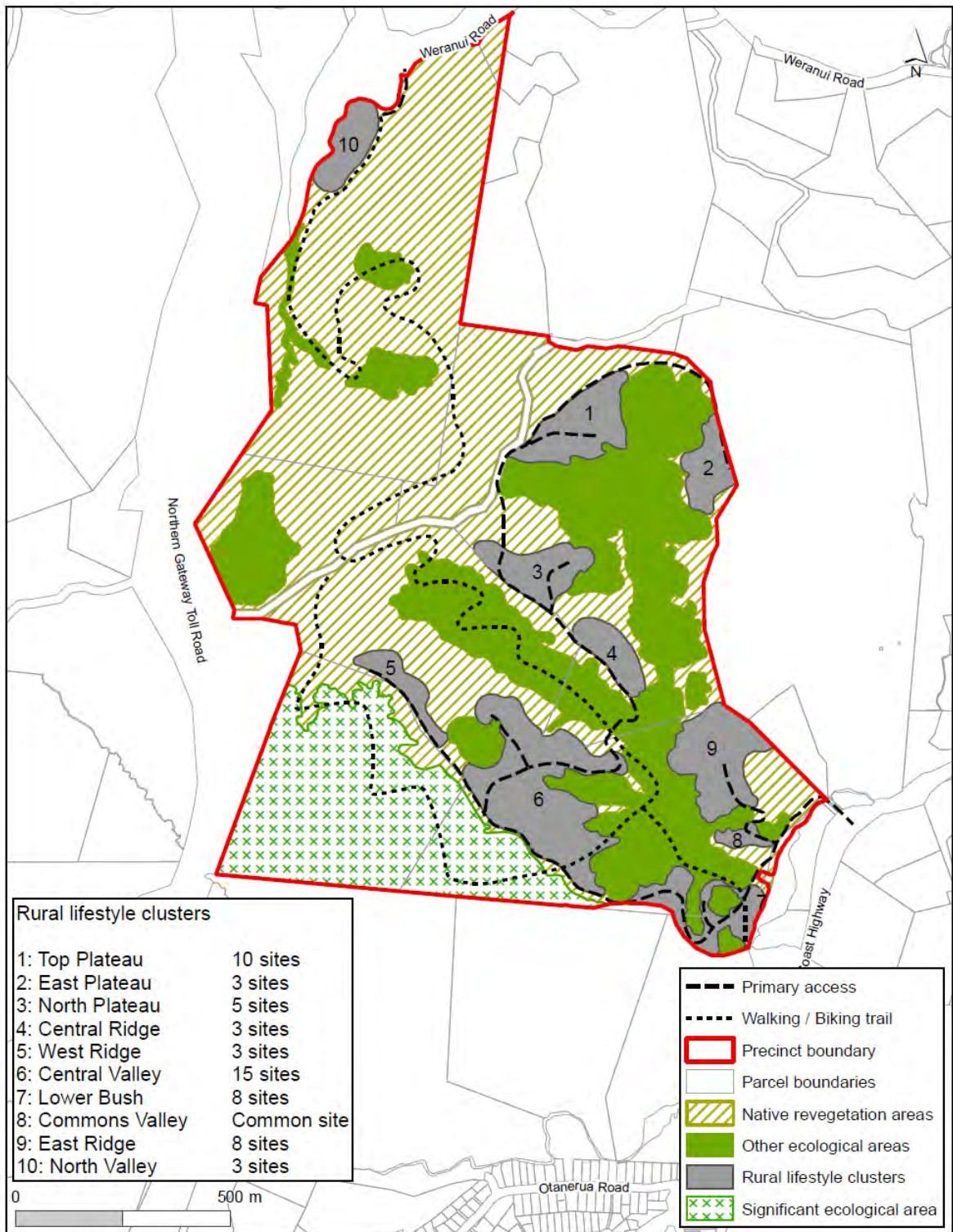
(c) that the trails required under Standard I511.6.10 Public walking and cycling trails are formed to the required standard and that the required public easement shall be registered.

(3) Conditions of the subdivision consent shall require consent notices for:

- (a) maintenance of the planting areas to ensure that the planting will reach a sufficient maturity to be self-sustaining, comprise native plant species representative of undisturbed natural areas and will reach at least 80 per cent canopy closure;
- (b) the ongoing management of animal and plant pests to ensure that these species are controlled to low levels on an on-going basis;
- (c) the ongoing monitoring of the critical determinants for the health of the protection areas which may include but not be limited to the:
 - (i) effectiveness of planting and the health of the vegetation to ensure that the planting will reach a sufficient maturity to be self-sustaining;
 - (ii) establishment of procedures to be followed in the event that the monitoring programme indicates revegetation is not being successful;
 - (iii) effectiveness of fencing; and
 - (iv) presence of animal and plant pests;
- (d) forwarding of monitoring results are to Council for audit by an Council Ecologist;
- (e) the programme shall be annual for the first three years after certification under section 224 of the Resource Management Act 1991, then at a frequency by which management effectiveness can be adequately monitored, until it is demonstrated that the revegetated areas have been established to a point where long term health and sustainability is ensured without requirement for intensive management; and
- (f) the prevention of cats and mustelids entering the land, under Standard I511.6.14 Cats and mustelids.

I511.10. Precinct plans

I511.10.1. Hatfields: Precinct plan 1



I512. HMNZ Dockyard Precinct

I512.1. Precinct Description

The HMNZ Dockyard precinct applies to the dockyard land on the western half of the reclamation along the base of the cliff at Calliope Road, Devonport. This land is subject to a designation for defence purposes.

The dockyard is occupied by wharf buildings, a dry-dock, a syncrolift and industrial buildings. The primary use of the dockyard is for the maintenance of vessels. The dockyard is accessed at its eastern end from Philomel Crescent, via Queens Parade, and at its western end from the Stanley Bay gate by a vehicle crossing off Calliope Road, referred to as the Calliope Road service lane.

The purpose of the precinct is to enable the use of the dockyard for non-defence purposes, providing for the efficient use of existing resources and continued employment of a significant workforce.

The zoning of land within this precinct is Business - Light Industry zone.

I512.2. Objective

- (1) The continued operation of in the HMNZ dockyard for non-defence marine and related engineering activities occurs in a manner which avoids or mitigates any adverse effects on the environment.

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

I512.3. Policies

- (1) Avoid activities within the HMNZ Dockyard precinct that do not complement the defence purposes designation.
- (2) Avoid establishing activities which do not require the dockyard's special resources for their operation.
- (3) Enable the use of the deep water coastal access resource.
- (4) Recognise and provide for the particular operational needs of the dockyard as well as the adjoining residential catchment.
- (5) Protect views to Calliope Road cliffs from surrounding areas.
- (6) Require buildings proposed below the Calliope Road cliffs to be designed and located to ensure views of the cliff line from the south are protected by:
 - (a) maximising building separation distances;
 - (b) reducing the building height to below the cliff top;
 - (c) minimising building length;

- (d) varying the height of wider buildings to ensure views to the cliff are maintained; and
 - (e) using colours which are complementary to the coastal environment.
- (7) Avoid buildings of inappropriate design and scale, and that are not compatible with the unique coastal features.
- (8) Manage development within the precinct so that it respects the natural and visual qualities of the area.
- (9) Require any activities proposed in the precinct to:
- (a) demonstrate that they benefit from access to deep water;
 - (b) not adversely affect access to the deep water resource; and
 - (c) use the engineering resources that exist on the site.

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

I512.4. Activity table

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

Table I512.4.1 Activity table specifies the activity status of land use and development activities in the HMNZ Dockyard Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I512.4.1 Activity table

Activity		Activity status
Use		
Commerce		
(A1)	Retail	NC
Industry		
(A2)	Manufacturing	P
(A3)	Repair and maintenance services	P
(A4)	Marine Industry	P
Accommodation		
(A5)	Dwellings, home occupations, visitor accommodation, boarding houses, retirement villages, supported residential care	NC
Development		
(A6)	Alterations and additions to buildings that do not increase the GFA of the building	P

(A7)	Alterations and additions to existing buildings that increase the GFA of the building and where the building is used for a permitted activity	D
(A8)	Demolition of buildings	D
(A9)	Construction of buildings used for permitted activities	RD
(A10)	Construction of buildings used for controlled, restricted discretionary, discretionary or non complying activities	NC

I512.5. Notification

- (1) Any application for resource consent for an activity listed in Table I512.4.1 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).

I512.6. Standards

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

All activities listed in Table I512.4.1 must comply with the following permitted activity standards.

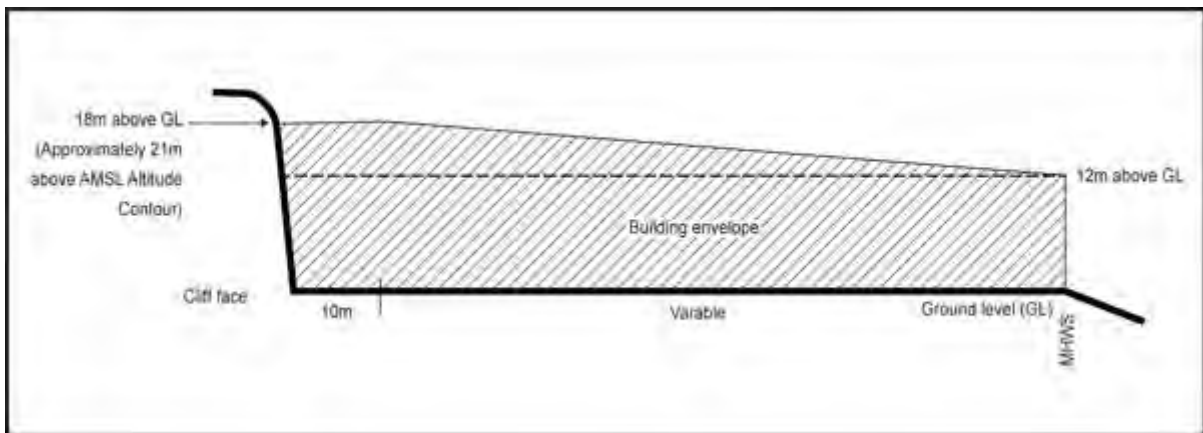
I512.6.1. Manufacturing

- (1) Manufacturing must be carried out:
 - (a) within existing workshops, or
 - (b) within open areas that are defined on I512.10.1 HMNZ Dockyard Precinct: Precinct plan 1 – Open areas for manufacturing.

I512.6.2. Building height

- (1) Buildings must comply with a building height envelope control which provides a graduated height limit of 12.5m increasing to 18m at or within 10m of the foot of the Calliope Road cliff. The HMNZ Dockyard precinct building height envelope is illustrated in Figure I512.6.2.1 Building height control.
- (2) Building height in the precinct will be measured from the finished surface level of the dockyard reclamation as at May 2009.

Figure I512.6.2.1 Building height control



I512.6.3. Yards

- (1) 5m for sites adjoining Calliope Road service lane.
- (2) The required security fence and control gate are exempt from this control.
- (3) The coastal protection yard does not apply in this precinct.

I512.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I512.8. Assessment – restricted discretionary activities

I512.8.1. 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) Dominance and shading.

I512.8.2. 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) Dominance and shading:
 - (a) the extent to which infringing the height controls results in the building dominating or unreasonably shading adjoining properties, particularly their outdoor living areas; and
 - (b) whether the building can be designed or located to minimise dominance or over-shadowing of outdoor living space on neighbouring sites by providing variations in building heights, breaks in building massing or locating buildings in a way that maximises sunlight access to neighbouring sites while achieving a good standard of on-site amenity.

I512.9. Special information requirements

There are no special information requirements in this precinct.

I512.10. Precinct plans

I512.10.1 HMNZ Dockyard Precinct: Precinct plan 1 – Open areas for manufacturing



I513. Kaipara Flats Airfield Precinct

I513.1. Precinct Description

This precinct consists of two sub-precincts. The Airfield Sub-precinct (Sub-precinct A) applies to the airfield. The Residential Sub-precinct (Sub-precinct B) applies to adjoining residential sites.

The purpose of the Airfield Sub-precinct is to provide for the efficient operation of the airfield, including aircraft operations, maintenance and repair of aircraft, and limited provision for commercial and industrial activities associated with aviation.

The purpose of the Residential Sub-precinct is to provide for limited residential development, with associated hangar facilities for small aircraft within the airfield site.

The zoning of land in this precinct is Special Purpose – Airports and Airfields Zone. This is a shell zone with no provisions.

I513.2. Objectives

- (1) The efficient operation of the Kaipara Flats Airfield while enabling an eight lot residential subdivision with associated hangar facilities for small aircraft.
- (2) The rural character of the Kaipara Flats Airfield area and the surrounding environment is maintained.
- (3) Aircraft operations and appropriate commercial and industrial activities associated with aviation are enabled.

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

I513.3. Policies

Airfield Sub-precinct (Sub-precinct A)

- (1) Enable the efficient operation of the existing airfield.
- (2) Require aircraft operation and aircraft-related activities, including maintenance and repair to occur at a scale and times that do not generate significant adverse effects on those living in the surrounding area.
- (3) Require noise controls for aircraft operations to minimise adverse noise effects on those living in the surrounding area.
- (4) Require airfield activities to be screened, and or buildings or parking areas located and designed, so that to avoid, remedy or mitigate adverse amenity effects on neighbouring sites such as, glare, noise, or the visual appearance of buildings.

Residential Sub-precinct (Sub-precinct B)

- (5) Maintain the efficient operation of the Kaipara Flats Airfield while also maintaining residential character and amenity of the Residential Sub-precinct.
- (6) Limit development to eight residential lots with associated aircraft hangars and one common lot adjoining the airfield runway.
- (7) Avoid, remedy or mitigate adverse effects from flooding and building design by riparian planting and infrastructure upgrading.
- (8) Minimise effects, on the rural character within the Kaipara Flats Airfield area and its surrounding rural areas.

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

I513.4. Activity table

The following tables specify the activity status of land use activities in the Kaipara Flats Airfield Precinct pursuant to section 9(3) and subdivision pursuant to section 11 of the Resource Management Act 1991. The zone applies but there are no rules in the zone. Auckland-wide and overlay provisions apply in this precinct unless otherwise specified below.

Table I513.4.1 Activity Table – Airfield Sub-precinct (Sub-precinct A)

Activity		Activity status
Use		
(A1)	Activities that do not comply with standards I513.6.1.1 Noise or I513.6.1.2 Hours of Operation	NC
(A2)	Activities that do not comply with standards I513.6.1.3 to I513.6.1.8 inclusive.	RD
(A3)	Aircraft operations	P
(A4)	Aviation training facilities	P
(A5)	Facilities for aircraft arrivals and departures including control towers, waiting rooms, booking facilities and restaurants	P
(A6)	Clubrooms and recreational facilities for groups directly associated with aviation	P
(A7)	Emergency services	P
(A8)	Housing, maintenance and restoration of aircraft	P
(A9)	Business directly involved in aviation including accessory offices, plant and storage	P
(A10)	Storage and sale of aircraft fuel and lubricants for aircraft using the site	P
(A11)	Manufacture and assembly of aircraft or aircraft components, on a commercial basis	D
(A12)	Maintenance and testing of electronic equipment used in the aircraft industry for aircraft safety	P
(A13)	Commercial aviation activities not otherwise specified	D

Accommodation		
(A14)	Dwellings	Pr
Development		
(A15)	New buildings	P
(A16)	Demolition of buildings	P
(A17)	External alterations or additions to buildings	P
(A18)	Internal alterations or additions to buildings	P

Table I513.4.2 Activity Table – Residential Sub-precinct (Sub-precinct B)

Activity		Activity status
Use and Development		
(A19)	Construction of dwellings and associated aircraft hangars	RD
(A20)	Dwellings and associated aircraft hangers that do not comply with I513.6.2.1 to I513.6.2.6 inclusive	D
Subdivision		
(A21)	Subdivision for eight residential sites and associated aircraft hangars	RD
(A22)	Subdivision for eight residential sites and associated aircraft hangars that does not comply with I513.6.2.5 to I513.6.2.12 inclusive	D
(A23)	Subdivision for the creation of more than eight residential sites and associated aircraft hangars	Pr

I513.5. Notification

- (1) Any application for resource consent for an activity listed in Table I513.4.1 Activity table – Airfield Sub-precinct (Sub-precinct A) and Table I513.4.2 Activity Table – Residential Sub-precinct (Sub-precinct B) 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).

I513.6. Standards**I513.6.1. Airport Sub-precinct (Sub-precinct A)**

All activities listed as a permitted activity in Table I513.4.1 Activity table – Airfield Sub-precinct (Sub-precinct A) must comply with the following standards. Auckland-wide and overlay standards also apply in this precinct unless otherwise specified.

I513.6.1.1. Noise

- (1) Airfields must operate so that the noise from aircraft operations do not exceed a day night sound level of:

(a) L_{dn} 65dBA outside the air-noise boundary shown on the Aircraft Noise Area Overlay

(b) L_{dn} 55 dBA outside the outer control boundary shown on the Aircraft Noise Area Overlay.

(2) Aircraft noise should be assessed in accordance with the New Zealand Standard on Airport Noise Management and Land Use (NZS6805:1992), except that noise levels must be calculated using the FAA Integrated Noise Model (INM), modified for local conditions if necessary, and using records of actual aircraft operations. The noise level must be calculated as a 90-day rolling average.

I513.6.1.2. Hours of operation

(1) In accordance with the standing order inserted into the New Zealand aeronautical information publication – Visual Flight Guide, dated June 2011, flight operators using an airfield must not take off from the airfield between 10.30pm local time and morning civil twilight time (being when the centre of the rising sun’s disc is six degrees below the horizon), except in the case of emergency or compelling circumstances.

I513.6.1.3. Building height

(1) Buildings must not exceed 15m in height.

I513.6.1.4. Yards

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I513.6.1.4.1 Yards below.

Table I513.6.1.4.1 Yards

Yard	Minimum depth
Front	10m from the sub-precinct boundary
Side	10m from the sub-precinct boundary
Rear	10m from the sub-precinct boundary
Riparian	10m from the edge of all other permanent and intermittent streams

I513.6.1.5. Height in relation to boundary

(1) Buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level alongside and rear boundaries that adjoin an open space zone, rural zone or the Future Urban Zone.

I513.6.1.6. Storage and screening

(1) Material must not be stored in a front yard.

(2) Except as specified above, refuse may be stored within any building or part of a site. The refuse must be contained within a purpose made container with a

secure cover, which must be screened from any adjoining residential zone or open space zone.

I513.6.1.7. Landscaping

- (1) A landscaping strip at least 2m wide must be provided along the boundary of any site that adjoins a site in the rural zones. The landscaping must:
 - (a) comprise plants, 50 per cent of which are capable of reaching at least 3m high. Trees must be of a species capable of reaching a maximum height of 6m and be not less than 1.5m high at the time of planting.
 - (b) be planted and maintained to provide an effective visual screen between the land and buildings in the sub-precinct and the adjoining land.
- (2) Landscaping along the frontage or adjacent to an access or maneuvering area or a car parking area must be provided with wheel stop barriers to prevent damage from vehicles. The wheel stop barriers must be located at least 1m from the trunk of any tree.

I513.6.1.8. Maximum impervious area

- (1) The maximum impervious area must not exceed 80 per cent of site area.

I513.6.2. Residential Sub-precinct (Sub-precinct B)

All activities listed in Table I513.4.2 Activity Table – Residential Sub-precinct (Sub-precinct B) must comply with the following standards.

I513.6.2.1. Building height

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

I513.6.2.2. Yards

- (1) A building or parts of a building must be set back from all boundaries by the minimum depth of 10m.

I513.6.2.3. Height in relation to boundary

- (1) Buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level along any site boundary.

I513.6.2.4. Building coverage

- (1) Buildings (including dwellings and aircraft hangars) must not exceed 40% of the site area or up to a maximum of 1,000m², whichever is the lesser.

I513.6.2.5. Minimum floor levels and ground levels

- (1) Floor levels of habitable buildings must be not less than RL 29.9m through the centre of the site opposite Newton Road, based on a 900mm freeboard above the 100 year flood event and adjusted where required by the flood hydraulic grade line through the site.
- (2) The floor levels of non-habitable buildings must not be less than RL 29.5m through the centre of the site opposite Newton Road, based on a 500mm

freeboard above the 100 year flood event and adjusted where required by the flood hydraulic line through the site.

- (3) The floor levels of outdoor amenity areas must be not less than RL 29.3 through the centre of the site opposite Newton Road, based on a 300mm freeboard above the 100 year flood event and adjusted where required by the flood hydraulic grade through the site.

I513.6.2.6. Subdivision - site sizes

- (1) Minimum average site size: 3,000m².
- (2) Maximum site size: 5,500m².
- (3) A common access lot: between 1.4 to 1.5ha in area.
- (4) The balance lot must be for the remainder of the Kaipara Flats Airfield.

I513.6.2.7. Subdivision – number of sites

- (1) The maximum number of residential sites: eight.
- (2) Only one common access lot must be created.
- (3) One balance lot for the airfield must be created.

I513.6.2.8. Consent notices

- (1) In accordance with section 221 of the RMA, the following consent notices must be attached to the titles of the residential lots:
 - (a) Prohibiting the occupiers of dwellings from complaining about noise effects resulting from aircraft operations of the Kaipara Flats Airfield.
 - (b) Advising that the site, its access from Kaipara Flats Road and along several sections of Kaipara Flats Road are subject to periodic flooding. The consent notice must confirm that each dwelling has a finished floor level 900mm above the 100 year flood event. The consent notice must advise that, because of the flooding risk, the provisions of sections 71 to 74 of the Building Act 2004 may need to be considered at the time any building consents are applied for.
 - (c) Requiring the owners of the residential lots to comply with the building design controls approved as part of the subdivision consent.

I513.6.2.9. Newton Road upgrade

- (1) Prior to the issue of a Certificate under Section 224(c) of the RMA for the residential lots, Newton Road and the bridge over the Kourawhero Stream must be upgraded to provide for 600mm of freeboard underneath the bridge during a 100-year flood event.
- (2) The cost of the upgrading of the Newton Road and the bridge over Kourawhero Stream must be paid for by the applicant/developer.

- (3) The Newton Road upgrade must be designed not to increase upstream flooding beyond levels that already occur or allow debris to back up during a flood event.

I513.6.2.10. Agreement to use airfield

- (1) The applicant must provide a legal agreement between the applicant (and subsequent owners) and the owner(s) of the Kaipara Flats Airfield, that the lots on the plan of subdivision are guaranteed access to the Kaipara Flats Airfield, for as long as the airfield remains in use. The agreement must be registered against the certificates of title for all new sites created. No subdivision shall occur until this requirement is met.

I513.6.2.11. Riparian planting

- (1) A minimum of 10 metres width along the adjoining side boundaries of the Kourawhero Stream (except in areas occupied by buildings or airfield infrastructure) must be managed and planted as a riparian margin utilising predominantly native carex and sedge species. Any proposal for more than a minor variation of this standard shall be accompanied by a riparian margin analysis of the site undertaken by an appropriately qualified person.
- (2) Riparian planting must be designed to ensure that any obstacles to flows during flood events are minimised. Native tree species such as Kahikatea, cabbage trees and Pukatea may be used in the outer edges of the margin. Willows must be removed.
- (3) Native vegetation must be for the purpose of riparian margin protection and must not be clear felled or removed. Ten % of the required native planting may be substituted with exotic specimens. Planting of native and exotic species must be in accordance with the following standards:
 - (a) a survival rate such that planting will be established to a minimum of 90% of the original density specified before the project is signed off as complete;
 - (b) a density of 1.4 metre centres (5,100 stems per hectare) reducing to 1m centres (10,000 stems per hectare) in kikuyu and wetland environments, and riparian margins;
 - (c) all plants shall be sourced from the ecological district and be appropriate for the soil, aspect, exposure and topography; and
 - (d) at the time of planting each plant shall be fertilised in accordance with the recommendations of the revegetation report submitted as part of the planting plan assessment.
- (4) A covenant providing for the permanent protection of the native vegetation in the planted area must be entered into and registered on the title.

- (5) The planted area must be kept free of stock. This requirement can be met either by providing a stock proof fence or by a covenant registered on the title requiring that no stock be kept within the Kaipara Flats Airfield site.
- (6) A riparian margins planting plan and assessment prepared by a suitably qualified person experienced in vegetation restoration, shall be submitted with applications for subdivision consent. If exotic species are to be included in the planting plan, the assessment must confirm that they will not compromise the long term sustainability of the native planting.

I513.6.2.12. Design of subdivision

- (1) The design of the subdivision must be in general accordance with Precinct plan 1 - subdivision concept plan.
- (2) The developed area of the eight residential lots, that is the raised area of the proposed subdivision to RL 29.3, being 300mm above the predicted flood level, must not be wider than 44 metres (see Precinct plan 1 - subdivision concept plan).
- (3) Upstream flooding must not be increased beyond that existing.

I513.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I513.8. Assessment – restricted discretionary activities

I513.8.1. 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 and Auckland-wide provisions:

- (1) construction of dwellings and associated aircraft hangers activities
 - (a) building location and orientation;
 - (b) building design, bulk and form; and
 - (c) landscape treatment and boundary fencing.
- (2) subdivision
 - (a) general accordance with Precinct plan 1 - subdivision concept plan;
 - (b) management and maintenance of the Common Access Lot and Right of Way;
 - (c) site access for cars and aircraft;
 - (d) earthworks and land modification;
 - (e) mitigating vegetation planting;

- (f) natural hazard avoidance/mitigation;
 - (g) effects on the surrounding landscape and character;
 - (h) suitability for building and building area location, building bulk and size of site; and
 - (i) effects on the ecology of the Kourawhero Stream.
- (3) standard infringements in the Airfield Sub-precinct
- (a) Building height and height in relation to boundary:
 - (i) building scale and dominance; and
 - (ii) visual amenity and effects on neighbouring sites.
 - (b) Yards, storage and screening and landscaping:
 - (i) visual amenity and effects on neighbouring sites.
 - (c) Maximum impervious area:
 - (i) any policy which is relevant to the standard,
 - (ii) the purpose of the standard,
 - (iii) the effects of the infringement of the standard.

I513.8.2. 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) Construction of dwellings and associated aircraft hanger activities
- (a) The dwelling and hangar should be designed in accordance with the Housing and Hangar Site Specific Guidelines as set out in Table I513.8.2.1.1 Housing and hanger site specific guidelines – building elements and I513.8.2.1.2 Housing and hanger site specific guidelines – site elements.
 - (b) The scale and form of dwellings and hangars including their colour and materials should be sympathetic with the rural character in the area.
 - (c) The design, form and cladding of the dwelling or hangar should be compatible with other dwellings and hangars already developed or approved within the precinct.
 - (d) The height and location of the dwelling or hangar should not adversely affect the visual character or privacy of adjoining residential sites including admission of sunlight, visual and aural privacy, and over-dominance of buildings.

- (e) The landscape plan should provide adequate screening and/or vegetative context for the building or development.

Table I513.8.2.1.1 Housing and hanger site specific guidelines – building elements

Building Element	Material	Specification	Colour
Dwelling roofs	Coloured clay tiles, slate, concrete tiles, timber shingles or coloursteel	30 to 45 degree pitch. Simple hip, gable or combination of both	Natural colour and appearance (e.g. no terracotta)
Dormers	No restriction	Symmetrical across face	NA
Skylights	No restriction	Limited to 10% of roof area	NA
Conservatories	Glass attached to house only		NA
Walls	Timber frame – brick veneer, brick bagged, block veneer plastered, timber weatherboards Solid masonry, plastered Aerated concrete block, plastered Natural stone veneer, plinth at the bottom of the wall	Natural or painted	Natural colour list
Joinery	Timber or Aluminium	Stained or painted (timber), powder coated	Natural colour list
Spouting/downs pouts	Copper, coloursteel, or other material, spouting on timber fascia boards	Material other than copper painted to match the background	Natural colour list
Garage doors	Timber or coloursteel	Stained or painted	Natural colour list
Pergolas, porch and deck railings, shutters, privacy screens	Timber or coloursteel	Stained or painted	Natural colour list
Roof items	Chimneys to hide metal flues, Chimney cowling to be screened Hot water collectors: collector panel only to be shown on the roof, hot water tank to be inside building		

Table I513.8.2.1.2 Housing and hanger site specific guidelines – site elements

Site Element	Specification	Notes
Yards		All 10m
Building height		Maximum of 10m
Building coverage		40% of net site area
Building orientation	Walls parallel to site boundary	Up to 10 degree skew allowed except where orientation to the north is required for passive solar gain
Roof orientation	Walls square with roof ridgelines	Up to 20% of total exterior walls exempted
Walls	Walls plumb	
Balconies	0.5m maximum cantilever over support line line of balcony	
Garage and hangar orientation	Open to side, centre, or front site	
Hangars incorporated into landscaping	Raised earth slopes and planting to minimise size and height of hangars	
Front yard fencing	If provided, 0.8m maximum height	Open (not close boarded) painted timber, stone, brick or wrought iron or similar. Up to 1.5m high gate and end posts
Side yard fencing, if desired	If provided, 0.8m maximum height from front boundary to 3m oast front building façade; from 3m behind building façade, 1.8m maximum height	Open (not close boarded) painted timber, or wrought iron or similar to a maximum of 1.8m height (where permitted); or stone or brick to a maximum of 0.8m height
Common access lot boundary fencing	Nil	

(2) subdivision

- (a) the subdivision should occur without creating adverse effects, including cumulative effects, on the rural character anticipated within the Kaipara Flats Airfield area and its surrounding rural areas;
- (b) the site size, shape, contour and access should be suitable for the intended use of the residential lots and associated aircraft hangars, and is in general accordance with Precinct plan 1 - subdivision concept plan;

- (c) the Common Access Lot should be owned in common undivided equal shares, and have legal mechanisms in place to ensure appropriate maintenance and management of the Lot. Such legal mechanisms should include the avoidance of adverse effects from use of the Common Access Lot on each of the residential lots;
 - (d) appropriate legal mechanisms should be placed against each residential lot to ensure appropriate management of the right of way easement over the Airfield Lot;
 - (e) all weather, flood-free access should be provided to the sites, including the necessary upgrading of Newton Road and the bridge over the Kourawhero Stream in a manner that will not exacerbate upstream flooding;
 - (f) the subdivision should not initiate or exacerbate natural hazards (and offsite flooding in particular), through earthworks or access provision, or result in building areas being subject to natural hazards;
 - (g) a comprehensive landscape plan should be provided demonstrating planting that will enhance natural features of the site and surrounding area and will assist to integrate future buildings into the surrounding landscape, and screen views from Kaipara Flats Road and surrounding residential properties;
 - (h) the accessways on the common lot and for each residential site should be designed and constructed so that their surface has a low reflectivity;
 - (i) the overland flows should achieve hydrological neutrality (i.e. retain flows at pre-development levels); and
 - (j) riparian planting (existing and proposed) along the margins of the Kourawhero Stream within the subject site should enhance the visual amenity on the site and improve the ecological function of the stream, without worsening any existing flooding hazard has been provided.
- (3) standard infringements in the Airfield Sub-precinct (Sub-precinct A):
- (a) the proposed height of the building or structure should not dominate adjoining sites or adversely affect airport safety;
 - (b) the proposed building or structure should not adversely affect the visual and landscape amenity values of adjoining sites; and
 - (c) when assessing storage areas, the proposal should include methods to ensure any parts of an activity visible from any public place will be maintained in a tidy condition and whether location of by-products or refuse should be screened from public view in order to maintain a reasonable level of visual amenity.

I513.9. Special information requirements

There are no special information requirements in this precinct.

I513.10. Precinct plans

I513.10.1 Kaipara Flats Airfield: Precinct plan 1 - subdivision concept plan



I514. Kakanui Point

I514.1. Precinct Description

The property covers approximately 353ha, and is located at Barr Road, Kaukapakapa, adjoining State highway 16 to the east and the Kaipara Harbour to the west, and adjoins the Araparera River marginal strip. It includes rural and coastal land, and extends into the coastal marine area.

The purpose of the Kakanui Point Precinct is to enable the continued operation and development of the sculpture park. The park contains works by sculptors and artists, as well as associated and complementary development and land uses. Together, they provide a unique landscape which reflects the creativity of the people commissioned to undertake the sculptures and artworks. The presence of modified or constructed landforms and waterbodies, extensive native and exotic plantings, and rare and exotic animals, complement and enhance the sculpture park. It is appropriate to enable the continuing development of the sculpture park and its associated environment as an important cultural resource through a suite of land use and development controls designed to recognise its specific characteristics. The zoning is Rural - Rural Production Zone and Coastal - General Coastal Marine Zone.

I514.2. Objectives [rcp/dp]

- (1) The establishment, development, and maintenance of sculptures and artworks including significant and large scale works within the precinct are enabled.
- (2) The ongoing use and development of the land within the precinct for a wide range of complementary uses and activities which protect and enhance the sculpture park is enabled.
- (3) Adverse effects on the natural environment from the establishment and management of sculptures, artworks, and associated and complementary activities are avoided or mitigated.
- (4) Public enjoyment of the sculpture park is enabled.
- (5) Adverse effects on the rural amenity values of land adjoining the precinct are avoided.
- (6) Ongoing stewardship and sustainable development through the establishment of dwellings in appropriate locations within the precinct are enabled.

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

I514.3. Policies

- (1) Enable the establishment, development, and maintenance of artworks subject to the relevant Auckland-wide provisions that ensure appropriate management of their adverse environmental effects on the environment.

- (2) Provide for activities and uses associated with and complementary to the sculpture park, including appropriately managed land disturbance, vehicle access, vegetation removal and modification, and associated buildings and facilities.
- (3) Provide for activities and uses associated with and complementary to public access to the sculpture park, including appropriately managed public functions, events, exhibitions, and open days for groups and the public generally.
- (4) Require adequate separation between sculptures and artworks and the precinct boundaries.
- (5) Provide for the development of dwellings, limiting their total number within the precinct to ensure that adverse landscape and visual effects will be avoided or adequately mitigated, and the scale of this development and any associated subdivision will be complementary to the sculpture park,

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

I514.4. Activity table

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

Table I514.4.1 specifies the activity status of land use activities in the Kakanui Point Precinct pursuant to sections 9(2), 9(3), 12(1), and 14(2) of the Resource Management Act 1991.

Table I514.4.1 Activity table

Activity		Activity status on land [dp]	Activity status in CMA [rcp]
Accommodation			
(A1)	Up to 15 dwellings including the establishment of minor dwellings and workers accommodation within the precinct	P	NA
(A2)	More than 15 dwellings including the establishment of minor dwellings and workers accommodation within the precinct	D	NA
Commerce			
(A3)	Rural tourists and visitor activities for up to 100 people	P	NA
(A4)	Rural tourists and visitor activities for more than 100 people but no more than 3,000 people complying with Standard I514.6.1	P	NA

(A5)	Rural tourists and visitor activities for more than 100 people but up to 3,000 people not complying with Standard I514.6.1	C	NA
(A6)	Rural tourists and visitor activities for more than 3,000 people	D	NA
Community		For artworks on land pursuant to section 9(3) of the Resource Management Act	For artworks located within the coastal marine area inside the Kakanui Point Precinct requires consent pursuant to section 12(1) of the Resource Management Act. This replaces the activity status for artworks in Table F2.19.10
(A7)	Artworks	P	RD
Land disturbance – District			
(A8)	Land disturbance within the precinct (E12 Land disturbance - District does not apply in this precinct)	P	NA
Land disturbance – Regional (section 9(2) of the Resource Management Act 1991) [rp]			
(A9)	Land disturbance within the precinct that: complies with E11.6 Standards in E11 Land disturbance – Regional, and is not in an overlay	P	NA
Vegetation Management (sections 9(2) and 9(3) of the Resource Management Act 1991) [rp/dp]			
(A10)	Vegetation alteration or removal that is not in an overlay and is not in the coastal marine area	P	NA
Take and use of surface water [rp]			
This activity is in relation to the taking, using, damming and diversion of surface water and groundwater in accordance with sections 14(1) and 14(3) of the RMA.			
(A11)	Up to 20m ³ /day of water from a lawfully established on- stream dam complying with Standard E7.6.1.1 Take and use of surface water (including from lawfully established dams)	P	NA

I514.5. Notification

- (1) Any application for resource consent for an activity listed in Table I514.4.1 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).

I514.6. Standards

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

All activities listed as permitted activities in Table I514.4.1 must comply with the following standards.

I514.6.1. Rural tourist and visitor activities for more than 100 people but no more than 3,000 people

- (1) A Transport and Traffic Management Plan must be prepared and must be provided to Council at least 10 working days prior to the event;
- (2) The activity must comply with the Transport and Traffic Management Plan.

I514.6.2. Height for artworks

- (1) Standard H19.10.2 Building height does not apply to artworks.

I514.6.3. Yards for artworks

- (1) Artworks within the precinct are to be located at least 10m from the front boundary, and 20m from the side and rear boundary. Front, side and rear yards standards for artworks do not apply to sites located within the precinct.

I514.7. Assessment – controlled activities

I514.7.1. Matters of control

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

- (1) safe and efficient operation of the transport network;
- (2) access, traffic and parking.

I514.7.2. Assessment criteria

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

- (1) Whether there are adverse effects on the safe and efficient operation of the transport network;
- (2) Whether entry and exit points to the precinct will be managed to suitably accommodate traffic and pedestrian movements;

- (3) Whether appropriate mitigation measures are proposed to 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 traffic management plan (prepared by a suitably qualified and experienced person).

I514.8. Assessment – restricted discretionary activities

I514.8.1. Matters of discretion

The council will reserve its discretion to the following matter when assessing a restricted discretionary resource consent application:

- (1) Artworks within the coastal marine area: refer to the matters of discretion for restricted discretionary activities in F2.23.1.

I514.8.2. Assessment criteria

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

- (1) Artworks within the coastal marine area: refer to the assessment criteria for restricted discretionary activities in F2.23.2.

I514.9. Special information requirements

- (1) A transport and traffic management plan may include the following measures.
 - (a) The gates (especially on state highway 16) should open 30 minutes before the advertised start time to ensure no queuing occurs on state highway 16.
 - (b) Measures should be placed to ensure ticket collection near state highway 16 is undertaken quickly.
 - (c) There should be an area set aside in the site to ensure any car which enters without a ticket can be quickly ushered to a place which does not obstruct cars where further discussions can be had.
 - (d) Event signage should be included on state highway 16, advising motorists that there is an event and identifying the entrances.
 - (e) The transport and traffic management plan should be implemented at least 45 minutes before the event starting time and include temporary speed reduction.
 - (f) The location of both access points (in particular Barr Road access) should be included on both the event website and the ticket information.

I514.10. Precinct plans

There are no precinct plans in this precinct.

I515. Kawau Island

I515.1. Precinct Description

Kawau Island is located off the east coast 8.4km from Sandspit and 1.5km south of the Tawharanui Peninsula. A number of significant elements contribute to the distinctive character of Kawau Island.

The topography of the island is generally hilly, often with steep land or cliffs. The vegetative cover of the island is highly modified, with large areas of kanuka and manuka and areas of both planted and wilding pine forest. Natural regeneration and plant life is depleted as a result of grazing by wallabies.

The island has a long history of maritime use of the sheltered harbours on the western side of the island. Almost all settlement is concentrated on the western side of the island with most dwellings located close to the coastal edge. Residents and visitors rely solely on water based transport and wharves or jetties to gain access to the island.

The island has a rich and interesting history which includes Māori occupation and use, copper mining, the former residence of Sir George Grey and his introduction of a number of exotic animals to the island. The Kawau Historic Reserve, including Mansion House, comprises approximately 10 per cent of the island and is administered by the Department of Conservation. Mansion House, the jetty and its surrounds are scheduled for their historic heritage values.

Much of the island, outside of settled areas, is scheduled for its outstanding natural landscape values. The coastal edge on the eastern side of the island is also scheduled for its outstanding natural character values, and parts of the island are scheduled for their high natural character values. Significant ecological areas have not yet been identified for Kawau Island.

The purpose of the Kawau Island Precinct is to ensure the distinctive character and values of Kawau Island are recognised and provided for, and that regard is given to the non-statutory document Kawau Island Vision 2009. The precinct comprises two sub-precincts that retain the distinction between the more densely settled area on the west of the island (Sub-precinct A) and the natural values of the east of the island (Sub-precinct B) to be maintained.

Sub-precinct A applies to the western side of the island and is zoned Residential - Rural and Coastal Settlement Zone. Sub-precinct B applies to the eastern side of the island and is zoned Rural - Rural Conservation Zone.

I515.2. Objectives

- (1) The distinctive character of Kawau Island is retained and protected from inappropriate subdivision, use and development.
- (2) The landscape, natural character, historic heritage and ecological values of the island are protected and enhanced.
- (3) Wallaby and possum populations on the island are controlled, and the ecology of the island re-established.

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

I515.3. Policies

- (1) Retain the distinctive character of the Kawau Island, including through limiting the scale and intensity of subdivision, use and development.
- (2) Protect the ecological, historic heritage, visual amenity, natural character and landscape values of Kawau Island from inappropriate subdivision, use and development.
- (3) Avoid locating buildings and structures on ridges or other highly visible locations where they impact on the profile of the island.
- (4) Avoid the formation of roads and the further introduction of motor vehicles to the island.
- (5) Recognise the importance of water access while managing the number of wharves, jetties and other access structures by encouraging joint ownership, and/or joint access where appropriate, and allowing new access structures to be established only where necessary.
- (6) Avoid activities that may adversely affect the natural functioning of coastal processes occurring around the island.
- (7) Encourage the control of wallaby and possum populations.
- (8) Allow residential and appropriate visitor accommodation on the western side of the island where most residential development has already occurred.
- (9) Limit subdivision in Sub-precinct A to the creation of sites suitable for low intensity residential development, and for visitor accommodation that will have minor adverse effects on the environment.
- (10) Limit the creation of residential sites in Sub-precinct B with respect to the position, number and size of lots to avoid loss of indigenous vegetation and habitat and adverse effects on the outstanding natural landscape and outstanding natural character values.
- (11) Limit activities that require bush removal or the formation of roads in Sub-precinct B.

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

I515.4. Activity table

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

Table I515.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Kawau Island Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I515.4.1 – Land use, development and subdivision

Activity		Activity status	Activity status
Use		Sub-precinct A	Sub-precinct B
(A1)	Boat building, repairs and servicing	D	D
(A2)	Mineral exploration	Pr	NC
(A3)	Mineral extraction activities	Pr	NC
(A4)	Mineral prospecting	Pr	NC
(A5)	Vegetation alteration or removal	P	P
(A6)	Vegetation alteration or that does not meet the permitted activity standards	RD	RD
(A7)	Visitor accommodation for up to 30 people	D	D
(A8)	Visitor accommodation for more 30 people	NC	NC
Development			
(A9)	Buildings or accessory buildings	P	RD
(A10)	Buildings or accessory buildings for any discretionary activity in Table I515.4.1	D	D
(A11)	Buildings and facilities above mean high water springs associated with water based tourist activities	D	D
Subdivision			
(A12)	Subdivision of low intensity settlement sites	RD	NC
(A13)	Subdivision in Sub-precinct A that does not comply with the restricted discretionary standards	NC	NA
(A14)	Subdivision in Sub-precinct B that does not comply with the permitted activity standards for subdivision in the Rural – Rural Conservation Zone	NA	NC

I515.5. Notification

- (1) Any application for resource consent for an activity listed in Table I515.4.1 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).

I515.6. Standards

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

All activities listed as permitted and restricted discretionary in Table I515.4.1 Activity table must comply with the following standards.

I515.6.1. Vegetation alteration and removal

[CIV-2016-404-002284: Kawau Island Access Organisation Incorporated] - Additions sought

- (1) The cutting, damaging or destroying of any exotic tree or area of exotic trees must not affect a scheduled notable tree.
- (2) The removal of vegetation for walking tracks must be limited to clearing an area of up to 1.7 m in width and must be undertaken by the landowner (or with the landowner's consent).
- (3) The alteration or removal of any individual native tree or number of trees constituting native bush, must be limited to trees that are:
- (a) less than or equal to three metres in height; and
 - (b) less than or equal to 500m² in area.
- (4) The cutting of manuka and kanuka must not result in a cleared density of fewer than 25 trees per 1000m², other than clearance for the purposes of:
- (a) property maintenance and fire protection within 10 metres of any existing building;
 - (b) harvesting for non-commercial firewood collection; or
 - (c) harvesting as a renewable raw material for crafts, utility uses and home occupations.

I515.6.2. Height in relation to boundary

- (1) Buildings must not exceed a height equal to 3m plus the shortest horizontal distance between any part of the building and any site boundary.

I515.6.3. Yards

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

Table I515.6.3.1 Yards

Yard	Sub-precinct A and B
Front	6m or not applicable if

	front yard adjoins mean high water springs
Side	3m
Rear	6m
Coastal protection yard	NA

I515.6.4. Coverage

- (1) The maximum building coverage for sites less than 4000m² is 35 per cent of the net site area.
- (2) The maximum building coverage for sites 4000m² or greater is 1400m² plus 15 per cent of the net site area in excess of 4000m².
- (3) The maximum building coverage for sites of 8000m² or greater is 2000m² plus 10 per cent of the net site area in excess of 8000m².

I515.7. Assessment – controlled activities

I515.7.1. Matters of control

There are no controlled activities in this precinct.

I515.8. Assessment – restricted discretionary activities

I515.8.1.1. Subdivision of low intensity settlement sites in Sub-precinct A:

- (1) Subdivision of a low intensity site in Sub-precinct A as a restricted discretionary activity must have a minimum net site area of 4000m² that is capable of containing a square measuring 30 metres x 30 metres.
- (2) Up to five sites may be created provided that:
 - (a) all sites gain frontage either over a jointly owned access lot, or right-of-way that is not less than six metres wide (or a combination of both), or have direct to the foreshore;
 - (b) each new site has legal access to a jetty or wharf; and
 - (c) new sites are not required to have legal access to a road, notwithstanding any rules to the contrary in the underlying zone and Auckland-wide rules for subdivision.

I515.8.2. 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) Buildings:
 - (a) Building siting.

- (b) Building height, design and external appearance.
 - (c) Effects on natural character and landscape.
 - (d) Landform modification.
- (2) Vegetation alteration and tree removal:
- (a) Scale, location, visibility and earthworks.
- (3) Subdivision of low intensity settlement sites in Sub-precinct A:
- (a) Arrangement, shape and size of lots.
 - (b) Access.
 - (c) Landform and vegetation change.

I515.8.3. 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 overlay, Auckland-wide or zone provisions:

- (1) Buildings:
- (a) The siting of buildings and structures will be assessed on the extent to which:
 - (i) they are sited to minimise extensive landform modification and land disturbance, retain the existing landform as far as is practicable and minimise sediment discharges; and
 - (ii) any significant adverse effects on trees or bush that contribute to ecological values are avoided.
 - (b) Building height, design and external appearance will be assessed on the extent to which:
 - (i) the proposed height and scale of the building adversely affects the amenity values of neighbouring sites by reducing privacy, sunlight admission or causing overbearing on buildings on adjacent sites; and
 - (ii) the scale, form, materials and colour of buildings and structures complement the rural and coastal character and the particular elements making up that character.
 - (c) The effects of buildings and structures on natural character and landscape values will be assessed on the extent to which:
 - (i) the building or structure visually intrudes on any significant ridgeline or skyline when viewed from any public road or other public land including any beach, the sea or regional park;

- (ii) the building or structure will have adverse effects on landscape and natural character values; and
 - (iii) the buildings or structure will detract from any view or vista of natural features obtained from any public road, or other public place including parks and reserves.
- (d) Landform modification associated with buildings and structures will be assessed on the extent to which:
- (i) in addition to the siting of the building, access and servicing for the site is designed in minimise the extent of landform modification and earthworks.
- (2) Vegetation alteration and tree removal:
- (a) The scale, location, visibility and earthworks associated with vegetation alteration and tree removal will be assessed on the extent to which:
 - (i) the removal is necessary to enable reasonable use of a site for a building platform and associated access, services and living areas;
 - (ii) the removal will have adverse effects on ecological and indigenous biodiversity values;
 - (iii) the vegetation to be removed serves to avoid or mitigate natural hazards and the amount of vegetation that is retained;
 - (iv) the vegetation removal is likely to result in erosion and adverse effects on soil conservation and water quality; and
 - (v) the vegetation removal will have adverse effects on landscape, natural character and amenity values.
- (3) Subdivision of low intensity settlement sites in Sub-precinct A:
- (a) The arrangement, shape and size of lots in Sub-precinct A will be assessed on the extent to which:
 - (i) the proposed arrangement of the sites, including access recognises the primary access to sites is by water;
 - (ii) the proposed arrangement of the sites retains the low intensity character of settlement on Kawau Island; and
 - (iii) the shape and size of the site is appropriate for low intensity residential settlement.
 - (b) The provision of access for proposed sites in Sub-precinct A will be assessed in terms of the extent to which:

- (i) the access will enable the site to be readily used for its intended purpose;
and
 - (ii) the formation of roads is avoided.
- (c) Landform and vegetation change associated with subdivision in Sub-precinct A will be assessed on the extent to which:
- (i) the existing landform is, to the extent practicable, used as the basis of the subdivision pattern; and
 - (ii) vegetation removal is minimised.

I515.9. Special information requirements

There are no special information requirements in this precinct.

I515.10. Precinct plans

There are no precinct plans in this precinct.

I516. Kumeū Precinct

I516.1. Precinct Description

The Kumeū Precinct applies to properties adjacent to the Kumeū Village and extends from State Highway 16 to the Kumeū River. The purpose of the Kumeū Precinct is to enable the establishment of a town centre to serve the Kumeū-Huapai area with a strong commercial core and associated residential and recreational areas.

The Kumeū Precinct provisions require good urban design outcomes, an appropriate level of amenity, and to provide for a mix of activities while recognising the particular opportunities and constraints of the open space alongside the Kumeū River.

The Kumeū Precinct is divided into the following sub-precincts, as identified on Kumeū Precinct Plan 1.

Sub-precinct A

This area is to primarily accommodate large format retail to act as a transition between industrial activities to the west and the commercial/retail core of the town centre.

Sub-precinct B

This area is the commercial/retail core of the town centre. Residential activities above ground level are encouraged to increase the town centre's vitality.

Sub-precinct C

Single dwellings or multiple units will occur in this area.

Sub-precinct D

This area is defined by the Kumeū River. Part of the area is also traversed by high voltage transmission power lines. The river provides a high level of amenity for residents and visitors. The area is unsuitable for any residential and commercial activities.

The precinct provisions require development in sub-precincts B and C to integrate visually and functionally with sub-precinct D.

The zoning for Sub-precincts A and B is Business - Town Centre Zone, and the zone for Sub-precinct C is Residential - Mixed Housing Urban Zone, and the zone for Sub-precinct D is Open Space – Conservation Zone.

I516.2. Objectives

- (1) A comprehensively developed town centre is established adjacent to the existing Kumeū Village.
- (2) The composition of the town centre encompasses a range of facilities and services required to serve the needs of the surrounding population.
- (3) A range of retail types and formats typically found in and around town centres is provided for.
- (4) A range of residential dwelling types are established in the precinct.

- (5) Kumeū River is recognised as a valuable asset with potential to contribute to the amenity of the local centre.
- (6) Stormwater flows are managed across and through the precinct.
- (7) Adverse effects on the quality of water in the Kumeū River are avoided.
- (8) Adverse effects on the safe and efficient operation of the transport network are managed, including maintaining safe and efficient access onto State Highway 16.
- (9) A transport network is established which is integrated with the town centre and provides for a range of transport choices including safe and convenient pedestrian connections.
- (10) Reverse sensitivity effects arising from the location of sensitive activities adjacent to the Business - Mixed Use Zone, within a high voltage electricity corridor, or close to State Highway 16 are avoided.
- (11) Adverse effects on existing and planned infrastructure and services are avoided, remedied or mitigated.
- (12) Streets, buildings, parking areas and public open spaces address the principles of good urban design.

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

I516.3. Policies

- (1) Develop the town centre in accordance with the Kumeū Precinct Plan.
- (2) Encourage subdivision or development within the sub-precincts to ensure that the sub-precincts are developed in a co-ordinated, comprehensive and integrated manner.
- (3) Develop large-format retail in Sub-precinct A which requires road access and/or yards for outdoor display of merchandise.
- (4) Develop Sub-precinct B between State Highway 16 and the Kumeū River to:
 - (a) integrate new buildings with the existing Kumeū village and river;
 - (b) incorporate a range of commercial activities that are compatible with residential activity; and
 - (c) accommodate predominantly small scale retail development.
- (5) Maintain Sub-precinct D with the potential to use it for active or passive recreation.
- (6) Enable a range of residential housing types in Sub-precincts B and C to accommodate future residents of the town centre.

- (7) Create linkages between Sub-precincts B and C to the Kumeū River.
- (8) Require streets, buildings, parking areas and open spaces to address the principles of good urban design, and to provide a high level of amenity and a safe environment.
- (9) Locate buildings, and design the proposed internal street layout, to consider indicative connections to the west and east as shown on the Kumeū: Precinct Plan 1.
- (10) Avoid or mitigate reverse sensitivity effects associated with residential development adjacent to Business - Mixed Use Zone land by:
- (a) controlling the location of activities;
 - (b) the treatment of the interface between sub-precincts; and
 - (c) the design of subdivision and buildings.
- (11) Carry out subdivision and land use activities in a manner which has regard to the management of stormwater flows from high intensity storm events, avoids adverse effects on flood plains, and avoids the adverse effects of stormwater runoff on the receiving environment.
- (12) Require activities to remedy or mitigate adverse effects on the safe and efficient operation of the transport network including effects on State Highway 16 arising from the provision of access to the precinct.

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

I516.4. Activity table

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

Table I516.4.1 Precinct-wide specifies the activity status of land use activities in the Kumeū Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I516.4.1 Precinct-wide

Activity		Activity status
Commerce		
(A1)	Supermarkets up to a total gross floor area of 4000m ²	P
(A2)	Supermarkets greater than a total gross floor area of 4000m ²	D
(A3)	Commercial services, entertainment facilities, food and beverage, healthcare facilities, offices, retail (with the exception of trade suppliers) and supermarkets that do not comply with Standard I516.6.2 Maximum retail/commercial gross floor area.	D

Accommodation		
(A4)	Up to 150 dwellings	P
(A5)	Greater than 150 dwellings	D
Traffic		
(A6)	Any activity that does not comply with Standard I516.6.3 Direct connections to State Highway 16	NC

Table I516.4.2 Sub-precinct A specifies the activity status of land use and development activities in Sub-precinct A pursuant to section 9(3) of the Resource Management Act 1991.

Table I516.4.2 Sub-precinct A

Activity		Activity status
Accommodation		
(A7)	Boarding houses	NC
(A8)	Dwellings	NC
(A9)	Retirement villages	NC
(A10)	Supported residential care	NC
(A11)	Visitor accommodation	RD
Commerce		
(A12)	Entertainment facilities	RD
(A13)	Food and beverage	RD
(A14)	Funeral directors' premises	RD
(A15)	Offices ancillary to a permitted, controlled, restricted discretionary, or discretionary activity	P
(A16)	Offices not ancillary to a permitted, controlled, restricted discretionary, or discretionary activity	RD
(A17)	Retail up to 600m ² gross floor area	RD
(A18)	Retail, including marine retail, department stores and trade suppliers, greater than 600m ² gross floor area	P
(A19)	Supermarkets up to a total gross floor area of 4000m ²	RD
Community		
(A20)	Care centres	RD
(A21)	Community facilities	RD
(A22)	Education facilities	RD

(A23)	Healthcare facilities	RD
Rural		
(A24)	Grazing of animals	P
Development		
(A25)	External additions and alterations to existing buildings	RD
(A26)	New buildings	RD

Table I516.4.3 Sub-precinct B

Table I516.4.3 Sub-precinct B specifies the activity status of land use activities in Sub-precinct B pursuant to section 9(3) of the Resource Management Act 1991.

Activity		Activity status
Accommodation		
(A27)	Boarding houses	RD
(A28)	Dwellings	RD
(A29)	Retirement villages	D
(A30)	Supported residential care	D
Commerce		
(A31)	Retail of up to 600m ² gross floor area	P
(A32)	Retail, including marine retail, department stores and trade suppliers, greater than 600m ² gross floor area	RD
(A33)	Hire premises	NC
(A34)	Motor vehicle sales	NC
(A35)	Supermarkets up to a total gross floor area of 4000m ²	D
(A36)	Outdoor display or storage areas for retail of up to 600m ² gross floor area	D
Industry		
(A37)	Repair and maintenance services	NC
(A38)	Warehousing and storage	NC
Rural		
(A39)	Grazing of animals	P
Development		
(A40)	New buildings and external alterations and additions	

	to existing buildings	
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Table I516.4.4 Sub-precinct C

Table I516.4.4 Sub-precinct C specifies the activity status of land use activities in Sub-precinct C pursuant to section 9(3) of the Resource Management Act 1991.

Activity		Activity status
Accommodation		
(A41)	Retirement villages	D
(A42)	Visitor accommodation	D
Community		
(A43)	Community facilities	D
Development		
(A44)	New buildings and external alterations and additions to existing buildings	

Table I516.4.5 Sub-precincts B, C and D [rp/dp]

Table I516.4.5 Sub-precincts B, C and D specifies the activity status of land use activities, subdivision and development in Sub-precincts B, C and D pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991.

Activity		Activity status
Development		
(A45)	An activity not complying with Standard I516.6.1 Activities in Sub-precinct D	NC
(A46)	New buildings	RD
(A47)	External additions and alterations to existing buildings	RD
Land disturbance		
(A48)	Earthworks greater than 500m ²	RD
Community		
(A49)	Open Spaces	RD
(A50)	Roads and publicly accessible pedestrian/cycle linkages	RD
Stormwater management		
(A51)	Stormwater management devices serving more than one site	RD
Subdivision		
(A52)	Subdivision	

I516.5. Notification

- (1) Any application for resource consent for an activity listed in Table I516.4.1 – I516.4.5 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).

I516.6. Standards

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

Residential - Mixed Housing Urban zone:

- (a) Standard H5.6.8 Yards;
- (b) Standard H5.6.10 Building coverage;
- (c) Standard H5.6.11 Landscaping area; and
- (d) Standard H5.6.15 Side and rear fences and walls.

Business – Town Centre Zone:

- (a) Standard H10.6.6 Yards; and
- (b) Standard H10.6.7 Landscaping.

Subdivision – Urban:

- (a) Standard E38.8.2.3 Vacant sites subdivisions involving parent sites of less than 1 hectare;
- (b) Standard E38.8.1.2(1) Access to rear sites; and
- (c) Standard E38.9.2.3 Vacant sites subdivision.

All activities listed as permitted and restricted discretionary in Tables I516.4.1 Precinct-wide, I516.4.2 Sub-precinct A, I516.4.3 Sub-precinct B, I516.4.4 Sub-precinct C and I516.4.5 Sub-precincts B, C and D must comply with the following permitted standards:

I516.6.1. Activities in Sub-precinct D

- (1) The area occupied by car parking in Sub-precinct D must not exceed 30 per cent of the precinct area.

I516.6.2. Maximum retail/commercial gross floor area

- (1) The total gross floor area of the following activities must not exceed 20,000m² in the Kumeū Precinct:
 - (a) commercial services

- (b) entertainment facilities
- (c) food and beverage
- (d) healthcare facilities
- (e) offices
- (f) retail (with the exception of trade suppliers)
- (g) supermarkets.

(2) Trade suppliers are exempt from this standard.

I516.6.3. Direct connection to State Highway 16

(1) No further signalised connection that provides direct access from the Kumeū precinct to State Highway 16 may be implemented without the prior written approval of the New Zealand Transport Agency.

I516.6.4. Yards

(1) A building or parts of a building must be setback from the relevant boundary by the minimum depth as listed below:

(a) riparian yard:

(i) 23 metres

(b) front yard:

(i) 2 metres in Sub-precincts A and B where the front of a site or part of the site frontage is occupied by a car park building.

(ii) 3 metres in Sub-precinct A where fronting the interface with Sub-precinct B.

(iii) 3 metres in Sub-precinct B where fronting the interface with Sub-precinct A.

(iv) 3 metres in Sub-precinct C.

(c) side and rear yards:

(i) 6 metres in Sub-precinct A where adjoining any open space zone.

(ii) 1.2 metres in Sub-precinct B where adjoining any sites in Sub-precinct C or any Space zone.

(iii) 1.2 metres in Sub-precinct C where adjoining any sites in Sub-precinct C or Sub-precinct D except where there is a common wall along the common boundary.

I516.6.5. Landscaping

(1) Front yards must have a minimum planted area as follows:

(a) Sub-precincts A and B:

- (i) 100 per cent of the yard area is required to be landscaped except for vehicle crossings and pedestrian access.
 - (ii) a minimum of one tree plus one additional tree for every 10m of street frontage excluding the length of frontage for vehicle crossings and pedestrian access.
- (b) Sub-precinct C:
- (i) 50 per cent of the yard area.
- (2) For any side or rear yards in Sub-precinct A where adjoining any Open Space zone, a 3 metre minimum strip must be planted with trees, shrubs and grass.
- (3) Where three or more trees are required these trees must be planted no further than 15 metres apart or closer than 5 metres apart.
- (4) Trees must be capable of reaching a minimum height of 8 metres, be no less than 1.5 metres high at the time of planting, and have a root ball no less than Pb95 in size.
- (5) Planting in the front yard and/or on any yard adjoining an area of open space zone of Sub-precinct D must not exceed 1.2 metres in height, except for individual trees where they must be spaced a minimum of 5 metres apart.

I516.6.6. Buildings fronting the street and glazing

- (1) For Sub-precinct B:
- (a) where a site adjoins a primary street, any building facade must occupy a minimum of 70 per cent of that street frontage of the site at ground level.
 - (b) where the building façade is set back from the primary street frontage, it must be located no more than 5 metres at any point from the street frontage at ground level.
 - (c) where the building is set back from the primary street frontage, the space between the building and the street frontage must be occupied by activities or amenities such as outdoor dining, landscape planting, or pedestrian amenities.
 - (d) a minimum of 70 per cent of the façade of buildings facing streets at ground level must comprise clear glazing and pedestrian entries.
 - (e) building façades facing streets must achieve a minimum height of 6 metres.
 - (f) glazing or balconies must comprise at least 30 per cent of the facade of the upper levels of the buildings.

I516.6.7. Verandahs

- (1) Verandahs must be provided along building facades fronting primary streets in Sub-precinct B to provide continuous weather protection. Along building

facades fronting secondary streets in Sub-precinct B, verandahs must be provided at building entrances as a minimum.

I516.6.8. Maximum building coverage

- (1) Within Sub-precinct C, building coverage must not exceed 50 per cent of the net site area.

I516.6.9. Building block

- (1) Within Sub-precinct C a building block must not exceed a length equal to 5 dwellings or 40 metres whichever is the lesser.

I516.6.10. Site size

- (1) Sub-precincts A, B and D - the minimum site size is 2000m², the minimum frontage is 40 metres and the carriageway width for entrance strips/rear sites is 9 metres.
- (2) Sub-precinct C - the minimum site size is 200m², and the minimum frontage is 7 metres.
- (3) There is no minimum site size where the subdivision is part of a development involving two or more dwellings and which has been granted land use resource consent.

I516.6.11. Access to rear sites

- (1) Sub-precinct A:
 - (a) up to two rear sites may gain frontage over a jointly owned access lot, or right-of-way for the benefit of the sites, or combination of both, of not less than 9 metres in width.
- (2) Sub-precinct C:
 - (a) the minimum legal width of the vehicle access to rear sites is 3 metres.
 - (b) a minimum 1 metre wide landscape strip formed either on one side or both sides of the carriageway must be provided within a jointly owned access way or right-of-way accessing rear sites.
 - (c) up to six sites or dwellings may gain frontage over a jointly owned access lot or right-of-way for the benefit of the sites or a combination of both. Where multiple dwellings that would gain frontage over a jointly owned access lot or right of way are proposed, that development must be limited so that a single dwelling may be built on each vacant site served by the same access lot or right-of-way without contravening this standard.

I516.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I516.8. Assessment – restricted discretionary activities

I516.8.1. Matters of discretion

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

- (1) for boarding houses and dwellings:
 - (a) the effects of parking;
 - (b) the effects of design of buildings;
 - (c) the effects of site layout;
 - (d) the effects of reverse sensitivity; and
 - (e) the effects on adjoining activities.
- (2) for supermarkets up to a total gross floor area of 4,000m²:
 - (a) the effects of traffic; and
 - (b) the effects of parking.
- (3) for retail of up to 600m² gross floor area:
 - (a) the effects of design of buildings;
 - (b) the effects of site layout;
 - (c) the effects on the relationship with adjoining activities; and
 - (d) the effects of pedestrian circulation.
- (4) for retail, including marine retail, department stores and trade suppliers, greater than 600m² gross floor area:
 - (a) the effects of traffic;
 - (b) the effects of parking;
 - (c) the effects of design of buildings; and
 - (d) the effects of site layout.
- (5) for visitor accommodation, entertainment facilities, funeral directors' premises, food and beverage, care centres, community facilities, education facilities, healthcare facilities, offices not ancillary to a permitted, controlled, restricted discretionary, or discretionary activity:
 - (a) the effects of design of buildings;
 - (b) the effects of site layout;

- (c) the effects of reverse sensitivity; and
 - (d) the effects of health and safety.
- (6) for subdivision:
- (a) the matters of discretion in Subdivision – Urban E38.12.1;
 - (b) the effects of the proposed subdivision layout relative to the overall development, including the layout and design of roads, pedestrian linkages, open spaces, riparian margins, earthworks areas and land contours, and infrastructure location; and
- (7) for buildings and external alterations and additions to existing buildings in addition to any matters specified for the activity itself:
- (i) the matters of discretion in Business – Town Centre Zone H10.8.1(2) for new buildings and additions to buildings not otherwise provided for apply to Sub-precinct B;
 - (ii) the matters of discretion in Residential – Mixed Housing Urban Zone H5.8.1(2) for dwellings apply to applications for 5 or more dwellings per site in Sub-precinct C;
 - (iii) the effects of the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, pedestrian linkages, open spaces, riparian margins, earthworks areas and land contours, and infrastructure location; and
- (8) for earthworks greater than 500m² :
- (a) the location and design of the earthworks and land contours relative to overall development, including the layout and design of roads, pedestrian / cycle linkages, riparian margins, open spaces, and infrastructure location.
- (9) for the creation of open spaces:
- (a) the effects of location and design of the open space relative to overall development, including the layout and design of roads, pedestrian / cycle linkages, open spaces, earthwork areas and land contours, and infrastructure location.
- (10) for creation of roads and pedestrian/cycle linkages:
- (a) the effects of the location and design of the roads and pedestrian / cycle linkages relative to overall development, including the layout and design open spaces, earthwork areas and land contours, and infrastructure location.
- (11) for stormwater management devices serving more than one site:
- (a) the effects of the location and design of the stormwater management devices relative to overall development, including the layout and design of

roads, pedestrian / cycle linkages, open spaces, earthwork areas and land contours, and infrastructure location.

(12) for infringement of Standard I516.6.9 Building block:

(a) the effect of scale, siting and design of buildings and structures.

I516.8.2. 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:

(1) for boarding houses and dwellings:

(a) whether the building design and site layout seek to protect people from adverse effects of non-residential activities and avoid, remedy or mitigate reverse sensitivity effects;

(b) the extent to which the proposal integrates with the existing and proposed development elsewhere on the same site and on adjoining sites;

(c) the extent to which the external appearance of buildings enhances the amenity values of the area and are consistent with the policies for the precinct;

(d) whether the proposal incorporates any commercial activities with residential activities into one building to minimise the overall footprint and manage potential reverse sensitivity effects;

(e) the extent to which privacy for individual dwellings is achieved;

(f) whether access to the sites is logical and intuitive;

(g) the extent to which the location and orientation of a building maximises solar access and minimise loss of sun to habitable rooms and outdoor living space; or

(h) the extent to which car parking areas are screened from public view.

(2) for supermarkets up to a total gross floor area of 4,000m²:

(a) whether safe and efficient access is provided to and from State Highway 16; and

(b) the extent to which parking is conveniently located to minimise adverse visual effects.

(3) for retail up to 600m² gross floor area:

(a) the extent to which retail is readily accessible from Sub-precinct B;

(b) the extent to which conflict between vehicles and pedestrians is avoided;

- (c) the extent to which the location and scale of development provides a transition between Sub-precincts A and B; and
 - (d) whether the location and individual activities support rather than detract from the vitality and viability of Sub-precinct B.
- (4) for retail, including marine retail, department stores and trade suppliers, greater than 600m² gross floor area:
 - (a) whether safe and efficient access is provided to and from State Highway 16 and the local street network;
 - (b) the extent to which required parking is conveniently located in a manner which minimises adverse visual effects;
 - (c) whether the site layout and design of buildings provides a fine grain character to primary streets; or
 - (d) the extent to which blank and un-activated walls are avoided on street frontages.
- (5) for visitor accommodation, entertainment facilities, funeral directors' premises, food and beverage, care centres, community facilities, education facilities, healthcare facilities, offices not ancillary to a permitted, controlled, restricted discretionary, or discretionary activity:
 - (a) whether the building design and layout, and site layout, protects these activities from the adverse effects of activities in the Business -Light Industry Zone;
 - (b) whether reverse sensitivity effects are avoided, remedied or mitigated; or
 - (c) whether adverse effects on health and safety are avoided.
- (6) for subdivision:
 - (a) the assessment criteria in Subdivision – Urban E38.12.2;
 - (b) the extent to which 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; and
 - (c) the extent to which the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.
- (7) for buildings and external alterations and additions to existing buildings in addition to any matters specified for the activity itself:
 - (a) the assessment criteria in Business – Town Centre Zone H10.8.2(2) for new buildings and additions to buildings not otherwise provided for apply to Sub-precinct B;

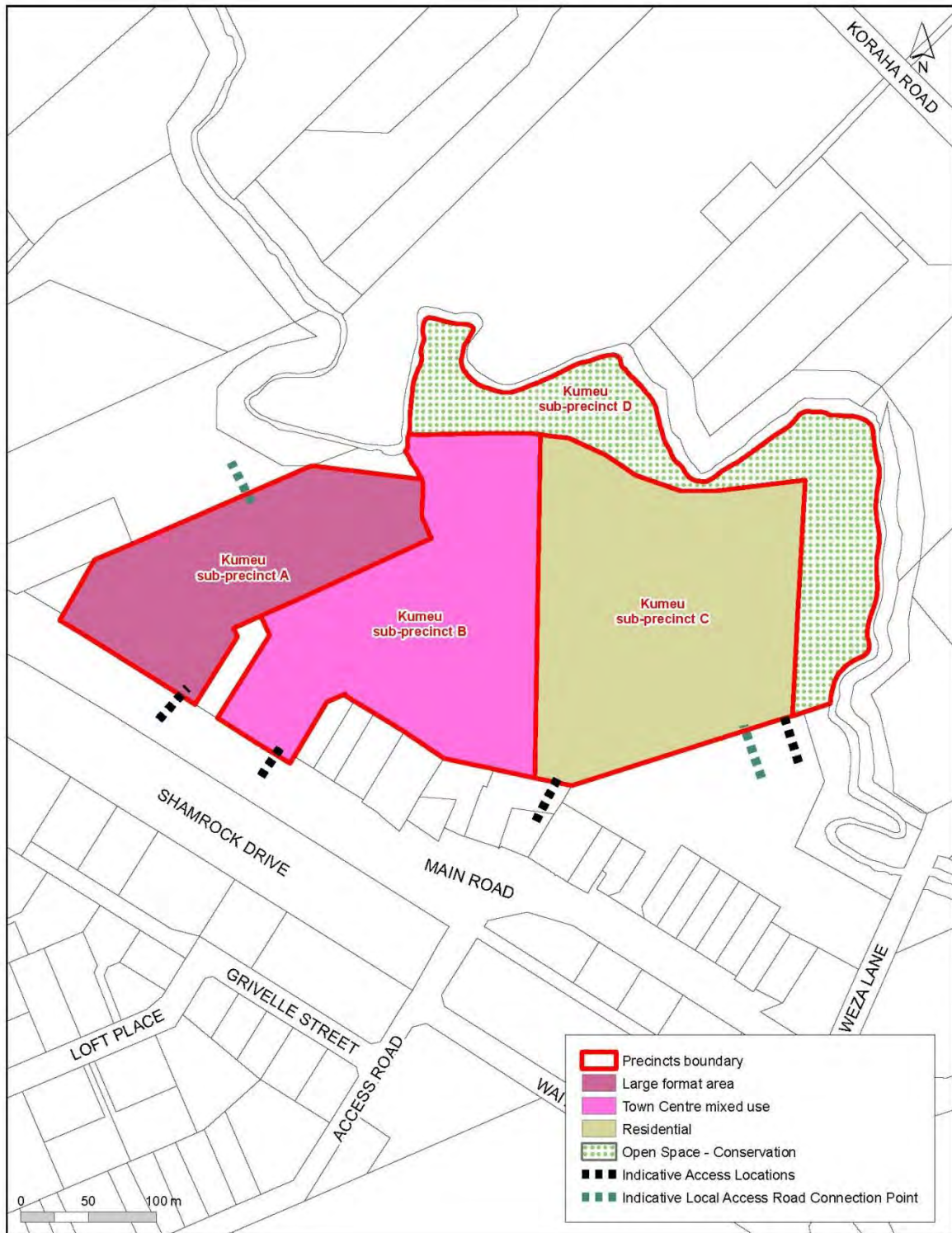
- (b) the assessment criteria in Residential – Mixed Housing Urban Zone H5.8.2(2) for dwellings apply to applications for 5 or more dwellings per site in Sub-precinct C;
 - (c) the extent to which the proposed building and development relative to the location of infrastructure servicing the area and open space result in an integrated network that is adequate to meet the needs of the overall development area; and
- (8) for earthworks greater than 500m²:
- (a) the extent to which the proposed earthworks 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.
- (9) for the creation of open spaces:
- (a) the extent to which the location and design of the open space relative to the location of infrastructure servicing the area and existing open space result in an integrated network that is adequate to meet the needs of the overall development area.
- (10) for the creation of roads and pedestrian/cycle linkages:
- (a) the extent to which the location and design of the roads and pedestrian / 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; and
- (11) for stormwater management devices serving more than one site:
- (a) the extent to which the location and design of the stormwater management devices 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; and
- (12) for infringement of Standard I516.6.9 Building block:
- (a) whether the design of building and landscape elements mitigates potential adverse visual effects of continuous long facades; and
 - (b) whether the design promotes connections through the precinct.

I516.9. Special information requirements

There are no special information requirements in this precinct.

I516.10. Precinct plan

I516.10.1. Precinct plan 1: Kumeū Precinct



I517. Kumeū Showgrounds Precinct

I517.1. Precinct description

The Kumeū Showgrounds Precinct applies to the land at the south eastern edge of Kumeū-Huapai. The Kumeū District Agricultural and Horticultural Society Act 1991 (the Act) provides specifically for the activities undertaken by the society at the showgrounds. The activities provided for in the precinct are closely aligned to the activities provided for in Section 4 of the Act.

The underlying zoning of land within the Kumeū Showgrounds Precinct is Rural – Mixed Rural Zone.

I517.2. Objectives

- (1) The activities of the Kumeū District Agricultural and Horticultural Society as set out in the Kumeū District Agricultural and Horticultural Society Act 1991 are provided for.
- (2) The adverse effects of the Kumeū Showgrounds activities on the community are minimised.

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

I517.3. Policies

- (1) Enable a range of recreational, commercial, community and associated ancillary activities to establish and operate at the Kumeū Showgrounds.
- (2) Enable a range of buildings in appropriate locations at the Kumeū Showgrounds.
- (3) Protect the open space nature of the Kumeū Showgrounds and the amenity of neighbouring properties.

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

I517.4. Activity table

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

Table I517.4.1 specifies the activity status of land use activities in the Kumeū Showgrounds Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I517.4.1 Activity table

Activity		Activity status
Community		
(A1)	Showgrounds	P
(A2)	Organised sport and recreation	P
(A3)	Sport and recreation structures	P
(A4)	Recreation facilities	P

(A5)	Clubrooms	P
(A6)	Equestrian centres	P
(A7)	Motorsport activities	P
(A8)	Rural tourist and visitor activities	P
(A9)	Entertainment facilities excluding nightclubs or theatres	P
(A10)	Social infrastructure	P
(A11)	Community facilities excluding justice facilities	P
(A12)	Any activity that does not comply with Standard I517.6.1 Traffic	C
(A13)	Informal recreation	P
(A14)	Conference facilities	P
(A15)	Dog trials and greyhound racing (includes training, kennels, care, workshops, sales and auction of greyhounds, totalisator agency premises and associated veterinarian services)	P
(A16)	Emergency services	D
(A17)	Hospitals	D
Development		
(A18)	New buildings for a permitted activity sited within the area identified as "Permitted Building Area" on the Kumeū Showgrounds Precinct: Precinct plan	P
(A19)	New buildings for a permitted activity sited outside the area identified as "Permitted Building Area" on the Kumeū Showgrounds Precinct: Precinct Plan	P
(A20)	New buildings for a permitted activity sited outside the area identified as "Permitted Building Area" on the Kumeū Showgrounds Precinct: Precinct plan greater than 100m ² Gross Floor Area	RD

I517.5. Notification

- (1) Any application for resource consent for an activity listed in Table I517.4.1 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).

I517.6. Standards

The standards applicable to the overlay, Auckland-wide and zone apply in this precinct, in addition to those specified below.

All activities listed as permitted activities in Table I517.4.1 Activity table must comply with the following permitted activity standards.

I517.6.1. Traffic

- (1) For all activities in the Kumeū Showgrounds Precinct the management of associated transport and traffic effects must either:
 - (a) be undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
 - (b) generate a crowd of less than 5,000 people and not require the closure of a public road.

I517.6.2. Showgrounds

- (1) Showgrounds must comply with the following:
 - (a) up to three concerts are allowed in any 12 month period with no more than two concerts in a seven-day period. The concert must:
 - (i) not exceed six hours, excluding up to two hours required for sound testing and balancing on the day of the event, which must not start until 9am and must be completed by 7pm;
 - (ii) not exceed 70dB L_{Aeq} and 80dBA L1; and
 - (iii) start after 9am and end by 1am on New Year's Day, and by 11pm at all other times.
- (2) One of the allowable concerts may be up to 80dB L_{Aeq} and 90dBA L1 for a maximum of three hours, excluding up to one hour required for sound testing and balancing on the day of the event, provided that this does not start until 9am.
- (3) The noise levels of concerts must be met when measured 1m from any adjacent building outside the venue that is occupied during the event. The L_{Aeq} noise levels to be met are incidence noise levels averaged over the duration of the event but are not to include sound testing or balancing. No corrections can be made to the measured incident noise level. Crowd noise must not be included in any noise measurement.

I517.6.3. Motorsport activities

- (1) Motorsport activities must comply with all of the following standards:
 - (a) motorsport activities must be limited to activities where displays (including car shows), demonstrations or tricks are performed involving motor vehicles, administration and meeting rooms to support motor sport activities, parking for motorsport activities, and landscaping, barriers and structures which protect or screen motorsport activities; and
 - (b) motorsport activities may also include standard driver education and training (non-motorsport).

I517.6.4. New buildings for a permitted activity sited outside the area identified as “Permitted Building Area” on the Precinct Plan

- (1) New buildings for a permitted activity sited outside the area identified as “Permitted Building Area” on the Kumeū Showgrounds Precinct: Precinct plan must be less than 100m² gross floor area.

I517.6.5. Yards

- (1) No yard controls shall apply within the “Permitted Building Area” as shown on the Kumeū Showgrounds Precinct: Precinct plan.
- (2) The following yard controls apply to all new buildings and accessory buildings outside the “Permitted Building Area” as shown on the Kumeū Showgrounds Precinct: Precinct plan:
 - (a) a building or parts of a building must be setback from the front boundary by a minimum depth of 20m.

I517.7. Assessment – controlled activities

I517.7.1. Matters of control

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

- (1) for traffic:
 - (a) effects on the transport network.

I517.7.2. 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) for traffic:
 - (a) the extent to which the adverse effects on the safe and efficient operation of the transport network and pedestrian movements are avoided, remedied or mitigated;
 - (b) whether entry and exit points to the precinct are managed to suitably accommodate traffic and pedestrian movements; and
 - (c) the extent to which the mitigation measures 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).

I517.8. Assessment – restricted discretionary activities

I517.8.1. 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 new buildings for a permitted activity sited outside the area identified as “Permitted Building Area” on the Kumeū Showgrounds Precinct: Precinct plan greater than 100m² Gross Floor Area:
 - (a) the effects of building location, design, structure and mass; and
 - (b) the effects on amenity values of neighbouring properties.

I517.8.2. 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:

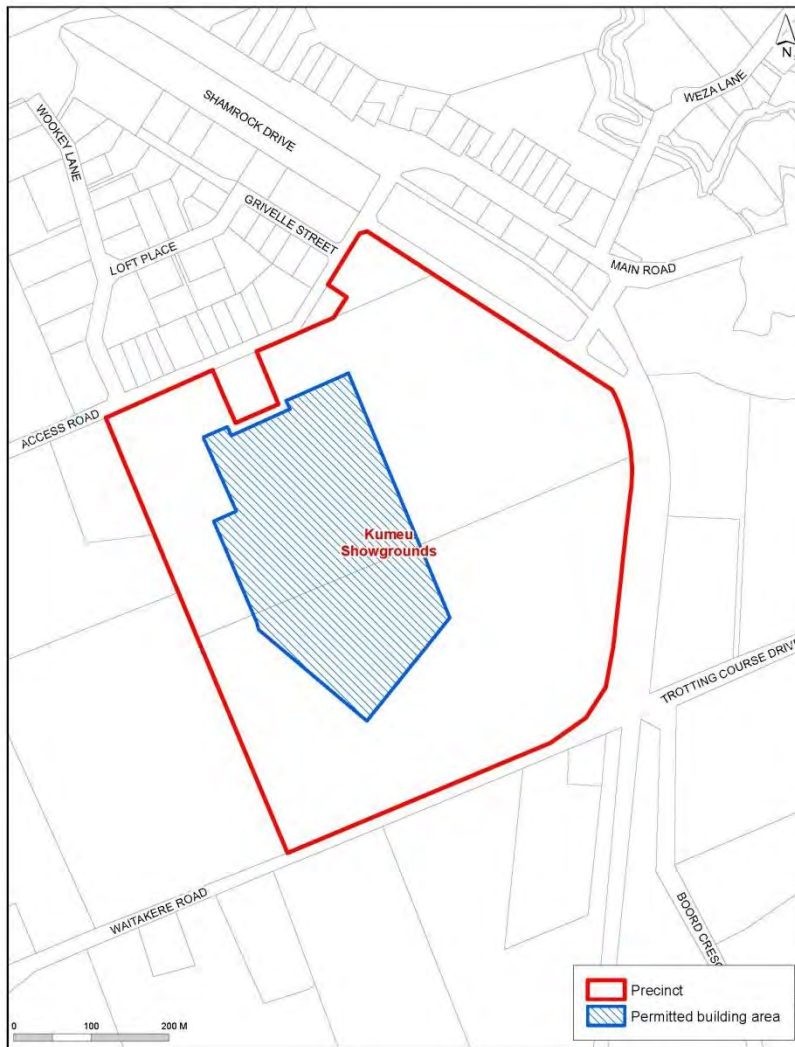
- (1) for new buildings for a permitted activity sited outside the area identified as “Permitted Building Area” on the Kumeu Showgrounds Precinct: Precinct plan greater than 100m² Gross Floor Area:
 - (a) whether the intensity and scale of buildings is in keeping with the built form and open space character of the site; and
 - (b) whether the building location and design is designed and operated to minimize adverse effects on dwellings located on neighbouring properties (e.g. noise, glare, traffic, parking, hours of operation and visual effects).

I517.9. Special information requirements

There are no special information requirements.

I517.10. Precinct plans

1517.10.1. Kumeū Showgrounds: Precinct plan



I518. Leigh Marine Laboratory Precinct

I518.1. Precinct description

The Leigh Marine Laboratory Precinct applies to approximately 18,150m² of land on the northern side of Cape Rodney Road and adjoining the Cape Rodney - Okakari Point Marine Reserve.

The Precinct is to enable the continuation of existing research, teaching and public education activities with a focus on marine ecology and to enable the use and expansion of these operations. Provision for staff and student accommodation and accessory uses are provided for, together with the construction of buildings, structures or facilities required for the activities.

The Precinct is located within an area subject to Outstanding Natural Landscape (ONL 28), High Natural Character (HNC 48) and Outstanding Natural Feature (ONF: Feature 30) overlays. The precinct provisions seek to protect the intention of the overlays, however, some allowance for development is provided for within the Outstanding Natural Landscape 28 and High Natural Character 48.

The zoning of land within this precinct is Rural – Rural Coastal Zone.

I518.2. Objectives

- (1) Tertiary education facilities at the Leigh Marine Laboratory Precinct meet the marine-based education needs of their students, facilitate research and economic development, and provide for the support and well-being of employees, students and visitors in this location immediately adjoining the Cape Rodney - Okakari Point Marine Reserve.
- (2) Tertiary education facilities integrate positively with the wider community and rural and coastal environment and mitigate potential adverse effects.
- (3) Tertiary education and accessory business activities both benefit from co-location on tertiary education sites.
- (4) New buildings and structures respond to and positively contribute to the amenity values of the coast, open spaces, and the surrounding environment, thereby reinforcing a sense of place while having regard to the functional and operational requirements of the tertiary education facility.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above with the exception of the D10 Outstanding Natural Features and Outstanding Natural Landscapes objectives and the D11 Outstanding Natural Character and High Natural Character objectives.

I518.3. Policies

- (1) Enable a wide range of activities and appropriate building development including tertiary education for marine-related teaching and research activities, and also provide for accessory health, recreation, student accommodation and other appropriate activities.

- (2) Provide for accessory activities which clearly contribute to and benefit from co-location with a tertiary education facility, including research, innovation, learning, and related work experience and training.
- (3) Having regard to the functional and operational requirements of the tertiary education facility, require new buildings and significant additions and alterations to be designed in a manner that:
- (a) makes efficient use of the site;
 - (b) contributes to the amenity of the public realm where development is located adjacent to the coast or open space;
 - (c) responds positively to the existing and planned future development and activities in the underlying Rural - Rural Coastal zone and surrounding area; and
 - (d) are sympathetic to the coastal rural environment of the surrounding area and the natural character and amenity values of the adjoining Cape Rodney - Okakari Point Marine Reserve.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above with the exception of the D10 Outstanding Natural Features and Outstanding Natural Landscapes policies and the D11 Outstanding Natural Character and High Natural Character policies.

I518.4. Activity table

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

Table D10.4.1 Activity Table – Subdivision, use and development in the Outstanding Natural Features Overlay does not apply to this Precinct.

Table D11.4.1 Activity Table – Subdivision, use and development in the Outstanding Natural Landscape, Outstanding Natural Character and High Natural Character Overlay does not apply to this Precinct.

Table I518.4.1 Activity table specifies the activity status of land use and development activities in the Leigh Marine Laboratory Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I518.4.1 Activity table

Activity		Activity status
(A1)	Activities accessory to tertiary education facilities not otherwise provided for	D
Use		
Accommodation		
(A2)	Dwellings accessory to tertiary education facilities	P
(A3)	Student accommodation accessory to tertiary education facilities	P

Commerce		
(A4)	Laboratories accessory to tertiary education facilities	P
(A5)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A6)	Offices accessory to tertiary education facilities	P
Community		
(A7)	Tertiary education facilities for scientific research and technology	P
(A8)	Information facilities	P
Development		
(A9)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A10)	Buildings greater than 200m ² GFA	RD

I518.5. Notification

- (1) Any application for resource consent for an activity listed in Table I518.4.1 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).

I518.6. Standards

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

- H19 Rural zones Standard H19.10.2 Building height; and
- H19 Rural zones Standard H19.10.3 Minimum yards setback requirement

All permitted and restricted discretionary activities listed in Table I518.4.1 – Activity Table must comply with the following permitted activity standards.

I518.6.1. Height

- (1) Buildings must not exceed a height of 10 metres.

I518.6.2. Yards

- (1) New buildings must be located no closer to mean high water spring or precinct boundary than the tertiary education facility buildings on the site that existed at 30 September 2013.
- (2) The set back requirement of I518.6.2.(1) does not apply to the Foreshore Pump House and accessory structures for the Pump House or to any upgrading of these buildings that does not increase their footprint.

- (3) Buildings must be located a minimum of 10 metres from any other precinct boundary.

I518.6.3. Building Coverage

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

I518.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I518.8. Assessment – restricted discretionary activities

I518.8.1. 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) buildings greater than 200m² in gross floor area and infringements of Standards I518.6.1 to I518.6.3 above:
 - (a) the effects on the outstanding natural feature and landscape;
 - (b) the effects on the outstanding natural character and high natural character of the area; and
 - (c) the effect on the purpose of the Precinct.

I518.8.2. 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) buildings greater than 200m² in gross floor area and infringements of Standards I518.6.1 to I518.6.3 above:
 - (a) the effects on the outstanding natural feature and landscape:
 - (i) the assessment criteria of D10 Outstanding Natural Features Overlay and Outstanding Natural Landscape Overlay D10.8.2;
 - (b) the effects on the outstanding natural character and high natural character of the area:
 - (i) the assessment criteria of D11 Outstanding Natural Character and High Natural Character D11.8.2; and
 - (c) the effect on the purpose of the Precinct:
 - (i) refer to Policies I518.3.(1) to I518.3.(3)

I518.9. Special information requirements

There are no special information requirements.

I518.10. Precinct plans

There are no precinct plans for 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;

- 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 40m 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 40m 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.

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

	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

	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				

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

	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

	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

	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	

(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

(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

	any native vegetation					
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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(4) 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 and may be provided with only one on-site car park.

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
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 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 • 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	<p>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.</p>
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

	<p>on the boundary; and</p> <ul style="list-style-type: none"> • 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 A, B, and D 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 4 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 40m 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 40m 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.

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:
- 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
 - 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

- At least 400m² of any site must be clear of land identified as Park Interface Protection Area as shown on Precinct Plan 3.
- Prior to any s224(c) certificate being issued for sites within the sub-precinct except for a balance site, the following requirements apply:
 - 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.

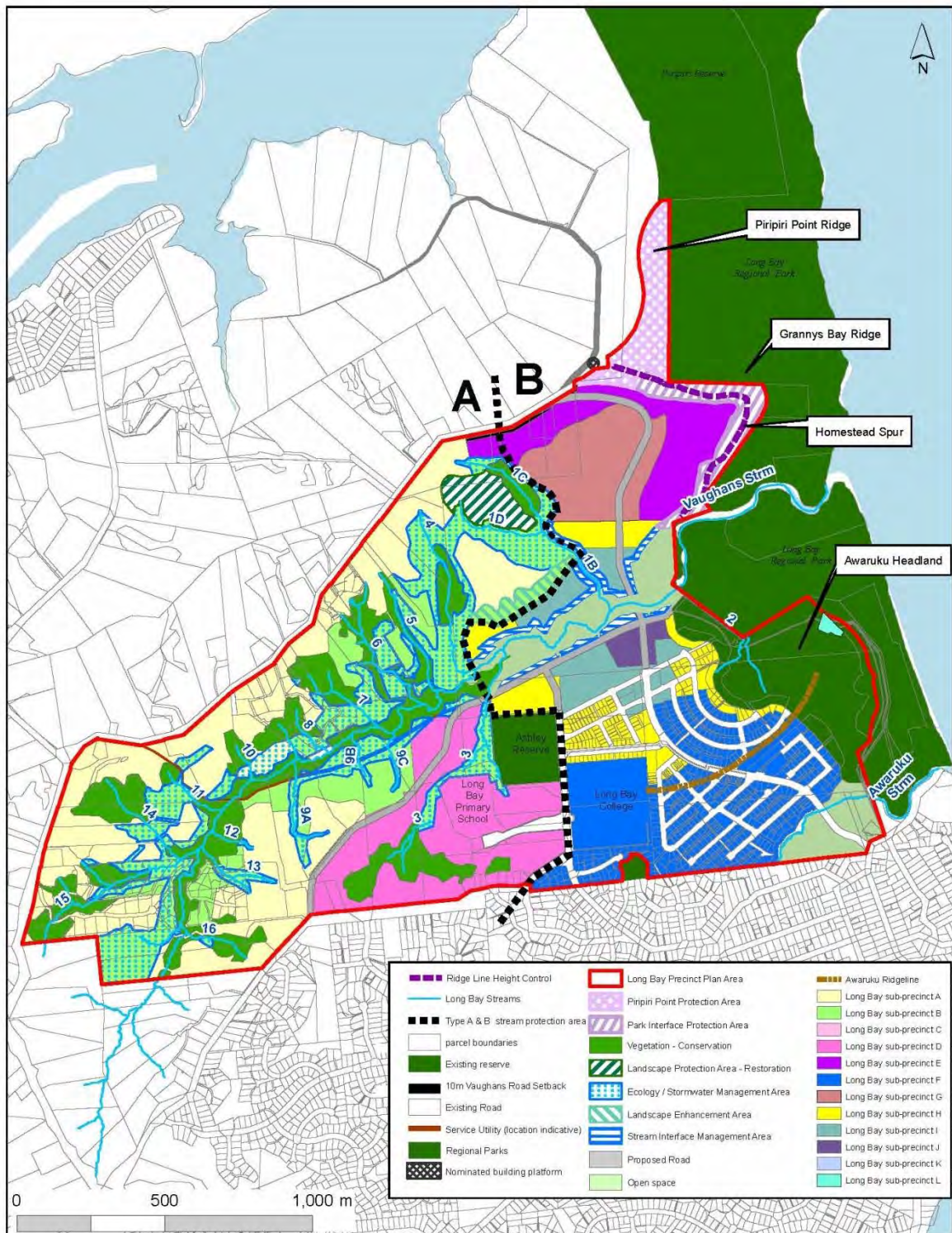
I519.9.3. Lizard conservation plan

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:

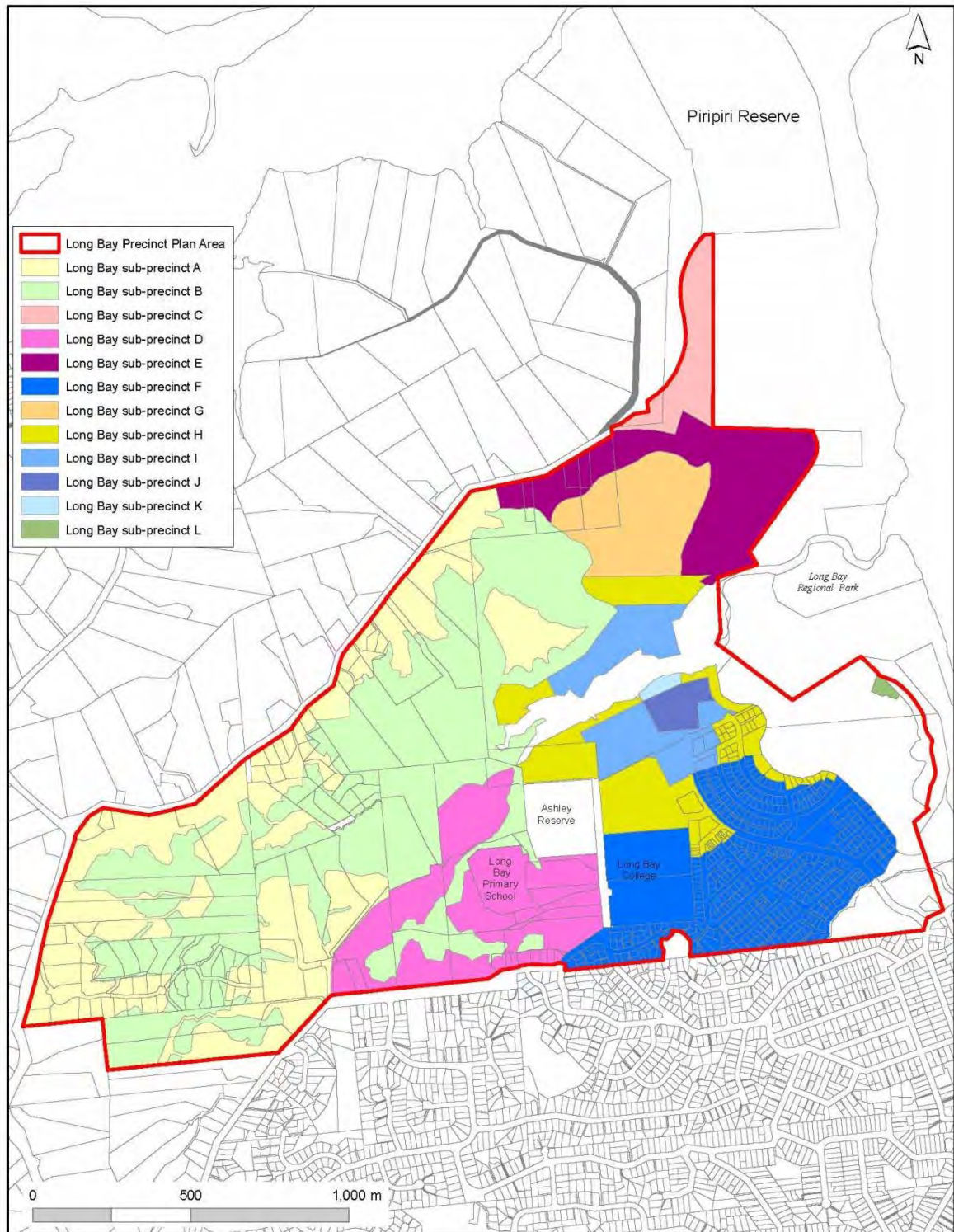
- (1) identification of sites containing indigenous lizard populations that may be threatened by proposed earthworks on a site;
- (2) identifying alternative suitable receptor sites for the relocation of indigenous lizards found, to be approved by a qualified herpetologist. Consideration can be given 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.

1519.10. Precinct plans

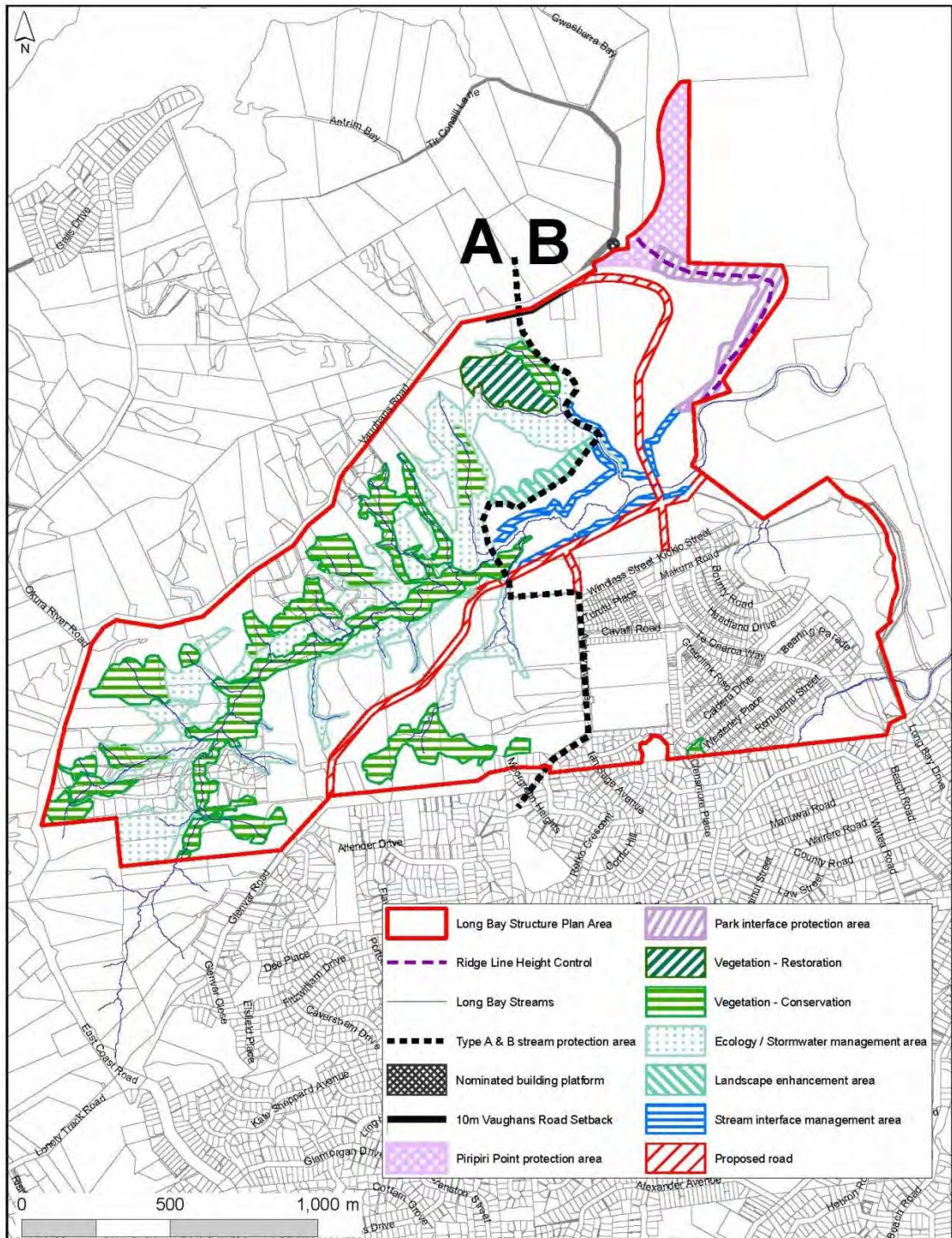
1519.10.1 Long Bay Precinct: Precinct plan 1 – Land use strategy



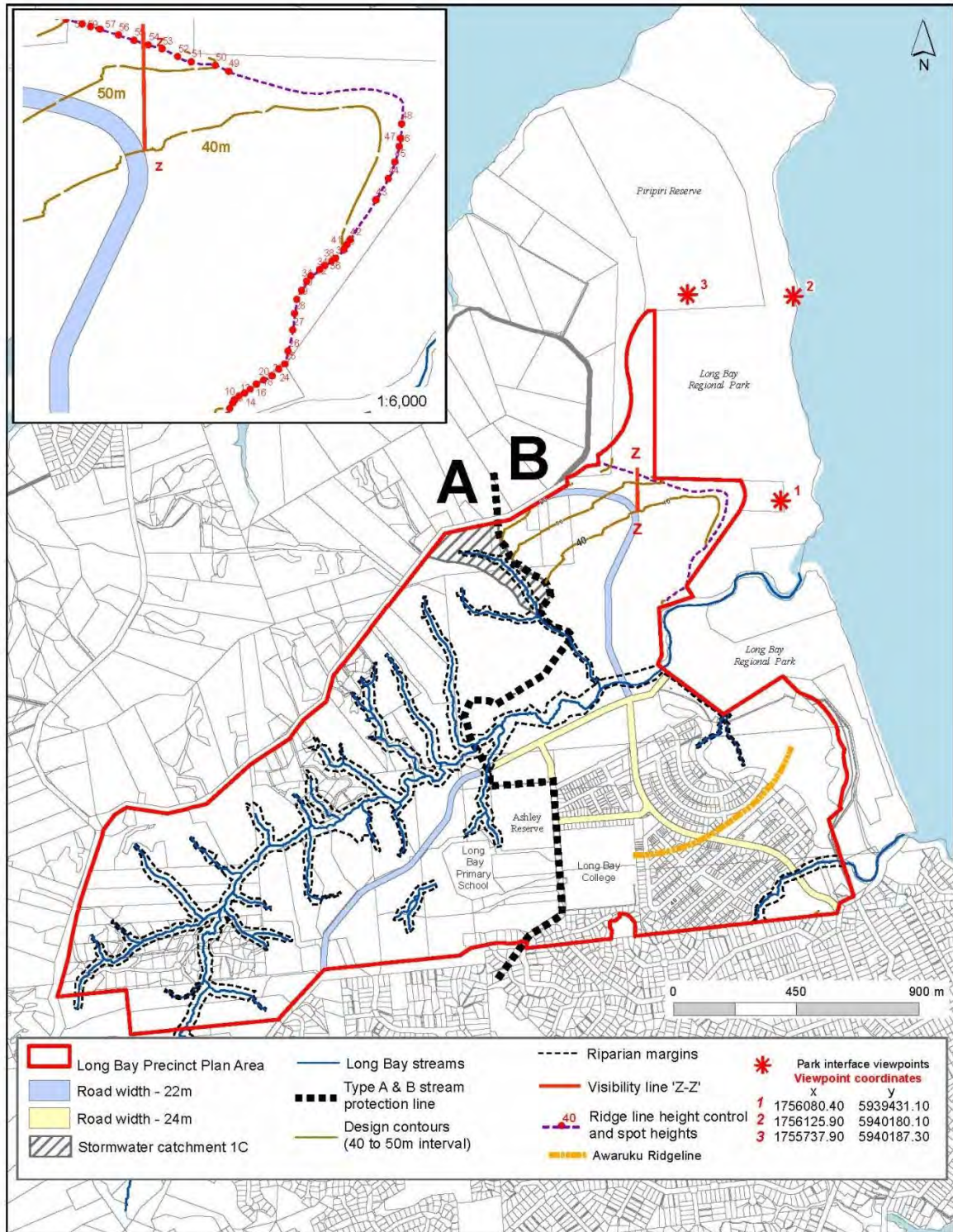
1519.10.2 Long Bay Precinct: Precinct plan 2 – Sub-precincts A to L



1519.10.3 Long Bay Precinct: Precinct plan 3 – Additional controls



1519.10.4 Long Bay Precinct: Precinct plan 4 – Additional controls



I520. Martins Bay Precinct

I520.1. Precinct Description

The Martins Bay Precinct is located on Scandrett Road, adjacent to Martins Bay beach and the entrance to the Scandrett Regional Park. The precinct has been split into two Sub-precincts (refer to Martins Bay Precinct: Precinct plan 1).

The purpose of the Martins Bay Precinct is to maintain and enhance existing development and character of this unique coastal bach settlement. The key feature of the area is the informality of development with unformed driveways and car parking areas. A maximum of 58 dwellings is provided for within Sub-precinct A and a maximum of six dwellings is provided for in Sub-precinct B. New dwellings will require resource consent and will be subject to controls to maintain the scale of the coastal landscape character and the integrity of the upper slopes. The precinct also provides for the establishment of an esplanade reserve that includes the trees running along the foreshore of the site and for a significant area of communal open space to be maintained.

The land in the Martins Bay Precinct is zoned Residential - Rural and Coastal Settlement Zone.

I520.2. Objectives

- (1) The landscape and natural character values of Martins Bay are protected.
- (2) The unique character of the coastal bach settlement is maintained and enhanced.

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

I520.3. Policy

- (1) Locate and limit the visual impact of buildings, roads and earthworks to retain the landscape values, and unique character in Martins Bay, and its coastal bach settlement.

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

I520.4. Activity table

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

Table I520.4.1 specifies the activity status of land use, development and subdivision activities in the Martins Bay Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I520.4.1

Activity		Activity status	
		Sub-precinct A	Sub-precinct B
Development			
(A1)	Replacement of existing dwellings and accessory buildings to the same footprint and height as at 1 September 2006	P	NA
(A2)	Existing vehicle access arrangements for up to 58 dwellings as at 1 September 2006	P	NA
(A3)	Vehicle access arrangements for up to 6 dwellings in Sub-precinct B via existing Sub-precinct A vehicle access	NA	P
(A4)	Dwellings	RD	RD
(A5)	Conversion of a dwelling into a maximum of two dwellings	NC	NC
(A6)	Accessory buildings	RD	RD
(A7)	Additions to an existing dwelling	RD	RD
(A8)	Dwellings that do not comply with Standard I520.6.1 density	NC	NC
Subdivision			
(A9)	Subdivision of the Martins Bay precinct from the remainder of the site	RD	RD

I520.5. Notification

- (1) Any application for resource consent for an activity listed in Table I520.4.1 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).

I520.6. Standards

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

All activities listed as permitted and restricted discretionary activities in Table I520.4.1 must comply with the following activity standards.

I520.6.1. Density

- (1) The number of dwellings in the sub-precincts must not exceed:

- (a) Sub-precinct A – 58; and
- (b) Sub-precinct B – 6.

I520.6.2. Building coverage

- (1) A dwelling (including any associated accessory building) footprint must not exceed:
 - (a) 168m² for single storey.
 - (b) 140m² for two storeys.
 - (c) Decks must not exceed 25m² plus an area equivalent to the difference in the maximum dwelling footprint in clause 1 above and the footprint of the relevant dwelling.
 - (d) Buildings or decks must not be located within the communal open space or future esplanade reserve shown in Martins Bay Precinct: Precinct plan 1.

I520.6.3. Open Space

- (1) A minimum of 5,000m² of communal open space must be maintained adjoining the future esplanade reserve as shown on Martins Bay Precinct: Precinct plan 1.

I520.6.4. Yards

- (1) Buildings and decks must not locate within 6m of the future esplanade reserve shown on Martins Bay Precinct: Precinct plan 1.

I520.6.5. Reticulated connection

- (1) Dwellings in Sub-precinct A must be connected to Martins Bay 1999 Ltd private sewerage reticulation and water supply.

I520.6.6. Subdivision

- (1) An esplanade reserve as indicated by the future esplanade reserve area in Martins Bay Precinct: Precinct plan 1 must be provided when subdivision of the Martins Bay Precinct from the remainder of the site occurs.

I520.7. Assessment – controlled activities

There are no controlled activities in this section.

I520.8. Assessment – restricted discretionary activities

I520.8.1. 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, zone or Auckland wide provisions:

- (1) for dwellings, accessory buildings, additions to an existing dwelling and subdivision of the Martins Bay Precinct from the remainder of the site:
 - (a) the effect of the location, design, scale and appearance of buildings;
 - (b) the effects of landscaping and screening;
 - (c) the effects of earthworks and land modification;
 - (d) the effects of land suitability for building;
 - (e) the effects on the existing access is maintained to the bach settlement;
 - (f) the effects of the methods and design of water supply, sewage disposal and drainage; or
 - (g) the effects of the provision of an esplanade reserve.

I520.8.2. 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) for dwellings, accessory buildings, additions to an existing dwelling and subdivision of the Martins Bay Precinct from the remainder of the site:
 - (a) the extent to which the proposed overall development, location and design of buildings and provision of open space is in general accordance with maintaining the future esplanade reserve and communal open space on Martins Bay Precinct: Precinct plan 1;
 - (b) whether the proposed development is located to minimise the visual impact of buildings, roads and earthworks to retain the landscape and natural character values of Martins Bay;
 - (c) whether buildings and structures are sited so they do not require extensive landform modification to minimise adverse effects on natural landform and discharges of silt;
 - (d) whether appropriate methods are proposed to avoid adverse effects on land stability, water quality, and the habitats of flora and fauna;
 - (e) whether development is in scale with development on site existing at 1 September 2006;
 - (f) the extent to which dwellings are connected to a reticulated connection; or
 - (g) whether the development retains the informal character of the existing coastal village by:

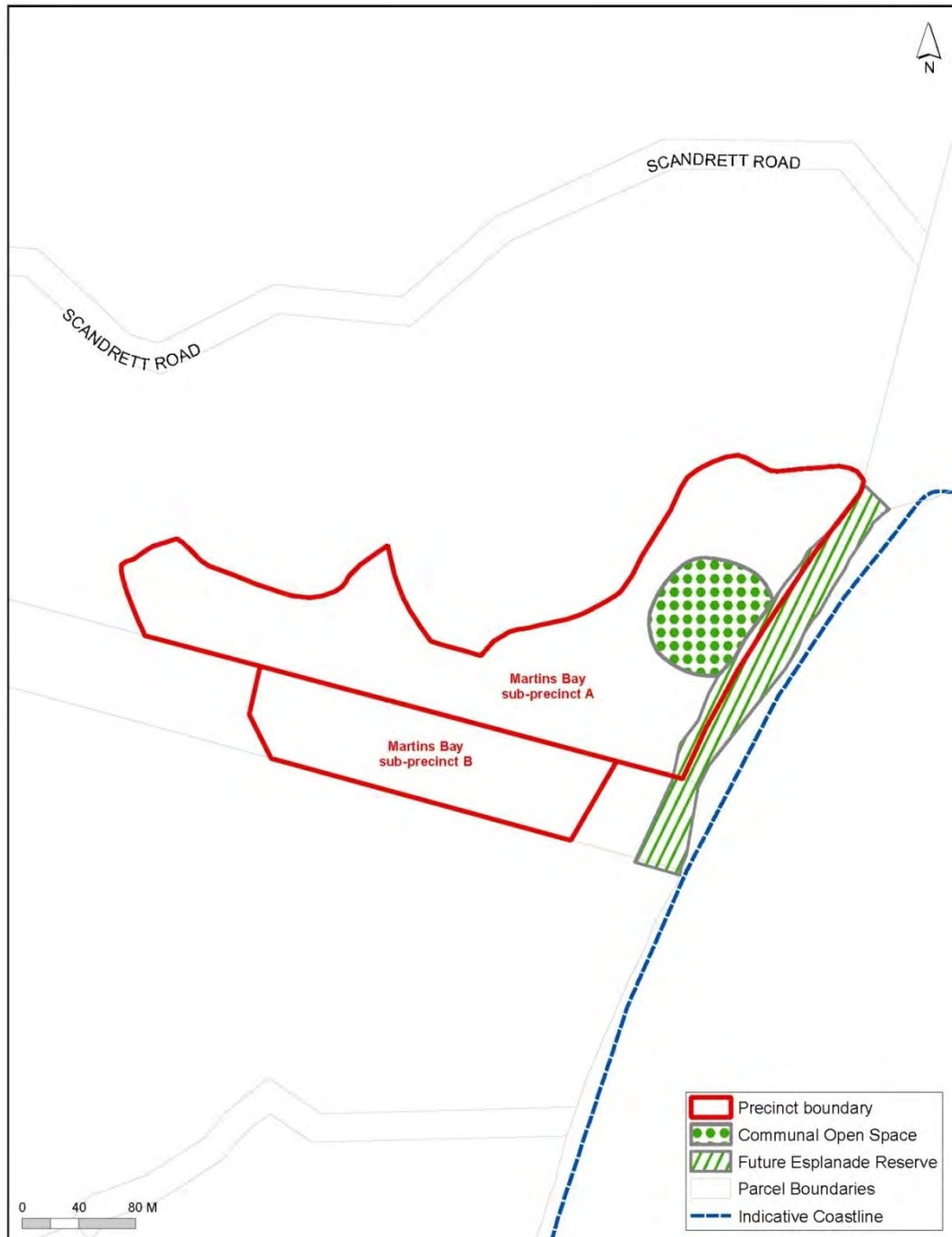
- (i) not requiring individual sealed driveways or car parking areas; and
- (ii) avoiding kerb and channelling.

I520.9. Special information requirements

There are no special information requirements in this precinct.

I520.10. Precinct plan

I520.10.1. Martins Bay Precinct: Precinct plan 1 – Sub-precincts A & B



I521. Matakana 1

I521.1. Precinct Description

The Matakana 1 precinct consists of land within and close to Matakana Village, and which is generally accessed via Matakana Road, Matakana Valley Road and Leigh Road.

The purpose of the Matakana 1 precinct is to incorporate Plan Change 64 to the Auckland District Plan (Rodney section) into the Unitary Plan and give effect to the Matakana Village Sustainable Development Plan (MVSDP). The MVSDP identifies local community aspirations and values, and sets out a land-use approach for different areas in and around Matakana, and measures to ensure activities do not adversely affect stormwater runoff patterns. The precinct gives effect to the MVSDP by providing for activities that specifically relate to the unique characteristics of the village.

To manage the variations in land uses and development controls which affect the sites subject to these zones, there are four sub-precincts located in the Matakana 1 precinct.

- Sub-precinct A: This sub-precinct allows greater flexibility around the number of persons involved in home occupations, and introduces new matters for discretion and assessment criteria relating to home occupations. The zone for this sub-precinct is the Rural - Countryside Living Zone.
- Sub-precinct B: This sub-precinct provides greater flexibility around the permitted number of people involved in home occupations, and also enables two or more dwellings within 200m of a Business - Local Centre zone to allow for a range of living options. The zone for this sub-precinct is the Residential - Single House Zone.
- Sub-precinct C: The purpose of this sub-precinct is to provide for light industrial activities which service the local catchment. The zone for this precinct is the Business - Light Industry Zone.
- Sub-precinct D: The purpose of this sub-precinct is to ensure that a pedestrian friendly environment is maintained. New objectives and policies have also been introduced which seek to protect and enhance the rural village character of the sub-precinct. The zone for this precinct is the Business - Local Centre Zone.

The zoning of land within this precinct is Rural - Countryside Living, Residential - Single House, Business - Light Industry and Business - Local Centre zones. Refer to the planning maps for the location and extent of the precinct and sub-precincts.

I521.2. Objectives [rp/dp]

I521.2.1. Sub-precinct A

- (1) Home occupation is enabled within Matakana 1: Sub-precinct A, where it is consistent with the character of Matakana Village.
- (2) New development is able to manage potential adverse effects of stormwater runoff

I521.2.2. Sub-precinct B

- (1) Home occupation is enabled within Matakana 1: Sub-precinct B, where it is consistent with the character of Matakana Village.
- (2) Flexibility is provided for integrated housing options in close proximity to the Matakana Village
- (3) New development is able to manage potential adverse effects of stormwater runoff

I521.2.3. Sub-precinct C

- (1) Development in the Matakana 1: Sub-precinct C is appropriate to and blends in with the surrounding streetscape in relation to building height, scale, bulk, materials and finishes.

I521.2.4. Sub-precinct D

- (1) The development of large format retail activities within the Matakana 1 precinct is discouraged in order to protect the low scale informal character of Matakana Village.
- (2) High quality buildings and signage that complements and enhances streetscape, the Matakana Village character and pedestrian amenity in the Matakana 1 precinct are encouraged.

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

I521.3. Policies [rp/dp]

I521.3.1. Sub-precinct A

- (1) Home occupation within Matakana 1: Sub-precinct A is consistent with the character of Matakana Village.
- (2) Impervious surfaces are managed to ensure there is sufficient land available to mitigate effects of stormwater runoff.

I521.3.2. Sub-precinct B

- (1) Home occupation within the Matakana 1: Sub-precinct A is consistent with the character of Matakana Village.
- (2) Different housing options are provided in close proximity to the Matakana Village.
- (3) Impervious surfaces are managed to ensure there is sufficient land available to mitigate effects of stormwater runoff.

I521.3.3. Sub-precinct C

- (1) New buildings in the Matakana 1 precinct achieve a high quality architectural design that represents a rural village character rather than that of an urban industrial environment.

I521.3.4. Sub-precinct D

- (1) Enable retail development which has a floor area in keeping with the small size of typical retail shops within the village.
- (2) Enable buildings that have an architectural style which creates a rural or historic character rather than a modern commercial appearance with a hard urban edge.

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

I521.4. Activity table

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

Table I521.4.1 Activity table specifies the activity status of land use, development, and subdivision activities in the Matakana 1 Precinct pursuant to section 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I521.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I521.4.1 Activity table

Activity		Activity status			
		Sub-precinct			
Use		A	B	C	D
Residential					
(A1)	Home occupations with no more than 15 persons including owner, family and staff	P	P		
(A2)	Visitor Accommodation must be for no more than 15 guests	RD			
(A3)	Boarding houses with no more than 15 persons including owner, family and staff		P		
(A4)	2 or more dwellings on a site		RD		
(A5)	2 or more dwellings on a site on sites at 1318, 1326, 1334 and 1327 Leigh Road		NC		
Commerce					
(A6)	Drive-through restaurant			NC	NC

(A7)	Service stations			NC	NC
(A8)	Retail up to 200m ² gross floor area				P
(A9)	Retail between 201m ² and 350m ² gross floor area				RD
(A10)	Retail greater than 350m ² gross floor area				D
Development					
(A11)	Erection, addition to or alteration of buildings and accessory buildings for any permitted activity in the sub-precinct			RD	
(A12)	Erection, addition to or alteration of buildings and accessory buildings for Visitor accommodation activity	RD			
Subdivision					
(A13)	Subdivision				

I521.5. Notification

- (1) Any application for resource consent for an activity listed in Table I521.4.1 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).

I521.6. Standards

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

All activities listed as permitted and restricted discretionary in Table I521.4.1 Activity table must comply with the following permitted activity standards.

I521.6.1. Two or more-dwellings

- (1) Two or more dwellings must be located within 200m of a Local Centre zone.
- (2) Two or more dwellings must not be located on a site less than 450m² site area for each dwelling on site, provided the dwellings are:
 - (a) on a front or corner site with an area of not less than 2000m² or
 - (b) on a rear site with a net site area of not less than 2,500m² with a frontage of not less than 6m

- (3) Two or more dwellings must comply with the standards in H3.6.6 Building height, H3.6.7 Height in relation to boundary, H3.6.8 Yards and H3.6.10 Building coverage specified for the Residential - Single House zone.
- (4) Two or more dwellings must comply with the standards in H4.6.6 Alternative height in relation to building specified for the Mixed Housing Suburban zone.

I521.6.2. Retail

- (1) Trade suppliers, Retail up to 200m² GFA, and Retail between 201m² and 350m² GFA must not have outdoor display or storage areas.

I521.6.3. Building height

- (1) A Building or part of a building must not exceed the heights as listed in table below

Table I521.6.4.1 Heights

Sub-precinct	Maximum height in metres (m)
A	Refer to zone standards
B	Refer to zone standards
C	12m in all areas except 9m if within 40m of Matakana Valley Road
D	12m in all areas except 9m if within 40m of Matakana Valley Road

I521.6.4. Yards

- (1) A building or parts of a building must be set back from the relevant boundary to the minimum depth listed in Table I521.6.4.1 Yards below.

Table I521.6.4.1 Yards

Sub-precinct	Minimum depth	
	Front	Rear
A	Refer to zone standards	Refer to zone standards
B	<p>5m or the average setback of the existing principal buildings on the two adjoining sites, whichever is lesser. Where an adjoining site is occupied by a non-residential building the setback is 5m.</p> <p>Corner sites: Primary frontage: 5m or the setback of the existing principal building on the adjoining site, whichever is lesser Other frontage: 3m</p>	Refer to zone standards

C	Refer to the zone standards	Refer to zone standards
D	Nil except where the front of a site or part of a site at street level is occupied by a car park or parking building in which case a 2m minimum yard applies to all areas except 1335 Leigh Road and the front yard set back from the Matakana Wharf which must be 6m	3m at the common boundary where the site adjoins a residential, rural or open space zone except for 1335 Leigh Road which must be 1.2m

I521.6.5. Impervious area, building coverage and landscape

(1) In sub-precinct A:

- (a) the maximum building coverage of a site must be 500m².
- (b) no more than 15 per cent of the net site area of any site (post subdivision, not including roads and reserves) may be covered in an impervious surface.
- (c) all concrete accessways must be formed and finished using coloured (pigmented) concrete or landscaping must be undertaken along both sides of the entire accessway. This landscaping must form a dense visual screen capable of reaching a height of 1m for the first 4m from the road boundary, and 1.5m thereafter.

(2) In sub-precinct B:

- (a) no more than 50 per cent of the net site area of any site (post subdivision, not including roads and reserves) may be covered an impervious surface.
- (b) no more than one vehicle crossing onto the road from each site may be provided, and the crossing must not exceed 3m in width at the site boundary.
- (c) fences, walls or screens (excluding hedges and soft landscaping) located within the front yard and/or on any yard adjoining an open space zone or reserve must not exceed a height of 1.2m and must be at least 25 per cent visually impermeable.
- (d) at least one tree capable of reaching a minimum of 5m must be planted in the front yard setback area. The tree must be at least 2m at the time of planting, or if already planted, must have reached this height prior to any building or resource consent application.

(3) For the sites at 1318, 1326, 1334 and 1327 Leigh Road the following controls apply:

- (a) sites with frontage to Leigh Road must provide a 5m wide landscaping strip along the front boundary capable of reaching a minimum height of 3m except for that area required for vehicle and pedestrian access.
- (b) buildings must not be located within 10m of Leigh Road.

I521.6.6. Appearance of sites

- (1) All roof top units, lift over-runs, infrastructure services, communication devices and other technical attachments must be concealed and/or treated as part of the overall design of the building.

I521.6.7. Buildings fronting the street in Sub-precinct D

- (1) Buildings in sub precinct D must comply with the following controls:
 - (c) The building facade must occupy a minimum of 70 per cent of the street frontage of the site at ground level.
 - (d) Where the building facade is set back from the street frontage, it must be located no more than 5m at any point, from the street frontage at the ground level.
 - (e) Where the building is set back from the street frontage, the space between the building and the street frontage must incorporate outdoor dining, display, planting, or pedestrian amenities in keeping with the style and standard of adjacent public improvements.
 - (f) Building facades must include facade modulation, articulation or architectural relief at intervals no greater than 10m along the street frontage at all levels e.g. a change in building mass, features such as pilasters, entrances, windows, shutters, balconies, changes in surface texture or detail.
 - (g) The minimum height of a building facade must be 6m.
 - (h) Windows with clear glazing and pedestrian entrances must comprise no less than 40 per cent of the surface area of the building facade at ground level.
 - (i) The ground level floor of buildings at the street frontage must be no higher or lower than 1 metre from the average ground level along the street frontage.
 - (j) Any parking at ground level must be located behind or within the building and no closer than 6m to the street frontage.
 - (k) Parking and service access must be provided from the rear of the building or a service lane.
 - (l) Verandahs or other cover along the full extent of its frontage must be provided. The verandah must:

- (i) be so related to its neighbours as to provide continuous pedestrian cover of the public footpath
- (ii) have a minimum clearance of 3m and a maximum clearance of 4.5m above the footpath immediately below
- (iii) have a minimum width of 2.5m and a maximum width of 3.5m
- (iv) be located no closer than 600mm to the kerb line

I521.6.8. Subdivision layout

- (1) The layout of roads and open spaces should be in general accordance with 0 Matakana 1 Precinct plan 1 - Indicative roads and open space.

I521.6.9. Solar orientation – Sub-precinct B

- (1) The subdivision of land within sub-precinct B must create sites where, unless constrained by topography or other site conditions, at least 70 per cent of the site has appropriate solar access. Sites must achieve appropriate solar access by ensuring that:
 - (a) the long axis of sites are within the range north 20° west to north 30° east, or east 20° north to east 30° south
 - (b) dimensions of sites are adequate to protect solar access to the site, taking into account likely dwelling size and the relationship of each site to the street

I521.6.10. Cul-de-sacs – Sub-precinct B

- (1) A subdivision of land within sub-precinct B must not result in the creation of cul-de-sacs longer than 120m in length.

I521.6.11. Street trees – Sub-precinct B

- (1) Street trees must be planted in the road berm, and at a minimum of one per site frontage, and must be part of a comprehensive landscape plan. The trees must be of good health and planted and maintained in accordance with good horticultural practice.
- (2) The street trees must be at a grade of PB150 or greater and have a minimum in-ground height of 2m at the time of planting.
- (3) Tree species that are appropriate for the soils, microclimate and the street environment must be selected, and must be capable of reaching a minimum height of 4m after 5 years and co-ordinated as to species along individual streets.
- (4) The planting must be undertaken before the issue of a certificate under s. 224c of the Resource Management Act 1991.

I521.6.12. Minimum site size - Sub-precinct B

- (1) Sites must have a minimum site size of 800 m²

- (2) Sites at 1318, 1326, 1334 and 1327 Leigh Road must have a minimum site size of 1000m² and must be capable of containing a square for building purposes measuring 15m x 15m.

I521.6.13. Landscaping

- (1) The following rules relate to the sites at 1318, 1326, 1334 and 1327 Leigh Road
- (a) The side and rear yards of sites created that adjoin land zoned Rural - Mixed Rural and Rural - Rural Production must be planted to provide a visual screen.
 - (b) The buffer must be a minimum width of 3m and must be comprised of evergreen trees capable of reaching a height of at least 6m spaced at no more than 7m apart.
 - (c) Evergreen shrubs or other evergreen vegetation capable of reaching a minimum height of 2m must be planted between the larger trees at spacing capable of achieving a dense visual screen.
 - (d) The planting must be undertaken before the issue of a certificate under s. 224c of the Resource Management Act 1991.

I521.7. Assessment – controlled activities

There are no controlled activities in this precinct

I521.8. Assessment – restricted discretionary activities

I521.8.1. 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) Visitor Accommodation must be for no more than 15 guests:
 - (a) location, architectural style and design of built form, scale, density and external appearance of buildings and structures; and
 - (b) landscaping and screening
- (2) Two or more dwellings per site:
 - (a) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:
 - (i) building intensity, scale, location, form and appearance;
 - (ii) traffic; and
 - (iii) design of parking and access.
- (3) Retail between 201m² and 350m² gross floor area:

- (a) Site layout; and
 - (b) Traffic and pedestrian movement
- (4) Erection, addition to or alteration of buildings and accessory buildings for any permitted activity in the sub-precinct C and D:
- (a) Building scale, and siting;
 - (b) Architectural style and character of buildings ; and
 - (c) Construction, addition to or external alteration of buildings on sites which adjoin or are within 40m of Matakana Valley Road:
 - (iv) Building scale, and siting;
 - (v) Architectural style and character of buildings;
 - (vi) Colour and material of buildings;
 - (vii) Streetscape; and
 - (viii) Landscaping
- (5) Impervious area, building coverage and landscape

In addition to the general matters set out in Rule C1.9(3) Infringement of standards and the specific matters set out for infringements in the zone and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant development control infringement.

- (a) location and extent of impervious surfaces within the precinct;
- (b) design, finishing and landscaping associated with accessways within the precinct;
- (c) location and extent of landscaping in Sub-precinct B; and
- (d) location, design and scale of buildings and structures in Sub-precinct B.

(6) Building height:

In addition to the general matters set out in C1.9(3) Infringement of standards and the specific matters set out for infringements in the zone and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant development control infringement.

- (a) Scale, siting and design of buildings, structures and landscaping.

(7) Yards

In addition to the general matters set out in C1.9(3) Infringement of standards and the specific matters set out for infringements in the zone and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant development control infringement:

- (a) impervious surfaces;
 - (b) vehicle crossings;
 - (c) front yard structures;
 - (d) landscaping;
 - (e) privacy and outdoor living space; and
 - (f) location, design and scale of buildings and structures.
- (8) Building fronting the street in Sub-precinct D
- (a) siting, orientation, design, scale, and appearance of the building frontage;
 - (b) location of vehicular access and parking;
 - (c) location and scale of verandahs; and
 - (d) the provision of pedestrian amenities

I521.8.2. 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) Visitor accommodation:
- (a) the extent to which the proposed accommodation units:
 - (i) is in keeping with the surrounding Matakana character in terms of nature, scale intensity, design and external appearance;
 - (ii) is of the same or similar exterior finish and style, including materials and colour to maintain a consistent visual appearance on the site;
 - (iii) generates adverse effects on the amenity values of the surrounding rural area, including effects on noise, glare, vibration, lighting, odour, visual impact, additional traffic on roads, loss of privacy on neighbouring sites and effects on the surrounding landscape;
 - (iv) creates the impression of higher than usual density in an area, taking into account the proposed location of the accommodation units, any site or topographical constraints, landscaping and tree planting, and related facilities such as service areas; and
 - (v) is clustered so that buildings remain close to one another, and are not widely dispersed over the site, leading to separate entrances, driveways
 - (b) whether the building layout discourages the subdivision of the land on which the proposed accommodation unit is to be located;

- (c) whether the method and design of water supply, sewage disposal, and site drainage is appropriate to ensure that the proposed activity does not result in adverse effects on the environment (including the surrounding land and waters);
- (d) whether the proposed accommodation units :
 - (i) is accessed by the same vehicle crossing and driveway in order to minimise the appearance of urban scale activity;
 - (ii) is designed and the access point(s) located to minimise traffic hazards for road users ; and
 - (iii) provide internal roads and access that is adequate for the intended level of patronage; and
- (e) The proposed activity should not, when considered in conjunction with other buildings for living, driveways and service areas both on and off the site, have adverse effects on the character and landscape of the surrounding area.

(2) Two or more dwellings on a site

- (a) building intensity, scale, location, form and appearance:
 - (i) whether the intensity and scale of the activity, the building location, form and appearance is compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.
- (b) traffic:
 - (i) whether the activity avoids or mitigates high levels of additional residential traffic on local roads.
- (c) design of parking and access:
 - (i) whether adequate parking and access is provided or required.
- (d) refer to Policy I5213.3(1);
- (e) refer to Policy I521.3(2);
- (f) refer to Policy I521.3(4);
- (g) refer to Policy I521.3(5); and
- (h) refer to Policy I521.3(6);

(3) Subdivision activities in Sub-precinct B:

- (a) the extent to which the subdivision creates sites that are orientated to maximise solar access in the design of building and any useable outdoor open space areas;

- (b) whether the street trees are planted in the berm between the footpath and the kerb, and the trees are of a species that when mature do not obscure informal surveillance of the street from within the residential properties fronting onto the street;
 - (c) whether the tree species are robust, capable of surviving the street environment and provide a high level of residential amenity; and
 - (d) whether the streets in the street network are well connected including linkages of proposed streets to existing streets and future streets.
- (4) Retail activities in Sub-precinct C and D:
- (a) whether the scale of the activity has an adverse effect on the ability of Business - Local Centre zoned land within Matakana to continue to function as a village (scale);
 - (b) whether the activity results in a loss of amenity values in the Business - Local Centre Zone within Matakana;
 - (c) whether entry and exit points to the site and parking areas enable the safe and efficient movement of people and vehicles; and
 - (d) the extent to which the traffic generated adversely affects the safe and efficient operation of the transport network.
- (5) Erection, addition to or alteration of buildings and accessory buildings for any permitted activity within sub-precincts C and D:
- (a) the extent to which a building reflects the 'rural' or historic character of a small country town in New Zealand rather than modern commercial buildings with a hard urban edge that might typically be found in a newly developing commercial area;
 - (b) the extent to which the building maintains or enhance its relationship to adjoining buildings, particularly where the material and architectural details of existing buildings are consistent with the existing character in Matakana Village;
 - (c) whether buildings have a high quality visually interesting architecture, with buildings that are well articulated and have a lightweight image rather than an appearance of mass, weight and bulk; and
 - (d) The architectural style and design of buildings should take into account the principles and elements of design reflected in the local; character of Matakana Villages.
 - (e) whether the building materials enhance the rural and existing character of the village and avoid the use of concrete slab construction.

- (6) Construction, addition to or external alteration of buildings on sites which adjoin or are within 40m of Matakana Valley Road:
- (a) the assessment criteria set out above in I521.8.2(4) Erection, addition to or alteration of buildings and accessory buildings for any permitted activity within sub-precincts C and D;
 - (b) the extent to which buildings and landscaping enhance and/or complement development in the village;
 - (c) the extent to which buildings and landscaping maintain and enhance the visual character of Matakana Valley Road; and
 - (d) the extent to which landscaping complements the village character and enhances the visual amenity of the built environment.
- (7) Impervious area, building coverage and landscape
- (a) whether the additional coverage adversely affects the stormwater drainage system, flooding, and overland flow paths;
 - (b) whether the amount of stormwater produced from the site is similar to a complying situation through the use of mitigation and reduction measures;
 - (c) whether the adverse effects of stormwater generation are avoided, remedied or mitigated;
 - (d) whether the treatment of stormwater is provided on site to remove adverse effects on receiving waters;
 - (e) the extent to which the proposed activity mitigates any potential adverse visual effects of the proposed accessway, to and within the site, by the proposed location of the access, any tree planting near the access, or by the finishing/formation of the access such as pigmentation (colouring) of concrete;
 - (f) whether the site access is located and designed to ensure safe access and exit from the site, and whether the site access adversely affects the safety and efficiency of the frontage road, or create conflict with adjoining site access;
 - (g) whether the street trees are planted in the road berm in a location which does not adversely affect the safety and visibility of the road;
 - (h) in sub-precinct B the extent to which low fencing, landscaping and permeable fencing complements and enhances the character of the Matakana Village; and
 - (i) in sub-precinct B the extent to which a sufficient landscaped area is available to provide private open space in addition to the planting of a

canopy tree that will contribute to the character streetscape and surrounding area.

(8) Building height

- (a) whether significant additional open space is provided around buildings to compensate for additional height; and
- (b) the extent to which the height and scale of the building is consistent with the pattern of building heights on adjacent properties and the streetscape generally.

(9) Building fronting the street in Sub-precinct D

(a) building façade:

- (i) whether the building adversely affects the pedestrian amenity values or visual character of the streetscape; and
- (ii) whether the building adversely affects the continuity of the built street frontage or result in large areas of blank wall.

(b) location of parking:

- (i) whether the visual character or pedestrian amenity values of the streetscape; and
- (ii) whether the continuity or visual effect of the frontage or pedestrian or traffic safety.

(c) verandah cover:

- (i) whether the proposal reduces protection to pedestrians.

I521.9. Special information requirements

There are no special information requirements in this precinct.

I521.10. Precinct plans

I521.10.1. Matakana 1: Precinct plan 1 – Indicative roads and open space



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(4) 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
- H9.10.14 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;

- (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:

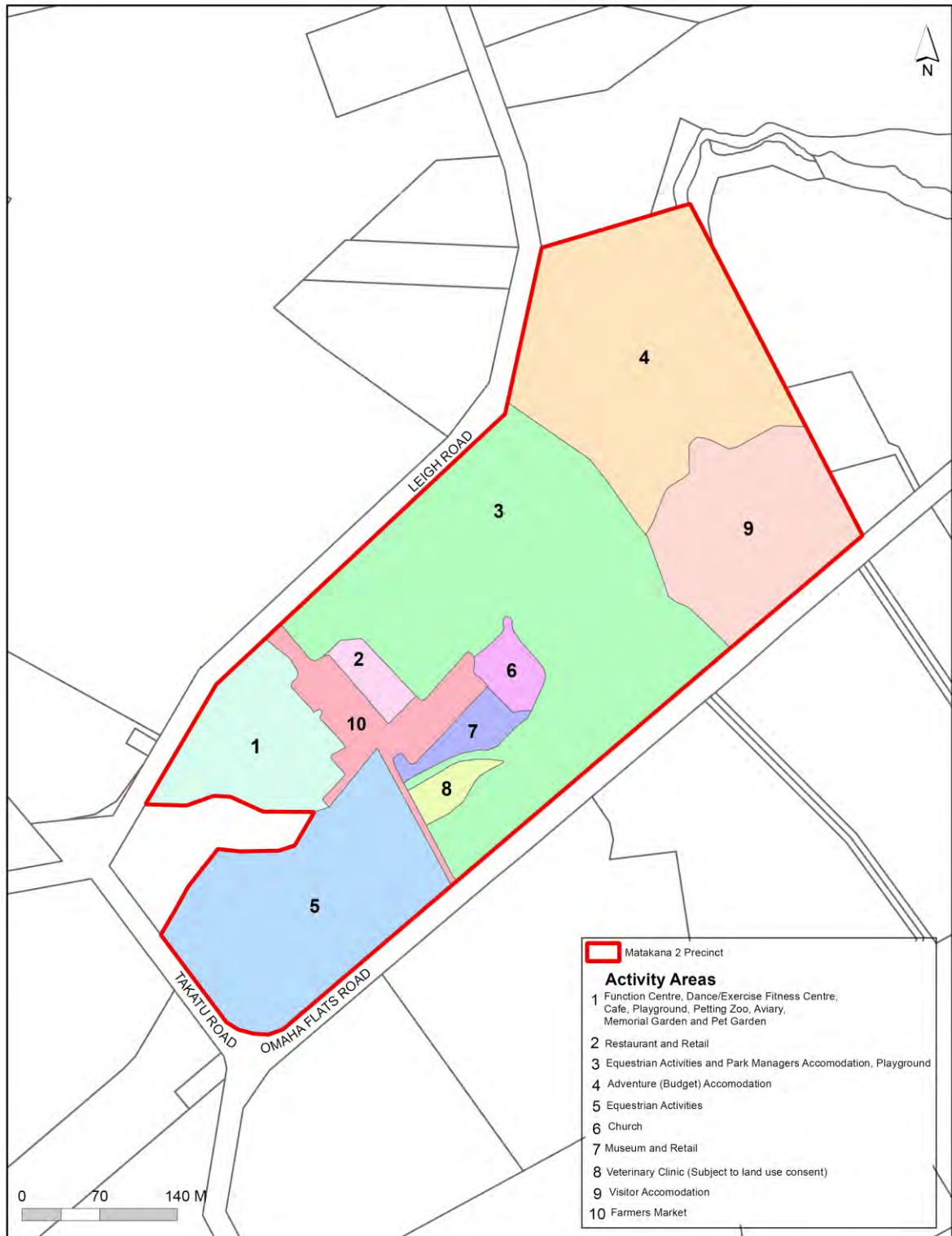
- (1) the appropriateness of the ownership and management structures proposed including consideration of;
 - (a) whether or not they achieve the objectives and policies for the Matakana 2 Precinct;
 - (b) the extent to which the use of the accommodation will be limited to visitors and will not be available 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



I523. Matakana 3 Precinct

I523.1. Precinct Description

The Matakana 3 Precinct is located on Tongue Farm Road, Matakana and comprises approximately 7872m². Morris and James Pottery is located in this precinct, which consists of a large pottery tile works factory and cafe and a large clay pit.

The purpose of the Matakana 3 precinct is to enable the activities carried out at Morris and James Pottery to continue. The Matakana 3 precinct therefore provides for a range of activities associated with the pottery business, including the hosting of events and tourism tours, and an expansion to the range of products that are able to be manufactured and sold in the precinct.

The zoning of land within this precinct is Rural – Rural Coastal Zone.

I523.2. Objective

- (1) The continued operation of Morris and James Pottery as a pottery tile works factory, café and tourist attraction is enabled.

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

I523.3. Policies

- (1) Enable the activities currently undertaken at Morris and James Pottery to continue.
- (2) Require activities to be carried out in a manner that minimises effects on adjoining properties with respect to dust and without pollution of the Matakana River.

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

I523.4. Activity table

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

Table I523.4.1 Activity table specifies the activity status of land use and development activities in the Matakana 3 Precinct pursuant to section 9(3) of the Resource Management Act 1991 and the activity status.

Table I523.4.1 Activity table

Activity		Activity status
Commerce		
(A1)	Retail	P
(A2)	Rural tourist and visitor activities	P
Industry		
(A3)	Mineral extraction activities	P

Development		
(A4)	Buildings	P
(A5)	Buildings not complying with Standard I523.6.3	D

I523.5. Notification

- (1) Any application for resource consent for an activity listed in Table I523.4.1 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).

I523.6. Standards

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

All activities listed as permitted in Table I523.4.1 Activity Table must comply with the following permitted activity standards.

I523.6.1. Rural tourist and visitor activities

- (1) Rural tourist and visitor activities must meet the controls specified in the Rural zone Standard H19.10.14 Markets, and rural tourist and visitor activities with the exception of Standard H19.10.14(1)(c); and
- (2) Rural tourist and visitor activities must be limited to tours of the factory and on-site manufacturing activities and points of interest on the site.

I523.6.2. Retail

- (1) Retail activities must be limited to the sale of arts and crafts made from clay, fibrous cements, glass, bronze or other materials.
- (2) Retail activities must be carried out in general accordance with Matakana: Precinct plan 1.

I523.6.3. Buildings

- (1) The erection of buildings must be associated with the manufacturing or retail activities provided for as a permitted activity in Table I523.4.1 Activity table.
- (2) Buildings must be located in general accordance with the layout shown on Matakana: Precinct plan 1.

I523.6.4. Mineral extraction activities

- (1) Mineral extraction activities must be limited to clay extraction for the on-site manufacture of clay products.
- (2) Mineral extraction activities must occur at the location shown on Matakana 3: Precinct plan 1.

I523.7. Assessment – controlled activities

There are no controlled activities in this section.

I523.8. Assessment – restricted discretionary activities

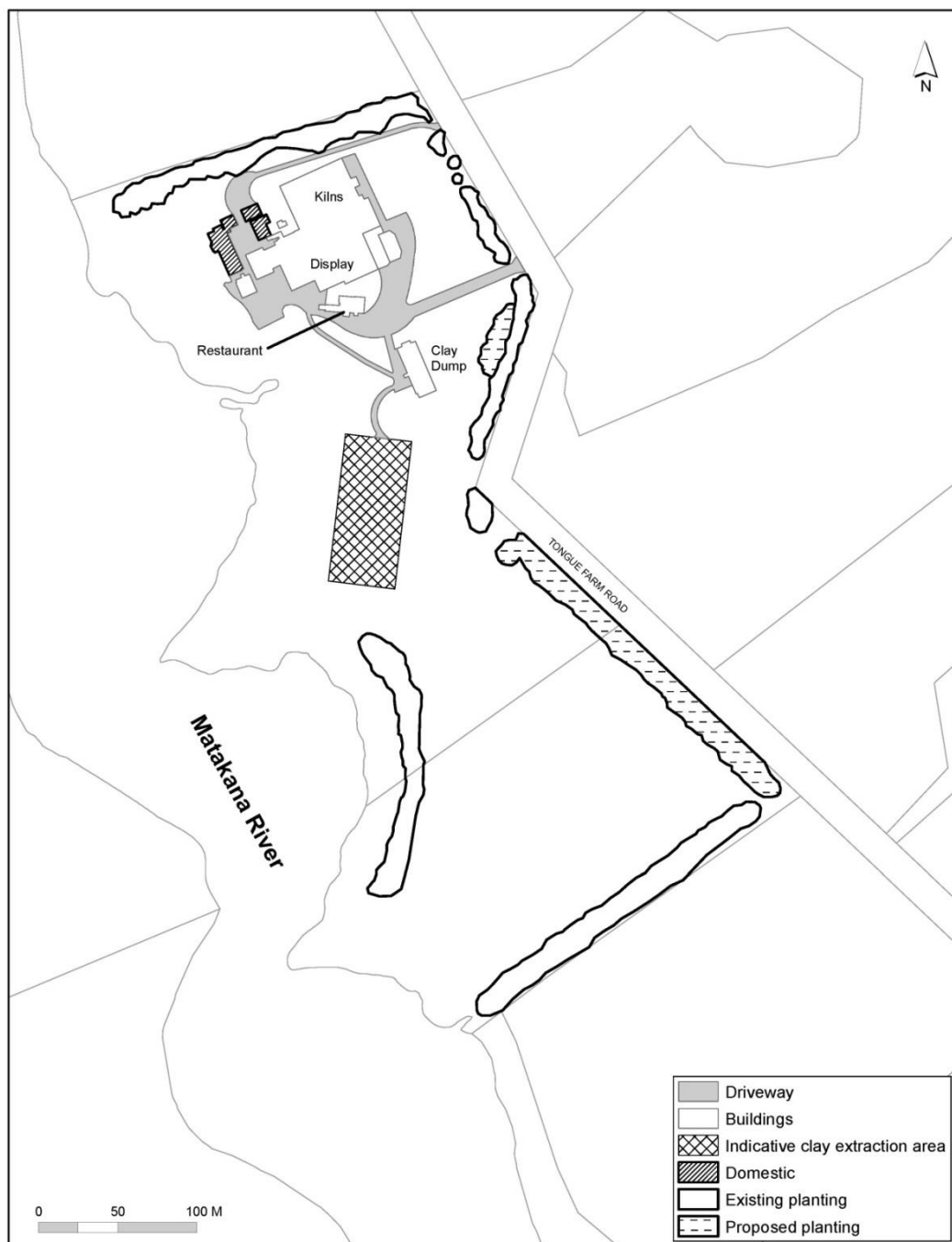
There are no restricted discretionary activities in this section.

I523.9. Special information requirements

There are no special information requirements in this section.

I523.10. Precinct plans

I523.10.1 Matakana 3: 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

	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(4) 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.
- (9) Professional fireworks displays are excluded from this standard.

Table I524.6.2.5: Building façade luminance

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

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. Parking

- (1) Parking for a minimum of 450 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect.

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:

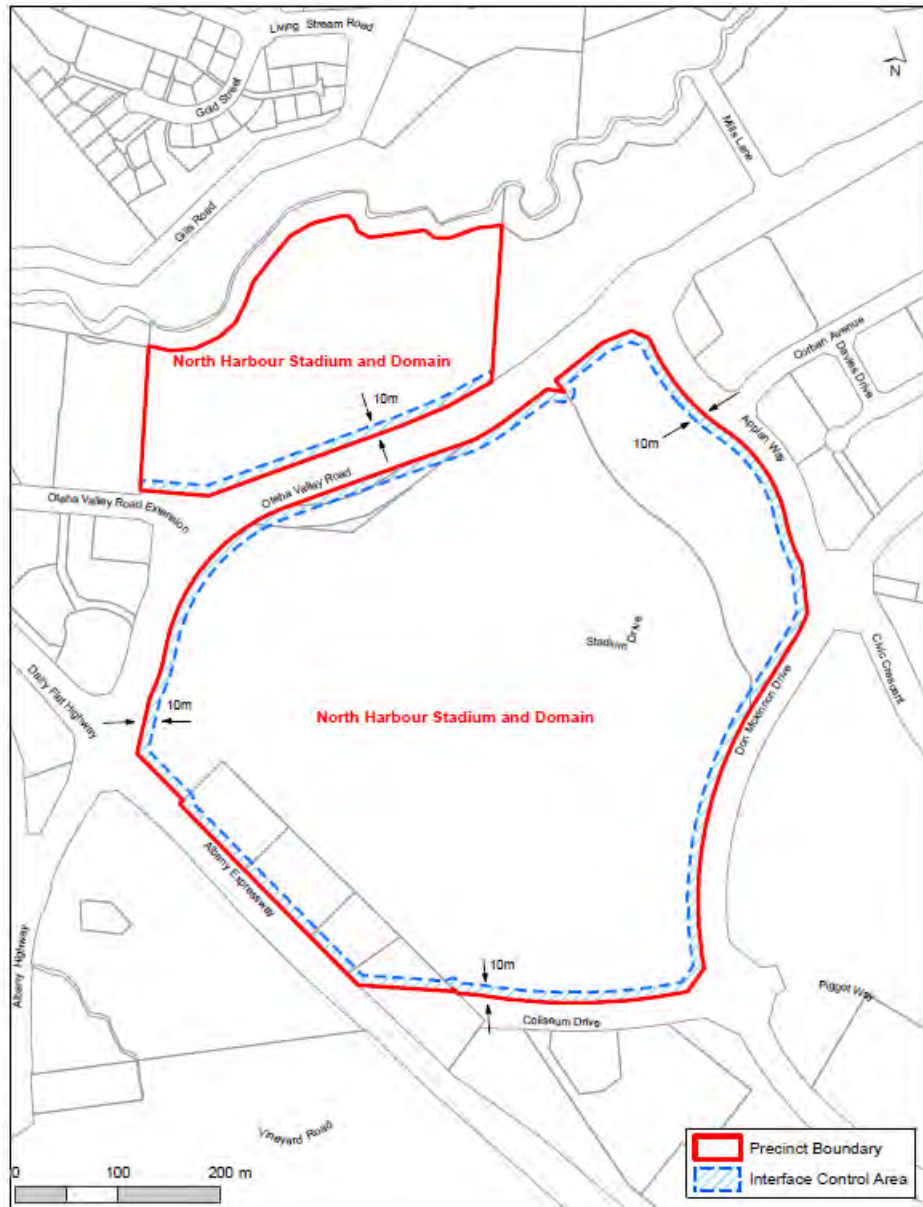
- (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) whether there is 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



I525. North Shore Airport Precinct

I525.1. Precinct Description

This precinct applies to the North Shore Airport. The precinct provides for the continued operation of the airport, including aircraft operations, maintenance and repair of aircraft, and limited provision for commercial and industrial activities associated with aviation.

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

I525.2. Objectives

- (1) The efficient operation of the airport, while recognising existing amenity values in the surrounding area.
- (2) Aircraft operations and appropriate commercial and industrial activities associated with aviation are enabled.

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

I525.3. Policies

- (1) Enable the efficient operation of the existing airfield.
- (2) Provide for manufacture and assembly of aircraft or aircraft components on a commercial basis.
- (3) Require aircraft operation and aircraft-related activities, including maintenance and repair, to occur at a scale and times that do not generate significant adverse effects on those living in the surrounding area.
- (4) Require noise controls for aircraft operations to minimise adverse noise effects on those living in the surrounding area.
- (5) Require airfield activities to be screened, and buildings or parking areas located and designed to avoid, remedy or mitigate adverse amenity effects on neighbouring sites such as, glare, noise, or the visual appearance of buildings.

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

I525.4. Activity table

Table I525.4.1 Activity table specifies the activity status of land use activities in the North Shore Airport Precinct pursuant to section 9(3) of the Resource Management Act 1991. The provisions in the underlying zone, Auckland-wide provisions and any relevant overlays apply in this precinct unless otherwise specified below.

Table I525.4.1 Activity Table

Activity		Activity status
Use		
(A1)	Activities that do not comply with standards I525.6.1 Noise or I525.6.2 Hours of Operation	NC
(A2)	Activities that do not comply with standards I525.6.3 to I525.6.8 inclusive.	RD
Infrastructure		
(A3)	Aircraft operations	P
(A4)	Aviation training facilities	P
(A5)	Facilities for aircraft arrivals and departures including control towers, waiting rooms, booking facilities and restaurants	P
(A6)	Clubrooms and recreational facilities for groups directly associated with aviation	P
(A7)	Emergency services	P
(A8)	Housing, maintenance and restoration of aircraft	P
(A9)	Business directly involved in aviation including accessory offices, plant and storage	P
(A10)	Storage and sale of aircraft fuel and lubricants for aircraft using the site	P
(A11)	Manufacture and assembly of aircraft or aircraft components, on a commercial basis at North Shore Airport	RD
(A12)	Maintenance and testing of electronic equipment used in the aircraft industry for aircraft safety	P
(A13)	Commercial aviation activities not otherwise specified in this activity table	D
Accommodation		
(A14)	Dwellings	Pr
Development		
(A15)	New buildings	P
(A16)	Demolition of buildings	P
(A17)	External alterations or additions to buildings	P
(A18)	Internal alterations or additions to buildings	P

I525.5. Notification

- (1) Any application for resource consent for an activity listed in Table I525.4.1 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).

I525.6. Standards

All permitted and restricted discretionary activities listed in Table I525.4.1 Activity table must comply with the following standards. Auckland-wide and overlay standards also apply in this precinct unless otherwise specified.

I525.6.1. Noise

- (1) Airfields must operate so that the noise from aircraft operations do not exceed a day night sound level of:
- (a) Ldn 65dBA outside the air-noise boundary shown on the Aircraft Noise Area overlay
 - (b) Ldn 55 dBA outside the outer control boundary shown on the Aircraft Noise Area overlay.
- (2) Aircraft noise should be assessed in accordance with the New Zealand Standard on Airport Noise Management and Land Use (NZS6805:1992), except that noise levels must be calculated using the FAA Integrated Noise Model (INM), modified for local conditions if necessary, and using records of actual aircraft operations. The noise level must be calculated as a 90-day rolling average.

I525.6.2. Hours of operation

- (1) In accordance with the standing order inserted into the New Zealand aeronautical information publication – Visual Flight Guide, dated June 2011; flight operators using an airfield must not take off from the airfield between 10.30pm local time and morning civil twilight time (where morning civil twilight time is when the center of the rising sun's disc is six degrees below the horizon), except in the case of emergency or compelling circumstances.

I525.6.3. Building height

- (1) Buildings must not exceed 15m in height.

I525.6.4. Yards

- (1) Front, side and rear yards: 10m from the precinct boundary except 5m from any adjoining industrial zone.
- (2) 10m riparian yard from the edge of permanent and intermittent streams.

I525.6.5. Height in relation to boundary

- (1) Buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level alongside and rear boundaries that adjoin an open space zone, rural zone or the Future Urban Zone.

I525.6.6. Storage and screening

- (1) Material must not be stored in a front yard.
- (2) Except as specified above, refuse may be stored within any building or part of a site. The refuse must be contained within a purpose made container with a secure cover, which must be screened from any adjoining residential zone or open space zone.

I525.6.7. Landscaping

- (1) A landscaping strip at least 2m wide must be provided along the boundary of any site that adjoins a site in the rural zones. The landscaping must:
 - (a) comprise plants, 50 per cent of which are capable of reaching at least 3m high and Trees must be of a species capable of reaching a maximum height of 6m and be not less than 1.5m high at the time of planting;
 - (b) be planted and maintained to provide an effective visual screen between the land and buildings in the precinct and the adjoining land.
- (2) Landscaping along the frontage or adjacent to an access or maneuvering area or a car parking area must be provided with wheel stop barriers to prevent damage from vehicles. The wheel stop barriers must be located at least 1m from the trunk of any tree.

I525.6.8. Maximum impervious area

- (1) The maximum impervious area must not exceed 80 per cent of the site.

I525.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I525.8. Assessment – restricted discretionary activities

I525.8.1. 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 and Auckland-wide provisions:

- (1) intensity and scale;
- (2) design and location of buildings;
- (3) noise, lighting and hours of operation;
- (4) traffic volume and safety;
- (5) design of parking, access and servicing;
- (6) for infringement of building height and height in relation to boundary standard:
 - (a) building scale and dominance; and
 - (b) visual amenity and effects on neighbouring sites.

- (7) for infringement of yards, storage and screening and landscaping standard:
 - (a) visual amenity and effects on neighbouring sites.
- (8) for infringement of maximum impervious area standard:
 - (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard; and
 - (c) the effects of the infringement of the standard.

I525.8.2. 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 intensity and scale of the activity, in particular, the number of people involved and traffic generated by the activity should be compatible with the planned future form and character of the surrounding area;
- (2) the design and location of the buildings, associated parking areas, and site landscaping, should avoid, remedy, or mitigate the adverse visual effects of the buildings and related site works on surrounding character and amenity values. The following aspects are particularly relevant:
 - (a) building bulk;
 - (b) glare or reflections off the exterior cladding;
 - (c) landform modification needed for building platforms and parking areas;
 - (d) screening from neighbouring sites; and
 - (e) views of the buildings and parking areas from any public road related signage.
- (3) noise, lighting and proposed hours of operation of the activity should avoid, remedy or mitigate adverse effects on the amenity of surrounding residential properties, taking account of the existing airport noise environment;
- (4) traffic generated from the site should avoid, remedy or mitigate adverse effects on the road network or traffic safety;
- (5) the extent to which design of parking, access and servicing achieves:
 - (a) location of parking to the rear of buildings;
 - (b) softening of surface parking with landscaping; and
 - (c) vehicle crossings and access ways that reduce vehicle speed, are visually attractive and clearly signal to vehicles and pedestrians the presence of a crossing or accessway.

- (6) the proposed height of the building or structure should not dominate adjoining sites or adversely affect airport safety;
- (7) the proposed building or structure should not adversely affect the visual and landscape amenity values of adjoining sites; and
- (8) when assessing storage areas, the proposal should include methods to ensure any parts of an activity visible from any public place will be maintained in a tidy condition and whether location of by-products or refuse should be screened from public view in order to maintain a reasonable level of visual amenity.

I525.9. Special information requirements

There are no special information requirements in this precinct.

I525.10. Precinct plans

There are no precinct plans for this precinct.

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

(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' accomodation	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(4) 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 I526.4.1 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 I526.6.1.1.

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 I526.6.2.1.

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 I526.6.2.2 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 I526.6.2.3 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 I526.6.2.4 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 I526.6.2.5. 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 I526.6.2.5: Building façade luminance

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

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 I526.6.1.1.
- (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 I526.6.1.1.
- (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 I526.6.2.1, I526.6.2.4 and I526.6.2.5.

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 both of the following standards:

- (1) Parking for a minimum of 400 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect; and

- (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;
 - (a) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (b) 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
 - (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 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



I528. Omaha South Precinct

I528.1. Precinct Description

This precinct applies to land south of Broadlands Drive, Omaha. The land is located in a sensitive coastal environment and the precinct provisions enable comprehensive residential and small scale commercial development to occur in a sustainable manner that is complimentary to the coastal location. This has and will be achieved through:

- (a) clearly defining a dune protection line and requiring all development to occur inland of the defined coastal hazard;
- (b) appropriate planting of foreshore areas and limiting access across the dunes to defined points with appropriately constructed access structures (paths/boardwalks);
- (c) enabling a range of residential subdivision development types (from cluster housing in the large lot development), with an upper limit on the proportion of each type that can occur, and an absolute limit of 600 household units specified for the entire precinct;
- (d) substantial areas of open space, including the kahikatea forest/wetland vested in the Crown as reserve, the recreation reserve vested in the Council (for the purpose of an additional nine golf holes), and the areas vested as neighbourhood reserves and pedestrian access. Some of the areas are located outside the precinct boundaries;
- (e) retaining control over the visual impact of development, to protect the broad landscape values of Omaha and to ensure compatibility between the variety and form of coastal residential development; and
- (f) limiting commercial development to the area identified for that purpose on the Precinct Plan.

The standards of the proposed precinct are designed to ensure that all potential adverse effects of residential development within Omaha South, such as those associated with stormwater generation, are dealt with in a manner that does not adversely affect the coastal environment of the kahikatea forest/wetland. This is achieved through a series of controls requiring on-site water storage for water supply and on-site soakage areas. There has also been an upgrade to the existing sewage treatment plant to provide for the additional sewage generated along with provision for the full development of Omaha North and Point Wells, and for disposal of the effluent in accordance with any consent obtained from the Auckland Council.

Omaha South precinct has six sub-precincts:

- Sub-precincts A – E provide for residential activities and allow for comprehensive development of large areas within the precinct; and
- Sub-precinct F provides for commercial activities.

The Omaha South: Precinct Plan 1 identifies these sub-precincts as well as neighbourhood reserve development areas and access reserve development areas that link the sub-precincts.

The zoning of land within this precinct is Residential – Single House Zone, Residential – Mixed Housing Suburban Zone, Business – Neighbourhood Centre Zone, Open Space – Informal Recreation Zone and Open Space – Conservation Zone.

I528.2. Objectives [rp/dp]

- (1) Coastal, residential and small scale local commercial development recognises the social, environmental and cultural values apparent in Omaha South.
- (2) The cultural values and the relationship of Mana Whenua with the Omaha Spit and its coastal environs are recognised, respected and protected.
- (3) The natural environment at Omaha South, particularly the coastline, Kahikatea forest/wetland and Omaha aquifer, is protected from potential adverse effects which could arise as a result of residential/commercial development.
- (4) Amenity values within neighbourhoods and residential areas in the Omaha South Precinct are maintained and enhanced.
- (5) The existing level of natural character associated with the coastal environment of Omaha South is preserved.
- (6) Development within the Omaha South Precinct does not generate new or worsen existing natural hazards.
- (7) Public access to and along the coastal edge of Little Omaha Bay is maintained in a manner that will not detract from the functioning of the coastal environment, the dune system, and the associated ecosystems.
- (8) The subdivision of land is appropriate for the development proposed and the nature of the land being subdivided.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above with the exception of the objectives of the H3 Residential – Single House Zone, H4 Residential – Mixed Housing Suburban Zone and H12 Business – Neighbourhood Centre Zone.

I528.3. Policies [rp/dp]

- (1) Require development to not destroy, alter or damage any site that has been identified, surveyed and recorded on residential or commercial titles as being of significance to Mana Whenua.
- (2) Require development complies with the agreed protocol with Mana Whenua.
- (3) Require development and subdivision to be designed to protect and enhance sites, historic resources, and taonga which have been identified as being significant.

- (4) Require development and subdivision to be designed to:
 - (a) protect and enhance the kahikatea forest/wetland; and
 - (b) protect and enhance the significant coastal landscapes and landforms within Omaha South; and
 - (c) not accelerate, worsen or generate any natural hazards; and
 - (d) protect the quantity and quality of water in the Omaha aquifer.
- (5) Require development and subdivision to be designed and constructed to ensure that all adverse effects on the items listed in 4(a)-(d) above and the remaining environmental values of local significance are avoided, remedied or mitigated.
- (6) Provide for stormwater collection, reticulation and discharge to maintain the volume of groundwater existing within Omaha South.
- (7) Avoid significant adverse environmental effects associated with the supply of water and the collection and discharge of stormwater on the Omaha aquifer.
- (8) Avoid contamination of the environment from sewage collection, treatment and discharge.
- (9) Encourage development and subdivision to contribute to the amenity of Omaha South by:
 - (a) incorporating identifiable neighbourhood edges and boundaries; and
 - (b) optimising access to community facilities, the coastal environment of Little Omaha Bay and public open space; and
 - (c) maintaining and enhancing identifiable linkages with the existing development in Omaha North.
- (10) Require buildings to be designed and sited to:
 - (a) prevent overshadowing of adjacent outdoor living areas and buildings; and
 - (b) maintain the level of visual and aural privacy currently experienced within adjacent properties.
- (11) Require all activities to be sited, designed and operated to avoid, remedy or mitigate adverse noise and/or lighting effects on the health of people and amenity values of the area.
- (12) Require commercial and residential subdivision and development to be designed, sited and arranged to minimise any adverse effects on the wider neighbourhood and residential areas; in particular, by achieving an overall compatibility in building scale and design.

- (13) Require the form and layout of residential and commercial areas to promote a safe and secure environment for residents and the public in general.
- (14) Require residential and commercial development to be designed and located in a manner that does not detract from the level of natural character experienced on the beach in Little Omaha Bay.
- (15) Manage development to not interfere with the functioning of the coastal processes of either Little Omaha Bay or the Whangateau Harbour in order to preserve the natural character of the coastal environment.
- (16) Require new development or subdivision to avoid locating in areas susceptible to natural hazards.
- (17) Require development and subdivision to maintain or enhance public access to the coastal marine area of Little Omaha Bay at predetermined localities.
- (18) Require where public access to be provided to the coastal edge of Little Omaha Bay, measures to be implemented to prevent the degradation of the dune environment, including the dynamic processes of the dune system and the associated flora and fauna.
- (19) Require Vehicular and pedestrian access from a formed legal road to be provided to all lots created for residential and commercial purposes.
- (20) Require environmentally appropriate infrastructure to be provided to all new lots created for residential and commercial purposes including sewage collection, treatment and disposal facilities; appropriate stormwater disposal by groundwater soakage except where a reticulated stormwater system is provided; electricity supply, and telecommunications facilities.
- (21) Require all lots created for residential and commercial purposes ~~should~~ to be of a size and shape which enables them to fulfil their intended function without generating adverse effects on the environment.
- (22) Require development the precinct to be consistent with the Omaha South: Precinct Plan 1.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above with the exception of the policies of the Residential – Single House Zone, Residential – Mixed Housing Suburban Zone and Business – Neighbourhood Centre Zone.

I528.4. Activity table [rp/dp]

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

The following activity tables do not apply to this precinct:

- E38 Subdivision – Urban Table E38.4.2 Subdivisions in residential zones, Table E38.4.3: Subdivisions in business zones, Table E38.4.4: Subdivisions in the open space zones
- H3 Residential – Single House Zone Table H3.4.1 Activity table
- H4 Residential – Mixed Housing Suburban Zone Table H4.4.1 Activity table
- H12 Business – Neighbourhood Centre Zone Table H12.4.1 Activity table

Table I528.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Omaha South Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I528.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

The four residential Development and Subdivision Types listed in Table I528.4.1 Activity table are described as follows:

- (a) Type A (Large Lot) residential development/subdivision means a type of residential development/subdivision which is characterised by large fee simple lots (of at least 1,100m² in area) that may accommodate two storey residential buildings.
- (b) Type B (Medium Lot) residential development/subdivision means a type of residential development/subdivision which is characterised by 600 - 1,100m² fee simple lots that may accommodate two storey residential buildings.
- (c) Type C (Small Lot) residential development/subdivision means a type of residential development/subdivision which is characterised by smaller fee simple lots (of at least 450m² in area that may accommodate two storey residential buildings.
- (d) Type D (Cluster Housing) residential development/subdivision means a type of residential development/subdivision which is characterised by intensive unit titles occurring within fee simple parent titles no smaller than 1,800m² in area. The area and facilities falling outside of the unit titles area, but within the parent title are to be “common area” owned and administered by a body corporate. Two storey buildings are envisaged within the majority of Omaha South, with provisions for buildings up to three storeys in height only anticipated in sub-precinct E. Buildings may accommodate up to six household units. One household unit per 300m² of the parent title is allowed.

Table I528.4.1 Activity table

Activity		Activity status						
		Open Space	Sub-precinct					
		Informal Recreation and Conservation Zones	A	B	C	D	E	F
(A1)	Any use, development or subdivision not listed in Table I528.4.1 Activity table	NC	NC	NC	NC	NC	NC	NC
Use								
Residential								
(A2)	Type A (large lot) residential/subdivision	NC	RD	RD	RD	RD	RD	RD
(A3)	Type B (medium lot) residential/subdivision	NC	RD	RD	RD	RD	RD	RD
(A4)	Type C (small lot) residential/subdivision	NC	RD	RD	D	D	D	RD
(A5)	Type D (cluster housing) residential/subdivision	NC	RD	RD	RD	RD	RD	RD
(A6)	Dwellings, including additions and alterations, complying with I528.4.1 and I528.6.1 to I528.6.7	NC	P	P	P	P	P	RD
(A7)	Visitor accommodation instead of, or in conjunction with Type D residential development / subdivision	NC	RD	RD	RD	RD	RD	RD
Commerce								
(A8)	Offices	NC	RD	NC	NC	NC	NC	RD
(A9)	Restaurants	NC	RD	NC	NC	NC	NC	RD
(A10)	Retail	NC	RD	NC	NC	NC	NC	RD

(A11)	Buildings and structures ancillary to the commerce land uses	RD	RD	RD	RD	RD	RD	RD
Community								
(A12)	Amenity, observation and viewing areas	RD	RD	RD	RD	RD	RD	RD
(A13)	Car parks	RD	RD	RD	RD	RD	RD	RD
(A14)	Outdoor recreation and entertainment facilities	RD	RD	RD	RD	RD	RD	RD
(A15)	Passive recreation	RD	RD	RD	RD	RD	RD	RD
(A16)	Public toilets / changing facilities	RD	RD	RD	RD	RD	RD	RD
(A17)	Reserves	RD	RD	RD	RD	RD	RD	RD
(A18)	Surf lifesaving towers	RD	D	D	D	D	D	D
(A19)	Walkways and beach walks	RD	RD	RD	RD	RD	RD	RD
Development								
(A20)	Land disturbance activities that comply with Standard I528.6.5	P	P	P	P	P	P	P
(A21)	Land disturbance activities that do not comply with Standard I528.6.5							
(A22)	Managed wetlands for stormwater detention and treatment purposes	RD	RD	RD	RD	RD	RD	RD
(A23)	Stormwater detention ponds	RD	RD	RD	RD	RD	RD	RD
Subdivision								
(A24)	Subdivision for the creation of commercial lots (including unit title subdivision)	NC	RD	RD	RD	RD	RD	RD
(A25)	Subdivision (fee	RD	RD	RD	RD	RD	RD	RD

	simple) for the creation of public reserves							
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I528.5. Notification

- (1) Any application for resource consent for an activity listed in Table I528.4.1 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).

I528.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, except that the standards below replace the standards of E38 Subdivision – Urban, H3 Residential – Single House Zone, H5 Residential – Mixed Housing Suburban Zone and H12 Business – Neighbourhood Centre Zone.

All activities listed in Table I528.4.1 must comply with the following permitted activity standards.

I528.6.1. Maximum yield

- (1) The total number of dwellings in the precinct must not exceed 600.

I528.6.2. Mix of dwellings

- (1) The mix of dwellings must not exceed the limits prescribed in Table I528.6.2.1 Maximum residential yield by development and subdivision type.

Table I528.6.2.1 Maximum residential yield by development and subdivision type

Residential development/subdivision type	Maximum percentage of dwellings
Type A (large lot)	60%
Type B (medium lot)	50%
Type C (small lot)	40%
Type D (cluster housing)	50%

- (2) The mix of dwellings constructed in each sub-precinct within Omaha South must not exceed the percentages prescribed in the Table I528.6.2.2 Mix of dwellings below:

Table I528.6.2.2 Mix of dwellings

Residential Development / Subdivision Type	Maximum percentage of household units in each Sub-precinct				
	A	B	C	D	E
Type A (Large Lot)	25%	50%	50%	50%	25%
Type B (Medium Lot)	25%	75%	75%	75%	50%
Type C (Small Lot)	75%	25%	0%	0%	0%
Type D (Cluster Housing)	50%	25%	25%	25%	75%

- (3) Residential or commercial subdivision and/or development must not be undertaken to the east (or seaward) of the dune protection area line defined on Omaha South: Precinct Plan 1.

I528.6.3. Archaeological sites

- (1) The recorded archaeological sites must not be disturbed, modified, altered or destroyed by development.
- (2) The recorded archaeological sites must be subject to protective covenants which attach to the Certificate of Title within which they are to be located. The covenants must prevent disturbance, modification, alteration or destruction of the archaeological sites. They must also require that all sites are appropriately demarcated (by way of vegetative planting and/or fences).

I528.6.4. Beach amenity protection line

- (1) Where public pedestrian access to Little Omaha Bay is to be provided across the fore dune, the points of access must be clearly defined upon any land use consent application lodged, and boardwalks or similar approved pathways must be constructed to provide the required access.

I528.6.5. Land disturbance

- (1) Land disturbance must be limited to those directly associated with:
- (a) the construction, maintenance and upgrading of public and network utilities and reserves, provided that, in the access reserve between sub-precincts D and E, the earthworks shall not result in any more than minor modification of the sand ridges present on the reserve;
 - (b) the construction of buildings or structures allowed as restricted discretionary or discretionary activities in Table I528.4.1 Activity table;
 - (c) the provision of vehicular access, parking and loading spaces to buildings, structures or activities allowed as restricted discretionary or discretionary activities in Table I528.4.1 Activity table; or
 - (d) excavation/construction of stormwater detention ponds and/or managed wetlands.

- (2) Any land disturbance conducted within the area that extends from the dune protection area line to a parallel line drawn 75 metres inland (or westward) of the dune protection area line as defined by the Omaha South: Precinct Plan 1 must:
 - (a) not extract sediment from within that area;
 - (b) not cover greater than 20m² (when added cumulatively) of any one site, at any one time.
- (3) Where land disturbance is conducted within the area that extends from the dune protection area line to a parallel line drawn 75 metres inland (or westward) of the dune protection area line as defined by the Omaha South: Precinct Plan 1, ground cover appropriate to the coastal environment shall be planted to reinstate the disturbed/modified area. The ground cover shall be planted in the planting season immediately following the completion of the land disturbance. The ground shall be protected from wind erosion in the intervening period between the land disturbance ceasing and the planting of the ground.

I528.6.6. Potable Water Supply

- (1) All potable water must be supplied using on site tanks.
- (2) Where on site tanks are used to supply potable water, the following minimum storage capacities must be supplied:
 - (a) every retail, office or restaurant activity must have storage capacity equal to or exceeding 56.8m³ (or 12,500 gallons);
 - (b) where visitor accommodation is proposed, 68.16m³ (or 15,000 gallons) of storage must be provided for every building forming part of the complex which provides overnight accommodation;
 - (c) every dwelling must have storage capacity equal to or greater than:
 - (i) 22.72m³ (or 5,000 gallons) where the individual dwelling roof catchment does not exceed 100m²;
 - (ii) 45.44m³ (or 10,000 gallons) where the dwelling individual roof catchment is between 100m² and 200m²;
 - (iii) 68.16m³ (or 15,000 gallons) where the dwelling individual roof catchment exceeds 200m².

I528.6.7. Stormwater Disposal

- (1) On site soakage areas equal to or exceeding the following requirements must be provided where dwellings-are to be developed:
 - (a) an on-site soakage area of 21m² per dwelling must be provided in Type B subdivision/development;
 - (b) an on-site soakage area of 17m² per dwelling must be provided in Type C subdivision/development;

- (c) an on-site soakage area of 10m² per dwelling must be provided in Type D subdivision/development;

This standard does not apply to dwellings in Sub-precinct E and those in the southern third (measured along the main access road frontage) of Sub-precinct D.

I528.6.8. Height

- (1) Buildings or structures located within a lot which is crossed by, or to the east of the beach amenity protection line defined on the Omaha South: Precinct plan 1, must not exceed six metres in height.
- (2) Buildings and structures located to the west of the beach amenity protection line must not exceed the height limits prescribed in Table I528.6.8.1 Maximum heights.

Table I528.6.8.1 Maximum Heights

Use	Maximum height except in Sub-precinct E	Maximum height in Sub-precinct E	Maximum height of the finished second floor level in Sub-precinct E
Type A	7.5m	7.5m	NA
Type B	7.5m	7.5m	NA
Type C	7.5m	7.5m	NA
Type D	7.5m	12m	7m
Buildings and structures accessory to Residential Uses	7m	5m	NA
Visitor Accommodation	7.5m	12m	7m
Retail	7.5m	7.5m	NA
Offices	7.5m	7.5m	NA
Restaurants	7.5m	7.5m	NA
Buildings and structures accessory to Commerce Uses	6m	6m	NA

I528.6.9. Yards

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I528.6.9.1 Yards below.
- (2) All yards must remain unobstructed by buildings except as provided for in Standard I528.6.9 (3)(a) and (b) below.
- (3) The following can be built in any yard for Type A to Type D development:
- (a) decks, unroofed terraces, landings, steps or ramps with a maximum height of 0.3 metres provided they do not prevent vehicular access to a required parking space; and

- (b) fascia, gutters, downpipes, eaves; masonry chimney backs, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services; light fittings, electricity or gas meters, aerials or antennae, pergolas or sunblinds provided they do not encroach into the yard by more than 0.3 metres.

Table I528.6.9.1 Yards

Use	Front yard	Side yard	Rear yard
Type A	5m	5m	10m
Type B	7.5m	2m	7.5m
Type C	2.5m	1.5m	5m
Type D	7.5m	7.5m	7.5m
Buildings and structures accessory to Residential Use	5m	1.5m	1.5m
Visitor Accommodation	7.5m	7.5m	7.5m
Retail		Nil	5m
Offices	Nil except where the site adjoins a residential sub-precinct where the yard must be 1m	Nil except where the site adjoins a residential sub-precinct where the yard must be 1m	5m
Restaurants		Nil except where the site adjoins a residential sub-precinct where yard must be 5m	5m
Buildings and structures accessory to Commerce Use	1m	1m	5m

I528.6.10. Building coverage

- (1) The maximum building coverage for each site must not exceed the limits in Table I528.6.10.1 Building coverage. This includes accessory buildings on the site.

Table I528.6.10.1 Building coverage

Use	Maximum coverage
Type A	33%
Type B	30%
Type C	40%
Type D	40%
Visitor Accommodation	40%
Retail	70%
Offices	70%
Restaurants	70%

- (2) Buildings and structures accessory to Types A to D residential development/subdivision must have a gross floor area no greater than 60m².

I528.6.11. Floor Area Ratio

- (1) The maximum floor area ratio for each building must not exceed the limits in Table I528.6.11.1 Floor area ratio.

Table I528.6.11.1 Floor area ratio

Use	Maximum floor area ratio
Type A	1:0.37
Type B	1:0.40
Type C	1:0.50
Type D	1:0.45
Visitor Accommodation	1:0.5
Retail	1:1
Offices	1:1
Restaurants	1:1

I528.6.12. Building separation

- (1) All buildings in Type D (cluster housing) residential development/subdivision must be separated by a minimum of 5 metres from other buildings on the same site.
- (2) All visitor accommodation buildings must be separated by a minimum of 5 metres from other buildings on the same site.

I528.6.13. Outdoor living space and service areas

- (1) All ground floor dwellings in Type D (cluster housing) residential development/subdivision must have an outdoor living court greater than 20m² with minimum dimensions of 4 metres by 5 metres.
- (2) All ground floor dwellings in Type D (cluster housing) residential development/subdivision must have a service area greater than 15m² with minimum dimensions of 5 metres by 2 metres.
- (3) All first floor dwellings in Type D (cluster housing) residential development/subdivision must contain a balcony greater than 6m² with minimum dimensions of 3 metres by 2 metres.

I528.6.14. Maximum dwellings per building

- (1) Each building may contain a maximum number of dwellings as set out in Table I528.6.14.1 Maximum dwellings per building

Table I528.6.14.1 Maximum dwellings per building

Use	Maximum dwellings per building
Type A	1
Type B	1
Type C	1
Type D	6
Visitor accommodation	6

I528.6.15. Density

- (1) Each site may contain a maximum number of dwellings or activities as set out in Table I528.6.15.1 Maximum density

Table I528.6.15.1 Maximum density

Use	Maximum density per site
Type A	1
Type B	1
Type C	1
Type D	1 per 300m ² of fee simple parent title
Retail	1
Offices	1
Restaurants	1

I528.6.16. Separation from utilities

- (1) All Type A to Type D residential development/subdivision buildings must be set back a minimum of 1 metre from any underground private/public network utilities excluding household connections.

I528.6.17. Screening

- (1) For all visitor accommodation, retail, office and restaurant activities a 1.8 metre high solid fence must surround all service areas.

I528.6.18. Verandahs

- (1) For all retail, office and restaurant activities a verandah a 2.5 metre wide verandah, 3 metres above the footpath must be provided where the building has a continuous frontage to a formed legal road.

I528.6.19. Subdivision site area and frontage

- (1) The minimum site area and minimum frontage for fee simple subdivision must be as set out in the Table I528.6.19.1 Site area and frontage.

Table I528.6.19.1 Site area and frontage

Use	Minimum site area	Minimum frontage on front or corner sites
Type A	1100m ²	15m
Type B	600m ²	10m
Type C	450m ²	7.5m
Type D	1800m ²	20m
Visitor Accommodation	1800m ²	20m
Retail	400m ²	6m
Offices	400m ²	6m
Restaurants	400m ²	6m

I528.6.20. Subdivision shape factor

- (1) The minimum shape factor for fee simple subdivision must be as set out in the Table I528.6.20.1 Shape factor.

Table I528.6.20.1 Shape factor

Use	Minimum shape factor
Type A	15m by 15m square
Type B	15m by 15m square
Type C	10m by 10m square

I528.6.21. Recreation use height

- (1) Recreation buildings must not exceed the heights specified in Table I528.6.21.1 Maximum heights.

Table I528.6.21.1 Maximum Heights

	Public toilets and changing facilities	Walkways and beachwalks	Amenity, observation and viewing areas	Buildings and structures accessory to recreation activities	Surf Lifesaving towers
Maximum height	6m	1.2m	6m	4m	8m

I528.6.22. Recreation use gross floor area

- (1) Recreation buildings must not exceed the maximum gross floor area as specified in Table I528.6.22.1 Recreation use maximum gross floor area

Table I528.6.22.1 Recreation use maximum gross floor area

	Public toilets and changing facilities	Amenity, observation and viewing areas	Buildings and structures accessory to recreation activities	Surf Lifesaving towers
Maximum gross floor area	25m ²	25m ²	60m ²	15m ²

I528.6.23. Recreation use subdivision

- (1) The minimum site area for open space zoned land is as specified in Table I528.6.22.1 Recreation use subdivision standards

Table I528.6.22.1 Recreation use subdivision standards

Use	Minimum site area	Minimum frontage on front or corner sites
Access reserve development area	2000m ²	10m
Neighbourhood reserve development area	2000m ²	30m

I528.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I528.8. Assessment – restricted discretionary activities**I528.8.1. Matters of discretion**

The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (1) All applications requiring restricted discretionary activity consent:
- (a) The effect of any proposed land uses on:
- (i) the continued existence, functioning and resilience of the natural processes within Little Omaha Bay;
 - (ii) the continued existence and growth of ecosystems, habitats and species both within the zoned area, and upon land immediately adjacent to the Omaha South precinct zone;
 - (iii) the groundwater aquifer and its role in supporting the continued survival of the kahikatea forest/wetland;
 - (iv) the level of visual amenity apparent within the vicinity of the sub-precinct being developed and/or subdivided;
 - (v) existing recreational activities conducted within Omaha North and Little Omaha Bay;
 - (vi) the existing and proposed networks of infrastructure, including but not limited to, the roading, stormwater collection/reticulation and

- discharge, sewage reticulation/treatment and discharge, telecommunications and electricity supply networks; and
- (vii) any existing natural hazards, particularly the manner in which they could effect existing development and landforms;
- (b) the design and location of buildings;
- (c) the provision and design of all reserves and public open spaces provided for within the sub-precinct;
- (d) the design, specification and method of construction of all infrastructure networks (which includes both public and network utilities);
- (e) the capacity of the Omaha Sewage Treatment Plant and the effluent disposal system, and their ability to cater for the increased volumes of sewage generated by the development proposed;
- (f) the number, location and design of all vehicle, car parking and loading facilities;
- (g) the amount of earthworks undertaken on site, and the options employed in the disposal and placement of cut and fill;
- (h) the measures required to remedy or mitigate any potential adverse environmental effects;
- (i) the location of proposed buildings and the potential effect of known natural hazards of these buildings; and
- (j) for subdivision consents only - the shape, size and finished contour of all new lots being created.

I528.8.2. Assessment criteria

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

- (1) all applications requiring restricted discretionary activity consent:
- (a) whether the proposal is consistent with the precinct description;
- (b) whether the proposal is consistent with the Omaha South: Precinct Plan 1;
- (c) the extent to which the proposal is consistent with the Standards for the precinct and the Auckland-wide provisions in Chapter E;
- (d) whether the development and/or subdivision proposed will enable the objectives and policies for the precinct to be achieved;
- (e) whether access and servicing involve no more than minor earthworks and whether any adverse effects of providing access and servicing are remedied or mitigated;

- (f) whether land uses detract from the ability of the natural dune system to buffer Omaha South from events of coastal erosion;
- (g) whether buildings and structures adversely affect the natural quality or functioning of the coast (including the fore dune system);
- (h) whether proposed land uses and subdivisions adversely affect the groundwater aquifer;
- (i) whether all developments and subdivisions avoid natural and physical resources of cultural, ecological, landscape, natural character or visual significance. Where avoidance is not possible, any adverse environmental effects shall be minimised through the adoption and implementation of mitigation measures;
- (j) whether land uses will place an undue burden on public services to the extent that adverse environmental effects will result;
- (k) whether any proposed land uses and/or subdivisions include the provision of all services, infrastructure and utilities necessary to manage the environmental effects, or alternatively demonstrate how the necessary services, infrastructure and utilities are able to be provided in time to manage the environmental effects;
- (l) whether any proposed land uses and/or subdivision detrimentally affect the safe and efficient operation of any public road;
- (m) whether stormwater capture, treatment and disposal occur, where practicable, in a manner that sees the treated water discharged in close proximity to where it falls (the intention being to maintain the levels of the Omaha groundwater aquifer at their 1998 levels);
- (n) whether the technical investigation into, and the ongoing monitoring of the groundwater aquifer under Omaha South indicates that the proposed development is likely to have, or is having a significant adverse effect on it; and
- (o) where an application relates to a site where a sub-precinct consent has been granted, whether the subdivision or land use is generally consistent with the sub-precinct consent or has adverse effects upon the pattern of subdivision and development that has been approved.

I528.9. Special information requirements

There are no special information requirements in this precinct.

I528.10. Precinct plans

1528.10.1 Omaha South: Precinct plan 1



I529. Orewa 1 Precinct

I529.1. Precinct Description

The Orewa 1 Precinct is located at the corner of Centreway Road and Puriri Avenue at the northern end of Orewa. It sits within a natural bowl including significant stands of puriri trees at its core. The perimeter is bound by:

- Nukumea Stream and Alice Eaves Scenic Reserve to the north;
- Orewa North Primary School to the south; and
- single dwelling residential development and Puriri Bush reserve to the east.

The precinct comprises four sub-precincts shown on Orewa 1: Precinct plan 1. These are:

- Sub-precinct A - the lower scale development area;
- Sub-precinct B - mixed use development area at the south of the site where specific provision is made for a retirement village and some shops;
- Sub-precinct C - the apartment area; and
- Sub-precinct D - a communal activity area.

Orewa 1: Precinct plan 1 shows the layout of development across the precinct.

The key purpose of the precinct is to enable the completion of a comprehensive residential community that will incorporate a range of housing typologies, complemented by community facilities, a network of public open spaces, and accessory commercial activity.

Future built form and layout will be progressed in a manner that is complimentary to the character of the substantial development progressed on site to date, and provide the landowner and neighbouring properties with suitable certainty as to the overall outcome.

The zoning of land within this precinct is Residential – Mixed Housing Urban Zone, Open Space – Community Zone and Open Space – Informal Recreation Zone.

I529.2. Objectives

- (1) A master planned community is created that achieves:
 - (a) an inter-related pattern of building heights that integrate with the topography and landscape;
 - (b) a distinctive and cohesive architectural style that complements the coastal character of the area;
 - (c) a range of housing types and densities in each sub-precinct;
 - (d) a series of open space corridors that separate sub-precincts, provide view corridors and create space for community activities;
 - (e) provision of apartments and small-scale commercial activities for local residents in Sub-precinct B; and

- (f) best practice stormwater management.

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

I529.3. Policies

- (1) Require that the layout and development of the precinct is consistent with Orewa 1: Precinct plan 1, including:
 - (a) a concentration of higher density apartment housing in flatter areas (predominantly Sub-precincts B and C);
 - (b) development of detached, semi-detached and attached town houses or terraced housing in the rest of the precinct;
 - (c) development of apartments and small-scale commercial activities in Sub-precinct B with good access to sunlight, active frontages and unobtrusive signage;
 - (d) yard setbacks, building coverage and permeable surface areas that create a consistent streetscape appearance and a sense of spaciousness around groups of buildings; and
 - (e) visual corridors and community open spaces in the sub-precincts shown on the precinct plan.
- (2) Require that development achieves a cohesive architectural style and character that is complementary to the established characteristics of the existing built form within Kensington Park, including:
 - (a) materials and levels of detailing;
 - (b) colour palettes;
 - (c) high quality building and facade designs that are well articulated;
 - (d) building block sizes and envelopes that are limited in length to break up the appearance of mass and bulk;
 - (e) garage doors that are unobtrusive and do not dominate the streetscape; and
 - (f) open front yards.
- (3) Design development and landscaping that is consistent with the Appendix 1 Orewa Design Guidelines and Orewa 1: Precinct plan 1.
- (4) Require that buildings adjacent to the Orewa North Primary School are setback to minimise dominance and overshadowing.
- (5) Require that impervious surface areas and stormwater management is designed to minimise runoff and flooding in the Nukumea Stream catchment.

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

I529.4. Activity table

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

Table I529.4.1 Activity table specifies the activity status of land use and development activities in the Orewa 1 Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991.

A blank activity status cell in Table I529.4.1 Activity table means that the zone, Auckland-wide and overlays apply.

Table I529.4.1 Activity table

Activity		Activity status		
		Sub-precincts A and C	Sub-precinct B	Sub-precinct D
Use				
(A1)	Commercial services or retail up to a maximum of 1000m ² gross floor area where: <ul style="list-style-type: none"> no more than 400m² is developed for retail no individual retail premise is greater than 200m² 		P	NC
(A2)	Commercial services up to 200m ² gross floor area			P
(A3)	Dwellings			D
Development				
(A4)	New buildings	RD	RD	RD
(A5)	Western Tower located in Sub-precinct A	P	NA	NA
(A6)	Building not provided for in (A4) or (A5)			
(A7)	Buildings not complying with Standard I529.6.1	D	D	D
Subdivision				
(A8)	Subdivision			

I529.5. Notification

- (1) Any application for resource consent for an activity listed in Table I529.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

I529.6. Standards

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

Residential – Mixed Housing Urban Zone:

- (1) Standard H5.6.4 Building height;
- (2) Standard H5.6.10 Building coverage and do not apply; and
- (3) Standard H5.6.9 Maximum Impervious area and do not apply.

Open Space Zones:

- (1) Standard H7.11.1 Building height;
- (2) Standard H7.11.6 Maximum site coverage; and
- (3) Standard H7.11.7 Maximum Impervious area.

All permitted and restricted discretionary activities listed in Table I529.4.1 Activity table must comply with the following standards.

I529.6.1. Building height

- (1) Buildings must not exceed the maximum height shown on Orewa 1: Precinct Plan 2 - height controls where:
 - (a) for the purposes of determining the height of a building with a 9 metre maximum height, height is measured by either:
 - (i) the vertical distance between the ground level at any point and the highest part of the building immediately above that point (rolling height); or
 - (ii) the vertical distance between the highest part of the building and the average ground level, being the average level of the ground at the external foundations of the building walls, calculated around the external foundation of the building walls by measuring ground level and 1 metre intervals, then adding these ground levels and dividing the total by the total number of ground levels that have been measured (average height).
 - (b) for the purpose of determining height elsewhere:
 - (i) basement/semi – excavated car parking is not included in building height; and
 - (ii) a building may include a roof space with a maximum height of 4 metres in addition to the allowable building height.

I529.6.2. Fences in front yards

- (1) A fence or wall located within a front yard must not exceed a maximum height of 0.8 metres. This may be increased to a maximum height of 1.2 metres provided at least 70 per cent of the structure is visually permeable.
- (2) Fences or walls must not be located within a front yard that is 1.8 metres or less in depth.

I529.6.3. Garages

- (1) Where a garage door faces the street, the front wall containing the garage door must be set back greater than:
 - (a) 5 metres from the kerb line, where no footpath is provided in the adjoining road berm; or
 - (b) 5 metres from the front boundary.
- (2) Any garage must be recessed by a minimum of 0.5 metres from the front facade of the building.
- (3) The total area of all attached or detached garage doors or the open facade of a carport fronting the street must not occupy more than 35 per cent of the active building frontage along a single frontage.

I529.6.4. Precinct interface yards

- (1) Minimum precinct interface yards must be provided as shown on Orewa 1: Precinct plan 1. Standards H5.6.8 Yards and H7.11.3 Yards do not apply within the yards shown on Orewa 1: Precinct plan 1.

I529.6.5. Front Yards

- (1) For buildings up to 6.5 metres in height, the building must be set back a minimum of 0.3 metres (300mm) from the front boundary. That part of Standards H5.6.8 Yards and H7.11.3 Yards relating to front yards do not apply.
- (2) For buildings greater than 6.5 metres in height, the building must be set back a minimum of 1.3 metres from the front boundary. That part of standards H5.6.8 Yards and H7.11.3 Yards relating to front yards do not apply.

I529.6.6. Building coverage

- (1) The maximum building coverage in each sub-precinct must not exceed:
 - (a) Sub-precinct A: 27 per cent;
 - (b) Sub-precinct B: 49 per cent; and
 - (c) Sub-precinct C and D: 27 per cent.

Note

Building coverage must be calculated over the whole sub-precinct, or combined Sub-precincts C and D, and includes roads as well as land zoned Open Space – Informal Recreation Zone, Open Space – Community Zone and Residential – Mixed Housing Urban Zone.

I529.6.7. Height in relation to boundary

- (1) No part of any building adjoining Part Lot 1 DP 64430 Part Lot 1 DP 63838 – Orewa North Primary School must exceed a height equal to 3 metres plus 60 degrees between that part of the building and the precinct boundary on which the building is to be located. Standards H5.6.5 Height in relation to boundary, H5.6.6 Alternative height in relation to boundary and H5.6.7 Height in relation to boundary adjoining lower intensity zones do not apply to buildings adjoining Part Lot 1 DP 64430 Part Lot 1 DP 63838 – Orewa North Primary School.
- (2) Buildings must not project beyond a 45-degree recession plane measured from a point 3 metres vertically above ground level at the external precinct boundaries other than the boundary in I529.6.7(1) above. Standards H5.6.5 Height in relation to boundary, H5.6.6 Alternative height in relation to boundary and H5.6.7 Height in relation to boundary adjoining lower intensity zones do not apply along the external precinct boundary.

I529.6.8. Impervious areas

- (1) The maximum impervious areas (including buildings, roads, and footpaths) in each sub-precinct must not exceed:
 - (a) Sub-precinct A: 53 per cent;
 - (b) Sub-precinct B: 78 per cent; and
 - (c) Sub-precinct C and D: 49 per cent.

Note

Impervious surface is calculated over the whole sub-precinct, or combined Sub-precincts C and D, and includes roads as well as land zoned Open Space – Informal Recreation Zone, Open Space – Community Zone and Residential – Mixed Housing Urban Zone.

I529.6.9. Building block

- (1) Within the area subject to the 9 metre height rule:
 - (a) a building block must not exceed a length equal to two dwellings or 20 metres, whichever is the lesser;
 - (b) building blocks containing one dwelling must be separated from any other building by 2.4 metres; and
 - (c) building blocks containing more than one dwelling must be separated from any other building by 4.8 metres.
- (2) Building block within Sub-precinct B:

(a) a building block adjacent to the southern boundary must not exceed a length of 50m.

(3) Building block within the remainder of the Orewa 1 Precinct:

(a) a building block must not exceed a length of 60 metres.

I529.6.10. Visual amenity corridors

(1) Visual amenity corridors must be provided in the locations shown on Orewa 1: Precinct plan 1.

(2) Buildings must not be constructed in the visual amenity corridors shown on Orewa 1: Precinct plan 1 unless it is:

(a) a building associated with a temporary activity;

(b) a utility structure located within a road; or

(c) the western tower.

I529.6.11. Subdivision

The subdivision standards in the E38 Subdivision – Urban apply in the Orewa 1 Precinct unless otherwise specified below.

(1) The minimum frontage and access for each site must be 6 metres.

(2) A minimum 0.5 metres landscape strip must be provided on each side of a carriageway within a jointly owned access way or right of way.

(3) Up to six sites or dwellings may gain access or frontage over a jointly owned access lot or right-of-way.

I529.7. Assessment – controlled activities

There are no controlled activities in the precinct.

I529.8. Assessment – restricted discretionary activities

I529.8.1. 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) use, development and subdivision:

(a) the design, built form, architectural style and colours and materials of buildings and structures;

(b) landscaping and amenity considerations;

(c) the design of roads, reserves, visual amenity corridors;

(d) the nature and extent of commercial activities and retail;

- (e) subdivision standard infringements:
 - (i) site access and frontage; and
 - (ii) the layout of streets and sites.
- (2) fences in front yards:
 - (a) criteria I529.8.1.1(1) and (2).
 - (b) the effects of fences in front yards on: the amenity of public spaces, the amenity of the transition between public spaces and private spaces, and the safety of people.
- (3) garages
 - (c) criteria I529.8.1.1(1) and (2)
 - (d) the effects on the amenity of public spaces and the safety of people.
- (4) precinct interface yard
 - (e) criteria I529.8.1.1(1) and (2).
 - (a) the effects of building bulk in the yard on amenity, privacy and daylight access.
- (5) building block
 - (b) criteria I529.8.1.1(1) and (2).
 - (a) the effects of building block length and separation on built amenity and dominance of built form in relation to open spaces.
- (6) visual amenity corridors
 - (b) criteria I529.8.1.1(1), (2), and (3).
 - (a) the effects of building in the visual amenity corridors on the sightlines and amenity of the corridors.
 - (b) the effects of not providing the visual corridors, or locating them elsewhere to the locations shown on Orewa 1: Precinct plan 1.

I529.8.2. 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) refer to the objectives and policies in I529.2 and I529.3.
- (2) the extent to which the location, height and siting of buildings is consistent with Orewa 1: Precinct plan 1 and does contrast with the established pattern of development in the precinct.

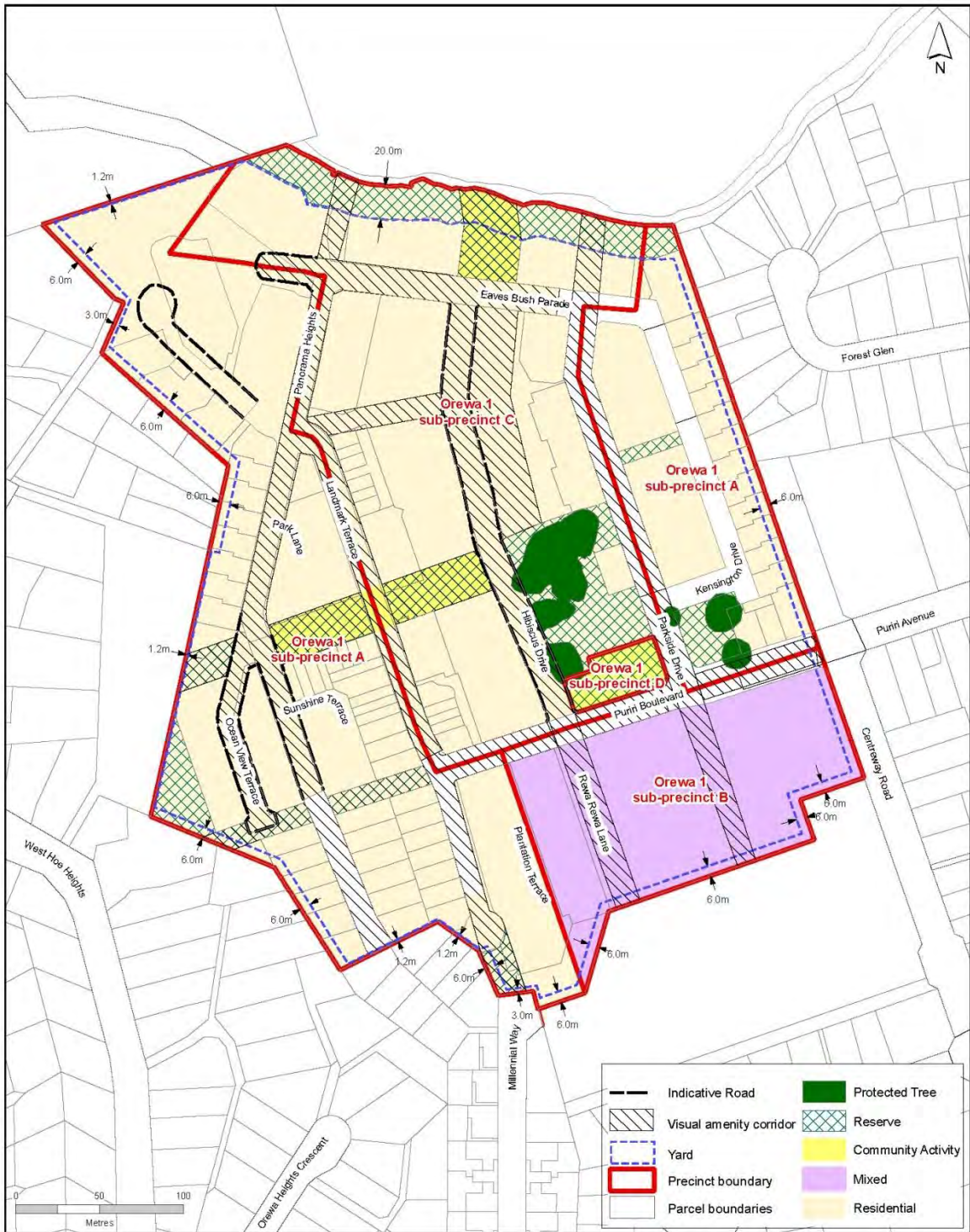
- (3) the extent to which the design and built form of buildings and structures is complementary with existing built form with particular consideration given to:
 - (a) the architectural style, proportions, modulation and massing of buildings;
 - (b) the external materials, colours and finishes; and
 - (c) the extent of horizontal and vertical relief that has been used to avoid building bulk and long continuous facades.
- (4) the extent to which impermeable surfaces are minimised or infringements offset through the use of rain tanks and additional planting/landscaping.
- (5) the extent to which the location of roads, reserves and visual amenity corridors are consistent with Orewa 1: Precinct plan 1.
- (6) the extent to which the adverse effects on the intersection of Puriuri Road, Centreway Drive and Puriri Boulevard are avoided, remedied or mitigated.
- (7) the extent to which all development and planting is consistent with any landscape plan approved by Council.
- (8) the extent to which any commercial or retail activity on the ground floor of buildings provides for an active frontage and cohesive design including such components as glazing, verandahs, building materials and pedestrian amenities.
- (9) subdivision standard infringements:
 - (a) whether subdivision provides vehicle access, manoeuvring areas, roads and legal access designed to maintain the safety of pedestrians and cyclists;
 - (b) whether the layout and pattern of roads maximises convenient, direct and legible connections and access to roads, bus routes, centres and reserves; and
 - (c) the extent to which buildings are able to be designed to front the street in accordance with Orewa 1: Precinct plan 1.

I529.9. Special information requirements

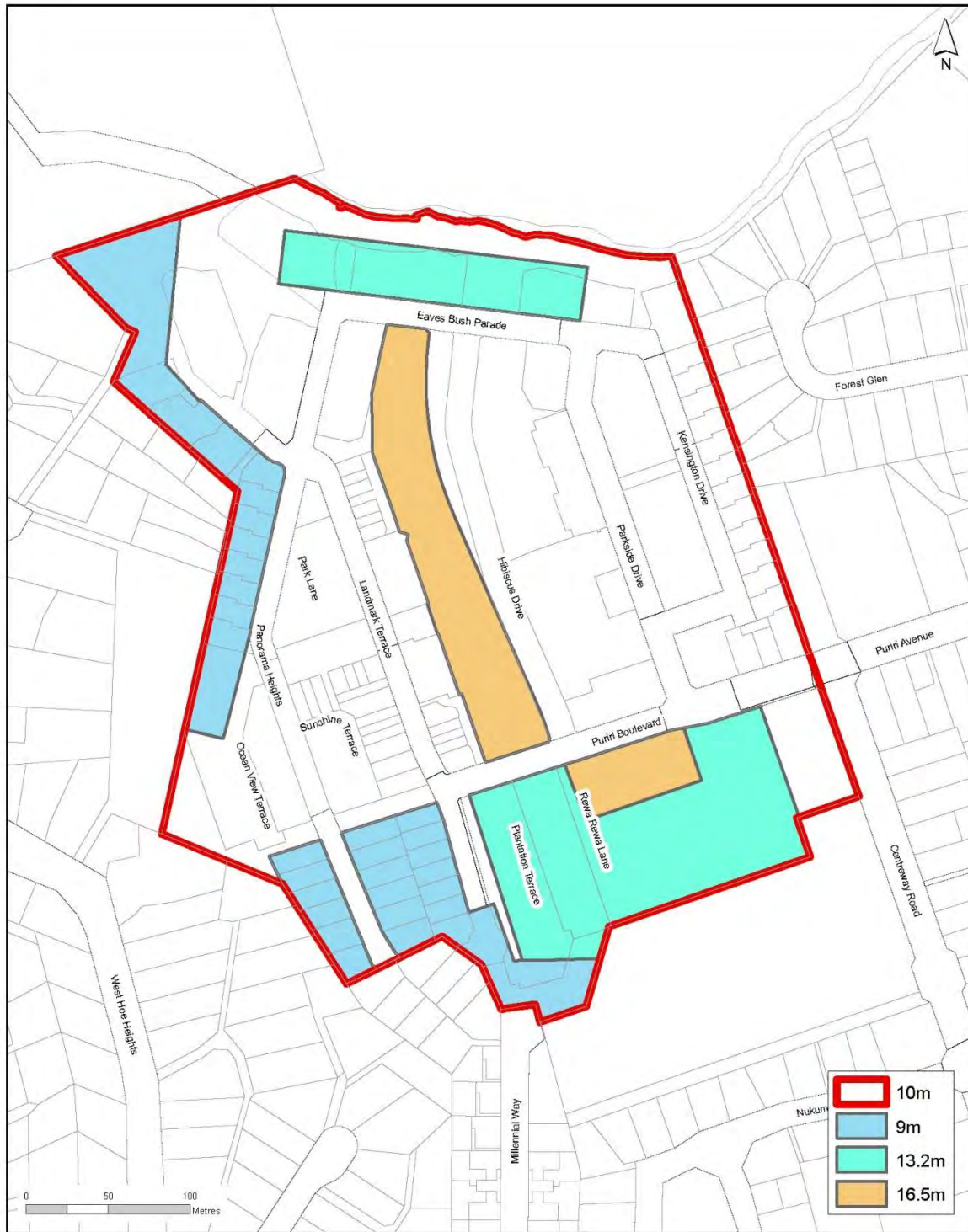
There are no special information requirements in this precinct.

I529.10. Precinct plans

1529.10.1 Orewa 1: Precinct plan 1



I529.10.2 Orewa 1: Precinct Plan 2 - height controls



I529.11. Appendix 1: Orewa Design Guidelines

OREWA DESIGN GUIDELINES

Introduction

The following guidelines should be used to inform the character of the urban, architectural and landscape design of the Orewa precinct, and to form the basis of Council's consideration of future resource consent applications within the precinct. The guidelines are intended to promote the extension of the existing coastal vernacular architectural style and open space character across the entire site.

Many of the photos contained herein illustrate existing development within the Orewa precinct. They are provided to illustrate the design principles and features promoted by the guidelines.

Two types of sub-precinct are provided for within the Orewa precinct. These are:

- Sub-precincts 1-5: Residential uses
- Sub-precinct 6: Mixed-use



Examples of existing buildings, streetscapes and landscape treatment at the Orewa precinct.

Building Typologies

The following explains the built form typologies provided for by the Orewa Masterplan.

Kensington House

The Kensington House is generally a two storey stand alone house with a double garage and living areas located on the ground floor, and bedrooms located on the upper floor. Each house is typically provided with external private open space at ground level.

Hill Top House

The Hill Top House is generally a three storey stand alone or duplex house with a semi-excavated double garage forming the ground floor, with living and bedrooms on the upper floors. External private open space is typically provided by way of balconies.

Townhouses

Townhouses can be two or three storeys in height, and in an attached terrace formation. Typically they provide for ground floor living areas, and bedrooms above, with external private open space in the form of balconies.

Walk-up Apartments

Walk-up apartments are located in single buildings designed to appear as a large house or duplexes, but which contain several apartment units. Depending on accessibility, these may contain lifts. Private open space is provided by way of ground level courtyard/gardens and/or balconies.

Type 'A' Apartment Buildings

Type 'A' apartment buildings generally have 2-6 apartments per floor, and are 3 or 4 levels in height plus a common semi basement carpark. They provide a common lobby entered from the street and lift access is provided. Some of the ground floor apartments may also have direct ground level access. Apartments are a mix of sizes depending upon their location on the site and proximity to communal activity spaces. Each apartment is provided with a balcony(ies) or a terrace(s) for private open space.

Type 'B' Apartment Buildings

Type 'B' apartment buildings are larger buildings and generally have 6-10 apartments per floor, and are 4 or 5 levels in height plus a common semi basement carpark. They use a common lobby entered from the street and lift access is provided. Some of the ground floor apartments may have direct ground level access from the street, if this is possible, or onto an open space area. Apartments are a mix of sizes depending upon their location on the site and proximity to communal activities spaces, and are provided with a balcony(ies) or a terrace(s) for private open space.

Sub-precincts 1-5 – Residential uses – design guidelines

1 Introduction

Sub-precincts 1-5 are designed to provide for residential uses in a variety of building forms and sizes across different parts of the site. These sub-precincts encompass the majority of the Orewa precinct.

The primary structuring element within sub-precinct 1-5 is the existing central reserve located to protect the mature Puriri trees, which are a distinguishing feature of the site. This reserve should be provided with roads directly adjacent to its perimeter on a minimum of three sides. The central open space corridor should extend north over the pond area to connect visually and physically to Alice Eaves Bush Reserve.

Perpendicular to the central reserve and near to the Puriri trees a communal activities green open space should be provided up the hill to connect into Ngahere Jelas Reserve. This will ensure that the main open space / reserve areas within the precinct provide visual and physical linkages beyond the precinct, enabling public access through the Orewa precinct and establishing useful recreational and pedestrian access routes connecting to the wider local area.

Taller buildings should be placed close to communal activity spaces with building bulk and height receding toward residential neighbours beyond the precinct. Stand-alone houses are generally proposed against neighbouring sites, placing like by like and buffering existing residential neighbours from the greater height and density contained within the core of the precinct. This principle has been applied to the existing houses that have been built along Kensington Drive and recognises the appropriateness of more dense and active façades fronting a street with reserves or communal activity space.

Located near the entry to the Orewa precinct is an existing clock tower, called the eastern clock tower. A similar tower located to the west of the site and on axis with Puriri Boulevard and Puriri Avenue will mark a significant linkage across and up the site to link into Ngahere Jelas Reserve. These towers and the associated view corridor form the second significant urban design structuring element axis within the site. The second tower will provide an important linkage to connect various points within the site and will be seen from well beyond the site, including from further east along Puriri Avenue near the ocean.

Together these primary and secondary elements generate the main development pattern for sub-precincts 1-5.

2 Building Layout

2.1 Buildings should address the street

Streets should be laid out in general accordance with the Orewa MasterPlan.

Buildings should address and front onto the street. Where possible they should be built parallel to the street.

Variations in the depth of set-back from the street edge should be provided with various recessed elements, doors and windows, while providing overall continuity in the street elevation. Buildings will generally be benched parallel with the fall of the site and the location of the indicative roads.

Where possible, more active spaces such as entry points, porches, terraces, decks, lounges, dining rooms and kitchens should be located to address the street providing for passive surveillance. However, where this would result in south facing solutions this principle should be relaxed with good orientation to the sun and outlook / views generally given precedence.

Where a building faces a communal activities area or the Nukumea Stream, apartments should address the stream, communal activities spaces and north in preference to its road frontage where the road is located to the south, although in some circumstances it may be possible to locate the living areas on the 'corners' of apartments to address both the communal activities area (to the east or west) and the street (to the south). When it is not possible for south-facing apartments to address the street, apartments located on the opposite (south) side of the road should have their balconies and main living spaces facing north over the road to better address the street. This will result in a balanced approach to passive surveillance of the street whilst also giving good frontage and surveillance of the other parts of the site with public access. South facing street elevations should however retain good modulation and present a quality façade to the street in keeping with the overall character of Orewa.

To avoid monotony or a more institutional appearance, façades should be broken through building separation and/or significant variation in height, form and/or design.

Adequate consideration should be given to the mix of housing typologies across the site so that one particular type does not dominate.



Examples of existing buildings at Orewa precinct that address the street

2.2 Street Level

Building frontages at street level should provide pedestrian interest and public safety at all times. Street level floors of buildings should provide visually 'active edges' for pedestrians to walk past. Residential activities should generally be located above the street level where possible.

Entry points to homes should generally be provided with weather protection.

2.3 **Middle Levels**

Architectural design that differentiates middle levels from street and upper levels is encouraged.

Building frontages at middle levels should exhibit architectural richness, interest and depth. This may include architectural detail and balconies fronting on to streets and public open space. Blank walls fronting the street or other communal / public space are strongly discouraged.

2.4 **Upper Level**

Architectural design that differentiates upper levels from middle and street levels is encouraged.

In particular, five storey buildings fronting on to Puriri Boulevard, Hibiscus Drive, and Eaves Bush Parade shall be architecturally proportioned, articulated and modulated to achieve a composition which addresses their height, mass and scale. Design techniques to achieve this outcome may include varying the architectural treatment of one or more of the levels (including the upper levels) within the façade, whilst retaining an overall sense of a coherent and unified façade composition within the building. Techniques to achieve variation may include physical stepping, variation of materials, different proportions of glazing to solid façade, use of fenestration and/or detailed design elements.

Consideration should also be given to the compositional arrangement of each five storey building to its neighbour(s) to achieve variety within an overall coherent pattern and scale of urban form, contributing to a visually interesting streetscape that complements the surrounding neighbourhood character.

Large, upper level expanses of blank walls shall be avoided on streets and other public open space frontages. Servicing elements shall not be placed on these façades unless integrated into the façade design.

2.5 **Rooftops**

Roofs should be designed as part of the overall three-dimensional building form and contribute to the architectural quality of the skyline when viewed from both ground level and higher surrounding land/buildings. Plant, exhaust and intake units and other mechanical and electrical equipment shall be fully integrated into the overall roof design so that they are not generally visible.

2.6 **Street Corners**

Buildings on street corners should include elements that visually punctuate, reinforce and allow the building to respond to and turn the corner in a variety of interesting ways. The use of features such as balconies, windows, bay windows or otherwise, which enable the building to address both street frontages, is encouraged.

The architectural language deployed on street corners should be brought down to the ground to provide a vertical proportioning emphasis to the corner.

Additional height could be provided to further articulate the street corner. Variations in

material, shape and texture, together with a finer grain of detail could also be provided.

Where appropriate and practical, consideration should be given to locating balconies on corners. These provide visual interest and reduce the apparent mass of a building when viewed at an angle to the façade. Corner balconies also provide a 'serrated' effect to the façade when viewed against the sky or trees and they visually 'activate' the corner.

3 Public/private spatial transition against a public street

To avoid privatising adjoining streets and/or publicly accessible open spaces, particular attention should be paid to how a building interacts with a public street, especially with residential uses at street level.

All street edges should be designed to provide a transition between the public and private realms. This transition will be required to manage the interrelationship between private space, semi-private open space and public open space.

The public-private space transition should provide an attractive and psychologically comfortable street edge for the public on both sides of the street.

Safe and convenient pedestrian/vehicular interaction with on-street parking must be provided. It is not necessary to put footpaths down both sides of every street, particularly the smaller streets on the hill slope. Footpaths should be logically located to facilitate access and be aligned along the side of the street most likely to be used by pedestrians.

3.1 Public/private interface – front yards

To ensure an appropriate transition from public space to a residential use, a combination of one or more of the following elements: fences, planting, steps, terraces, loggias, balconies, decks and changes in level should be provided.

The residential boundary to the street shall be defined. Techniques to provide this include:

1. A visually permeable fence no higher than 1.2m with a minimum of 70% permeability.
2. A solid fence no higher than 0.8m.
3. Visually permeable planting with a variety of plants with a minimum of 70% permeability, or if comprising a hedge no higher than 1.2m.
4. A terrace no higher above ground level than 1.5m on a flat site or no higher than 2.0m on a steeply sloping site where the average achieves 1.5m.
5. Preference shall be given to terraces no higher than 1.2m above ground level where this solution is practicable.
6. A combination of the above, in order to achieve visual interest and permeability.



Public - private street interface at Orewa precinct.

To provide privacy within a residential use, the floor level of street facing residential space/s should be raised above the street by approximately 1.2m or the building set back 5.0m from the street, or a combination of the two.

Due to the sloping nature of the site, a number of locations will result in the main living floor level being below the road level. Where possible this change in level should be kept to a maximum of 1.5m and the distance between the road reserve and the building façade increased to allow for appropriate screen planting to occur. It may also be appropriate to locate less important or sensitive residential uses in these locations.

Steps providing access into residential uses should be generous and able to be sat on. Balustrades and handrails should achieve a minimum of 70% visual permeability.

Each household should have a street address easily recognisable by a street number on a letterbox, and a front door visible and directly accessible from the street.

Residential apartments may share a common entry.

Residential apartments above street level should generally be provided with a letterbox at the main entry door to the apartment building.

Front yards should be visible from the average eye level height (1.5m) when walking along a footpath.

Buildings constructed up to the road reserve are permitted but in such circumstances they should also provide terraces or loggias at street level as a means of managing the important transition from the public to the private realm.

Where loggias are provided they should be well proportioned and have a variety of cantilevered and supported elements.

The design of letterboxes should be consistent with the architectural design and character of the Orewa precinct. They should provide for a bespoke solution with consistency of style.

In order to activate the street and to provide enhanced passive surveillance of the public realm, street level apartments should be provided with a pathway and / or steps for direct access to the street, wherever practicable.

4 Passive surveillance

All buildings should be designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

Buildings should seek to maximise passive surveillance of the public realm through the use of passive surveillance.

Front doors should be clearly visible, address the street, provide for a letterbox, street number and achieve CPTED guidelines.

Where practicable, integrate private open space with the street network and relate main living spaces to the sun and (where practicable) to the street.

Public open spaces should preferably be edged by streets, which are directly overlooked by terraces, balconies or decks directly accessible from living, eating and/or kitchen spaces.

Where private spaces directly overlook public open spaces, then in addition to living, eating and/or kitchen spaces, bedrooms and study spaces may also be included. Where practical, 'juliet' balconies should be added to these spaces to encourage and assist passive surveillance near ground level.

The landscape, including fencing and planting should be designed to ensure views to and from public spaces are largely clear and visually permeable. In general, clear stemmed trees with lower level ground cover planting are preferred to denser shrub vegetation that can obscure views or provide places to hide from view.

5 Visual permeability

Permeability is an important landscape characteristic, which can improve passive surveillance and internal views. Physical linkages should be provided to protect and enhance view shafts within and between sub-precincts and to assist with visual legibility, orientation and way finding.

6 Side yards

Side yards should be integrated with the development of each area within the residential sub-precincts to avoid left over space and spaces 'split' by inappropriately located planting fencing or other structures.

Side yards should be integrated with the overall spatial structure/layout of the sub-precinct and may include zero lot lines.

7 Landscape design

Landscape design should complement the high quality amenity of the residential sub-precincts with the inclusion of appropriate fruit trees, including plum, feijoa, and citrus trees, olive trees and vegetable gardens integrated as companion planting solutions.

Planting should be designed to provide an appropriate level of building separation and/or screening, whilst allowing passive surveillance of the public realm from upper

levels.

Hard landscape, similar to that already provided at Orewa precinct, should facilitate use of the open space areas by residents and the wider public / local community and be integrated with the provision of public facilities including BBQ and picnic spaces.

8 Services

8.1 Lighting

External lighting and street lighting shall be similar to that already existing within the Orewa precinct. Consideration should be given to lighting appropriate to pedestrian amenity as well as that required to meet roading and other regulatory standards. Lighting should be designed and implemented to avoid glare, spill and unwanted light pollution.

8.2 Services

All services should be integrated within the design. Some elements that require careful design and location consideration include:

1. Fire Alarm panels – to be appropriately located and integrated within the design of buildings
2. Sprinkler inlet value sets – to be appropriately located and integrated within the design of buildings
3. Rubbish and recycling collection areas – to be located in the rear lanes, screened and integrated, or in basements
4. Transformers – to be appropriately located and integrated within the design of buildings, or landscaping.
5. Satellite dishes to be located at the rear of buildings, away from any streets, lanes and other public spaces from which they could be seen.

Services should be located to the side of the street elevation of a building rather than on or in front of the street elevation. Provide for easy, unrestricted access for meter readers.

8.3 Rubbish collection services

Orewa precinct has an established communal rubbish collection system. Future residential sub-precincts will be required to make use of the same system.

8.4 Mail services

New Zealand Post mail services will be provided to all street addresses. Orewa precinct is not a gated community, hence public and service access is provided to all streets and properties.

9 Car parking

Visitor parking should be accommodated in parallel parking on the street.

All street parking should be short-term visitor parking.

The surface materials and texture of street parking spaces should be similar to that of the adjacent carriageway whilst also adequately visually differentiated.

All street kerbs should be similar to those already provided on site.

Any perpendicular (90 or 45 degree) carparks should be located in back lanes (only) and be defined with standard kerbs. An exception to this relates to the manager's and café staff parking area.

Accessible and pram carparks should be provided near communal activity spaces.

Parallel car parking bays should be no longer than 3 car parking spaces long, with specimen trees located between bays.

Tandem (stacked) parking should not be provided at street level. Where necessary, such parking should only be provided as garages below town house and apartment living options where it is used to reduce the visual impact of a large number and size of garage doors facing the street.

A wide, raised 'pedestrian table' crossing the street should be provided to enable easy and safe access across roads where communal activity spaces continue on both sides of a road.

Traffic-calming mechanisms near the entry to the site have been provided. Since the speed limit within the site is 30km/hr (imposed by the Kensington Park Residents Association) these should not be removed.

Accesses to basement car parking areas should be inset or provided with shading devices to minimise the visual dominance of the garage doors.

Specimen trees should define both sides of a basement car park access point.

Where garage doors front onto a street, the doors should be indented in plan or set back from the structure above to provide shadow and ensure garage doors do not visually dominate the streetscape.

10 Building design

The design of all buildings should consider the residential design guidelines applicable to the Orewa precinct in order to maintain the now established high quality and distinctive architectural, urban design and landscape character of the Orewa precinct.



Examples of existing Orewa precinct façade modulation and front entrance design.

10.1 **Building form**

Buildings should acknowledge, respond to and reflect the existing architectural, urban design and landscape design character of Orewa precinct.

Buildings should be simple in form and incorporate/exhibit elegant proportions.

10.2 **Façade design**

Façades should consider the context within the Orewa precinct. Elevations facing public streets and communal activity spaces should be restrained, dignified, relatively formal and include proportionately larger number of decks, terraces, porches, balconies or loggia spaces.

Elevations facing rear yards may be more varied, individual, relaxed and informal in character.

Building elevations should tend toward verticality in their emphasis, proportioning and composition.

Internal habitable spaces should be provided with a generous stud height. This has generally been set at a minimum of 2.700m in the 'public'/living spaces in a home and a minimum of 2.4m in the private or service spaces. This guideline will assist in providing adequate façade modulation including a variety of window sizes, shapes, proportions and details.

The proportioning, placement and relationship of windows and doors on flat sections of elevations is to be carefully considered whereas the same characteristics of similar

elements placed on elevations not visible from public space (including streets and lanes) may be more relaxed.

10.3 **Roof design**

Large eaves and/or deep balconies should generally be provided, especially to the north, east and west side of buildings. The majority of buildings should be provided with substantial eaves around much of their perimeter.

Mansard roofs are not generally considered to be appropriate to this residential sub-precinct.

Where buildings turn a corner the roof should be integral with and define this change in directional orientation.

10.4 **Terraces, decks and verandahs**

Covered outdoor spaces should be of adequate depth to accommodate outdoor seating and be of sufficient height to allow sun access. A minimum depth of around 3m, with a minimum of 2.4m for smaller apartments, is considered appropriate.

There should be a mix of supported and cantilevered private outdoor spaces, constructed of materials appropriate to the particular building and the established character of the Orewa precinct.

Horizontal or inclined glass or translucent canopies are to be avoided. Any canopies using non-permanent materials such as canvas, etc within public view are to be avoided.

A variety of spaces with and without soffits should be provided. Each should integrate well with the design of the building/s. Lighting under these spaces should be carefully considered to provide adequate light at night without causing glare to other residents.

10.5 **Basement ventilation**

The residential sub-precincts will have a number of apartment buildings resulting in an integrated basement parking solution. Ventilation systems should be designed to mitigate noise and the discharge of air, and be located to integrate with the buildings and their architectural character, and to avoid the discharge of air on to footpaths at pedestrian level. Where appropriate, planting should be used to soften the interface with above ground basements and reduce their visual impact / scale in relation to the public realm.

10.6 **Materials and colours**

Materials and colours should be consistent with the existing Orewa precinct palettes.

10.7 **Shadow**

Shadow is a large part of the design vernacular palette at the Orewa precinct and its value should inform the design process.

11 Rear lanes

Where appropriate, rear lanes should be provided to reduce the visual impact of garage doors on the character of the street. Lanes have been successfully used within the precinct already. Ensure adequate passive surveillance of this area is achievable. When providing rear lanes, ensure building materials return around the corners to maintain the design quality of the street façade. Provide adequate modulation to the lane to avoid a pared back, flat appearance to the elevations. Provide a variety of materials and paint colours that relate to individual residential units within the context of the Orewa precinct Palette.



Existing rear lanes at Orewa precinct showing, on the right, how cladding has been returned around the corner into the rear lane.

12 Cleaning buildings

Building design should take account of the need for cleaning the buildings, particularly given the coastal environment. Where possible, cleaning systems attached to the roof should be avoided as this solution will conflict with the provision of the desired deep eaves.

13 Signage

Street signage should be similar to that already provided.

All other signage shall comply with the provisions in the Unitary Plan, and shall be limited to signage attached to an existing building or structure. Freestanding signage, sandwich boards and flags shall be avoided. Street numbers should be clearly defined. Where desired, the building name and date of construction may be discretely integrated into significant elements on the street elevation.

Sub-precincts 6 – Mixed uses – design guidelines

14 Introduction

Sub-precinct 6 has been designed as a mixed use area where a number of uses, including residential, may occur. This sub-precinct is considered the most appropriate for mixed use as it provides linkages to the wider Orewa environment, it faces north on to park areas and has Orewa North Primary School as its southern boundary neighbour.

This sub-precinct is located to the south of three existing Orewa precinct dwellings that mark the right hand side entry to Orewa precinct. The design of future mixed use buildings opposite these dwellings will need to respect their privacy and architectural 'style'.

The eastern clock tower marks the main entry point to the Orewa precinct. This point should be recognised within the mixed use area and the existing linkage provided below the clock tower maintained.

This sub-precinct will also contain a variety of compatible uses. The architectural design within this sub-precinct should therefore have a greater variety to enable the various activities to display an individual character while also respecting the wider unified context of the Orewa precinct architectural style.



Sub-precinct 6 area, (to the right of Puriri Boulevard) as seen from the upper part of the site.

15 Building layout

15.1 Buildings to address the street

Streets shall be constructed in general accordance with the Orewa MasterPlan.

Buildings should 'address' and 'front on to' the street, and be built parallel to the street boundary in order to create a legible and spatially well contained street edge. Minor variations in the depth of any set-backs from the street edge may be provided with various recessed or projecting elements, doors and windows, while providing overall continuity in the street elevation.

Buildings should be located around as much of the perimeter of the sub-precinct as possible with service spaces located within the blocks, not on the street frontage or visible from public space (including streets and lanes).

To avoid monotony and a more institutional character, façades should be broken up through building separation and/or significant variation in height, form and/or design.

Interior habitable spaces on the edges of sites should overlook neighbouring streets and publicly accessible spaces.

15.2 **Street level**

Building frontages at street level should provide for pedestrian interest and public safety at all times.

Street level floors of buildings should provide 'active edges' for pedestrians to walk past. These edges should be attractive and provide the ability to see into the building at all times.

A minimum of 70% of the length of the street level frontage should be clear glazed for a minimum of 75% of the finished internal floor-to-floor height of the street level units.

Visually non-permeable shelving and display stands backing on to windows and the use of adhesive film for advertising on more than 10% of area of windows and glazed doors facing the street should be avoided.

Verandahs shall be provided along public streets. These will provide weather shelter for pedestrians and provide a consistent, horizontal building element that will functionally connect individual buildings in the pedestrian area. Vertical and horizontal clearances shall be set to avoid damage through vandalism or from passing vehicles.



Examples of existing covered and partially covered – pergola terraces / outdoor living areas at Orewa precinct

15.3 **Middle levels**

Architectural design that differentiates middle levels from street and upper levels is encouraged.

Building frontages at middle levels should exhibit architectural richness, interest and depth. This may include architectural detail and balconies fronting on to streets and public open spaces. Blank walls are strongly discouraged on street and public open space frontages, and on walls that can be viewed from public space (including streets and lanes).

15.4 Upper levels

Architectural design that differentiates upper levels from middle and street levels is encouraged.

Large, upper level expanses of blank walls shall be avoided on streets and other public open space frontages, and on walls that can be viewed from public space (including streets and lanes).

Servicing elements shall not be placed on these façades unless integrated into the façade design.

15.4 Roofs

Roofs should be designed as part of the overall three-dimensional building form and contribute to the architectural quality of the skyline when viewed from both ground level and higher surrounding land/buildings. Plant, exhaust and intake units, and other mechanical and electrical equipment, shall be fully integrated into the overall roof design so that they are not visible from outside the site.



Examples of varying northern European roof forms, where the significant variety of roof forms contributes to a cohesive whole.

15.5 Street Corners

Street corners should have special architectural elements that visually punctuate, reinforce and allow the building to respond to and 'turn' the corner in a variety of interesting ways.

The tops of buildings on street corners should be designed to be an integral part of the corner element, but to distinguish themselves from other parts of the façade.

In order to provide an attractive and distinct verticality to the corner element, a consistent architectural design language should be deployed from the rooftop all the way down to the ground.

Additional height could be provided on a street corner. Variations in material, shape and

texture could also be provided. A finer grain of detail should also be provided.

Where appropriate and practicable, consideration should be given to locating balconies on corners. These can provide visual interest and reduce the apparent mass of a building when viewed at an angle to the façade. Corner balconies also provide a 'serrated' effect to the façade when viewed against the sky or trees and they visually 'activate' the corner.

16 Public/private spatial transition

To avoid privatising adjoining streets and/or publicly accessible open spaces, particular attention needs to be paid to how a building interacts with a public street, at or near street level.

Where residential activities extend to ground level within sub-precinct 6, all street edges should be designed to provide a transition between the public realm of the street and the private realm of the residential interior. This transition will be required to manage the interrelationship between private space, semi-private open space and public open space.

The public-private space transition should provide an attractive and psychologically comfortable street edge for the public on both sides of the street, and for the occupants of the building interior.

Safe and convenient pedestrian/vehicular interaction with on-street parking must be provided.



Northern European examples of the private - public transition precinct for a residential use integrated with commercial uses.

16.1 Public/private interface front yards – commercial use

Commercial uses should be setback from the kerb delineating the boundary between the carriageway and the footpath by a minimum of 5m of high quality paving. This will provide an area of privately owned but publicly accessible land alongside and visually extending the apparent width of the footpath for a variety of public activities to occur, including the provision of external café tables and seating as well as public seating areas and appropriate amenity (specimen tree) planting.

Commercial uses should be provided with level threshold access and visually permeable exterior façades with a minimum of 70% of the length of the street level frontage should be clear glazed for a minimum of 75% of the finished internal floor to ceiling height of the street level commercial units.

Where security screens are provided these should be secure but visually permeable 24 hours of the day. They should be located on the inside of glazing. Security lighting should remain on at night without causing adverse glare effects.



Examples of successful active retail façades in Botany Town Centre.

16.2 Public/private interface front yards – Residential use

To provide the transition to a residential use a combination of fences, planting, steps, terraces, loggias, balconies, decks and changes in level should be provided.

The boundary to the street shall be defined. Techniques to provide this public space/private residential use definition include:

1. A visually permeable fence no higher than 1.2m with a minimum of 70% permeable over its full height.
2. A solid fence no higher than 0.8m.
3. Visually permeable planting with a variety in height but no higher than 1800mm used sparingly (min 70% permeable), or if comprising a hedge no higher than 1.2m
4. A terrace no higher above ground level than 1.5m on a flat site or 2.0m on a steeply sloping site where the average achieves 1.5m.
5. Preference shall be given to terraces no higher than 1.2m above ground level where possible.

6. A combination of the above, in order to achieve visual interest and permeability.

To provide privacy within a residential space the street level floor of the residential space should be raised above the street by approximately 1.2m or setback 5.0m from the street, or a combination of the two.

Steps providing access into residential uses should be generous, and easily able to be sat on. Balustrades and handrails should be visually permeable.

16.3 Public/private interface front yards – generally applicable to all uses

Uses at street level should have a street address, street number, letterbox and front door directly visible and accessible from the street.

Uses above the street will generally be residential and may share a common entry.

Front yards, where provided, should be visible from the average eye level height (1.5m) when walking along a footpath.

Buildings constructed up to the road reserve should be permitted but should also provide for terraces or loggia as a means to manage the transition from the public to the private realm.

Where loggias are utilised they should be well proportioned and have a variety of cantilevered and supported elements.

The design of letterboxes should be consistent with the architectural design and character of Orewa precinct.



Examples of ground floor retail spaces with variously styled residential activity above.

17 Passive surveillance

All buildings should be designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

Buildings should seek to maximise passive surveillance of the public realm.

Private spaces that directly overlook public space should include, on at least one side of the street; living, eating and/or kitchen spaces with direct access to terraces, balconies or decks that overlook the public space.

Private spaces that overlook public open spaces on the other side of the street, in addition to living, eating and/or kitchen spaces, may also include bedrooms and studies. Where practical, 'juliet' balconies should be added to these spaces to encourage and assist passive surveillance near the ground.

Building design should minimise any dark, deeply recessed or concealed areas while providing for a variety of setbacks.

Fencing, planting and hard landscaping should be designed to ensure views to and from public spaces are clear and legible.

Commercial spaces at ground level should maintain visual permeability; avoid dark corners, sharp negative junctions or recesses that result in concealed spaces.

18 Visual permeability

Visual permeability is an important means of improving passive surveillance and internal views. Physical linkages should be provided to develop viewshafts within the sub-precinct and between the multi-use and other sub-precincts. It can also assist orientation and way-finding.

19 Side yards

This sub-precinct is an integrated environment. Side yards shall be integrated with the development of each area within the sub-precinct to avoid left over space and spaces 'split' by inappropriately located planting, fencing or other structures. Side yards should be integrated with the sub-precinct as a whole and may include zero lot lines.

20 Landscape design

Landscape design shall complement the high quality urban amenity of the sub-precinct and the entry to the Orewa precinct. Planting will also be required to create an appropriate level of screening and separation, whilst allowing passive surveillance from upper levels particularly along the interface with the school to the south. The landscape within the public realm will be predominantly hard-surfaced, with quality pavement in pedestrian dominated areas, seating and other elements to encourage and provide attractive and comfortable public use.

Planting within the sub-precinct will generally be located over a podium. The provision of an adequate soil depth for trees and other planting must be incorporated into the

podium design.

A hedge (associated with a permeable fence) together with spaced specimen trees of a scale sufficient to define the boundary and provide an edge to the adjacent Orewa North Primary School grounds should be planted along the southern boundary to the school. This will provide screening at ground level and definition to the site / school interface.



Examples of planting along Puriri Boulevard, viewed from the Orewa sub-precinct 6.

21 Services

21.1 Lighting

External lighting and street lighting shall be similar to that already existing within the Orewa precinct.

21.2 Services

All services should be integrated within the design. Some elements that require careful design and location consideration include:

1. Fire Alarm panels – to be appropriately located and integrated within the design of buildings
2. Sprinkler inlet value sets – to be appropriately located and integrated within the design of buildings
3. Rubbish collection areas – to be located in the rear lanes, screened and integrated
4. Transformers – to be appropriately located and integrated within the design of buildings, or landscaping
5. Satellite dishes to be located at the rear of buildings, away from any streets, lanes and other public spaces from which they could be seen.

21.3 Rubbish collection services

Orewa precinct has a rubbish collection system. Sub-precinct 6 will make use of the same system.

21.4 Mail services

New Zealand Post mail services will be provided to all roads and private streets.

22 Car parking

Car parking in this sub-precinct is necessary to ensure the commercial viability of the mixed use activities including street level local shopping as well as providing some on street visitor parking for residents.

All street parking should be short-term visitor parks.

The surface materials and texture of street parking spaces should be similar to that of the adjacent carriageway but adequately visually differentiated to define the parking spaces.

All kerbs fronting public streets should be similar to those already provided on site.

All perpendicular (90 or 45 degree) car parks should be located in the back lanes and be defined with standard kerbs.

Accessible and pram car parks should be provided near the transition from the back lanes to the public streets on both sides of the lane.

Parallel car parking bays should be no longer than 3 car parking spaces long, with a specimen tree located between bays. Perpendicular bays should generally be 3 car parking spaces wide with a specimen tree located between bays. However, a small number of 4-5 car parking bays may be appropriate, depending upon their location and detailed design.

Tandem (stacked) parking should not be provided at street level.

A wide, raised 'pedestrian table' should be provided across the street to enable easy and safe access to the main reserve areas on the opposite (north) side of Puriri Boulevard.

Traffic calming mechanisms near the entry to the site have been provided. Since the speed limit within the site is 30km/hr these should not be removed.

Access to basement car parking should not be across public streets in this sub-precinct. Basement access ramps should be located some distance down the private lanes with a clear definition of entry to this point incorporating at least a 5.0m deep and 6.0m wide recess, high enough to avoid the effect of a dark recess forming an edge to the street.

Specimen trees should define both sides of the basement access points.

Loading and unloading of service vehicles including loading docks, should be located to the rear of the buildings.

23 Building design

All building designs should take account of the residential design guidelines applicable to the Orewa precinct in order to maintain the architectural, urban design and landscape character of the Orewa precinct, while appreciating this more urban, intensive sub-precinct and the existing parks and residences on the opposite side of Puriri Drive.

23.1 Building form

Buildings should acknowledge, respond to and reflect the existing architectural, urban design and landscape design and character of the Orewa precinct.

Buildings should be simple in form and incorporate / exhibit elegant proportions.

Commercially branded forms, materials and/or colour schemes should not generate design character, style or building shape and are not acceptable.

23.2 Façade design

Façades should consider the context within the Orewa precinct while acknowledging and responding to this mixed use sub-precinct.

Elevations facing public streets and communal activity spaces should be restrained, dignified, and relatively formal. They should include a proportionately high number of decks, terraces, balconies or loggia spaces.

The façades opposite the three residential dwellings to the north of Puriri Boulevard should recognise this specific existing context. They will need to respect their privacy and architectural 'style'.



Images of the existing dwellings in Puriri Boulevard, opposite sub-precinct 6.

Elevations facing communal open space and rear yards may be more varied, individual, relaxed and informal in character.

Building elevations should tend toward verticality in their proportioning and compositional emphases.



Examples of elevations expressing well proportioned vertical façade emphases.

Buildings should be provided with a variety of stud heights to allow façade modulation to occur from the highest, ground floor level, to the shortest, upper floor level.

Building façades within the sub-precinct should be more detailed where they turn corners.

The proportioning, placement and relationship of windows and doors on flat sections of elevations is to be carefully considered whereas the same characteristics of similar elements placed on elevations not visible from public space (including streets and lanes) may be more relaxed.

23.3 Roof design

Large eaves and/or deep balconies should generally be provided, especially to the north, west and east side of buildings.

Mono-pitch roofs may be more predominant in this sub-precinct with a lower pitch than in other sub-precincts.

Mansard roofs are not generally considered appropriate to the Orewa precinct architectural design character and should only be used with great design care.

Where buildings turn a corner the roof should be integral with and define this change in directional orientation.



Examples of buildings with varying roof forms and significant eave overhangs. (Examples from Seaside, Florida).

23.4 Verandah protection

Verandahs should be included over all footpaths adjacent to retail or restaurant uses.

Verandahs should be of adequate depth to permit covered outdoor seating to occur where appropriate, i.e. a café, while at a height to allow sun access.

They should be a mix of supported and cantilevered verandahs, constructed of materials appropriate to the Orewa precinct.

Horizontal or inclined glass or translucent canopies and non-permanent materials such as canvas, etc are to be avoided.

A variety of verandahs, with and without soffits, should be provided. Each should integrate well with the design of the building/s. Supported canopies may well have residential balconies above.

Lighting under canopies should be carefully considered to provide adequate light at night without causing glare to the occupants of nearby residences.



Examples of verandahs with and without structural elements 'grounding' their design. Note the integrated signage solutions and 'active' façades above the retail.

24 Basement and retail ventilation

This sub-precinct will have a high proportion of basement parking to provide adequate car parking to residences located above the retail spaces. Ventilation systems should be designed to mitigate noise and the discharge of air, and be appropriately located to integrate with the buildings and their architectural character, and to avoid discharging air on to footpaths at pedestrian level.

25 Cleaning of the buildings

Building design should take account of the need for cleaning of the buildings particularly given the coastal environment. Where possible cleaning systems attached to the roof should be avoided as this solution will conflict with the provision of the desired deep eaves.

26 Signage

Signage should be low key, well designed, integrated within a unified style and character for the sub-precinct, and exhibit the following design characteristics:

It should be clear, concise and elegant, and without back lighting or other forms of illuminated lettering / type.

It should include clearly defined street numbers.

It should not visually dominate the sub-precinct.

It may include the building name and its date of construction on a significant element but not a predominance of commercial signage.

Identification of businesses should be restricted to within the façade of the shop or a hanging sign under the verandah.

Signage should be integrated within the building profile to provide a coherent signage solution. Freestanding signage, sandwich boards and flags shall be avoided.



Examples of effective integrated signage solutions for retail uses from Botany Town Centre.

27 Boundary with Orewa North Primary School

A visual amenity corridor is provided at each of the southern ends of Parkside Drive and Hibiscus Drive. These linkages are extensions of public streets that should transition to form private streets and should maintain strong visual axes to / from the site. At least one point of access to and from the school at least is to be provided.

Buildings along the Orewa North Primary School boundary shall be well modulated and up to a maximum of four stories in height above ground level. Where possible, to address the request of the adjacent school / Ministry of Education representatives, the main habitable spaces (including balconies) of apartments should be orientated towards the north, east or west, rather than directly south over the school and its grounds.

Building façades orientated towards the school, particularly those generated by predominantly bedrooms, bathrooms and utility rooms, should be appropriately

modulated and articulated in order to mitigate the possible perception of building 'backs' and/or excessive/inappropriate building bulk. Appropriate methods can include distinguishing the top floor of buildings by using a finer grain of detail to that of lower floors, providing balconies, or a lighter visual aesthetic (such as larger areas of glass potentially shuttered to limit outward and downward views).

A suitable boundary fence (a permeable fence with hedge is proposed) and landscaped yard should be provided in consultation with Orewa North Primary School as an interface between the proposed buildings and the Orewa North Primary School, with regularly spaced specimen trees replacing the existing bamboo. Such planting should have regard to the existing large trees within the school grounds, which are to remain.

I530. Orewa 2 Precinct

I530.1. Precinct Description

The Orewa 2 Precinct is approximately 240ha of greenfields land bounded by Orewa River estuary to the south; Nukumea Stream to the north; State Highway 1 to the west; and the established Orewa urban area to the east. The precinct incorporates the following natural and physical values:

- the ecological and amenity value of Orewa Estuary and Nukumea Stream
- a number of native vegetation areas of ecological value
- riparian vegetation and wetlands of ecological value.

The purpose of the precinct is to develop a new residential community on greenfield land in accordance with the Orewa 2: Precinct plan 1 and Orewa 2: Precinct plan 2 – sub-precincts while protecting and enhancing the ecological and amenity value of the receiving environment. A flexible range of residential densities is provided for.

The precinct contains a variety of topographical and other landscape features that will impact on the form of future urban development. The existing contours are complex and involve dominant ridge lines and rolling hills with natural gullies and watercourses. The precinct is bisected by Grand Drive which runs in an east - west direction between State Highway 1 and the Orewa Town Centre.

The majority of the roads and other infrastructure including water, wastewater and stormwater services have not yet been constructed. The provision of this infrastructure will determine the staging and sequence of development.

The precinct is divided into 8 sub-precincts shown in Orewa 2: Precinct plan 2 – sub-precincts.

Orewa 2: Precinct plan 1 sets out a road and public open space network, and areas of vegetation that are required to be protected. The precinct plan also identifies Physical Limitation areas where the potential for medium density development is limited by geotechnical conditions, and includes controls to ensure that the land located within these areas is carefully assessed before development occurs.

The zoning of the land within the Orewa 2 Precinct is Residential - Single House Zone, Business - Neighbourhood Centre Zone and Open Space - Conservation Zone.

I530.2. Objectives

- (1) The precinct is developed in a comprehensive and integrated way to create an outstanding urban environment in which people can live, work, and play in accordance with Orewa 2: Precinct plan 1.
- (2) The natural and physical values of the precinct are protected from inappropriate subdivision and development.
- (3) Urban development is in keeping with urban design principles including:
 - (a) clearly defined public and private space;

- (b) neighbourhood definition;
 - (c) attractive and safe streets which encourage walking and cycling;
 - (d) buildings fronting public open space;
 - (e) active street frontages;
 - (f) breaking up building mass; and
 - (g) high quality landscape planting.
- (4) Identifiable business and residential communities and neighbourhoods are created through unique developments based on the key natural features of each area of the precinct.
- (5) A range of housing types, densities and site sizes are provided in the precinct.
- (6) Development includes adequate and appropriate land for public open space and is an integrated feature in the development.
- (7) Adverse effects of stormwater runoff are avoided or mitigated.
- (8) Public access along waterways, and between each sub-precinct, is maintained and enhanced.
- (9) Street layout and design encourage alternative transport modes including passenger transport, cycling and walking.

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

I530.3. Policies

Development

- (1) Promote comprehensive and integrated development of the precinct in accordance with Orewa 2: Precinct plan 1.
- (2) Encourage consultation with any owners of land within a sub-precinct, and any neighbouring sub-precinct
- (3) Require integration with other land within adjoining sub-precincts, the precinct and the surrounding environment.
- (4) Provide flexibility to develop a range of housing sizes, types and densities throughout the precinct.
- (5) Provide for higher density development to be located adjacent to public open spaces and retail areas. This development should be designed to protect and maintain significant viewshafts.
- (6) Require development of two or more dwellings to achieve the following outcomes:

- (a) a high standard of architectural design;
 - (b) buildings that are well proportioned and articulated;
 - (c) landscaping that will reduce the appearance of building bulk and mass; and
 - (d) a high standard of amenity including provision for and protection of privacy and solar access to private outdoor living spaces; and
 - (e) dwellings have sufficient street frontage to allow the dwellings to face on to the street.
- (7) Require that subdivision and development be designed and implemented so that the:
- (a) pattern of activities, densities and the layout of sites and buildings respond positively to the natural and physical features of the area including its steep rolling topography, natural watercourses and its coastline;
 - (b) natural and environmental values of the precinct are enhanced and maintained.
- (8) Require subdivision and development in the Physical Limitations Area to avoid, remedy or mitigate the effects of geotechnical constraints on urban development.

Natural features and open space

- (9) Require the protection of natural and physical features that contribute to a unique urban character and identity including:
- (a) identified view shafts;
 - (b) significant natural watercourses and wetlands;
 - (c) ridges, valleys and other topographical characteristics of the precinct; and
 - (d) riparian vegetation.
- (10) Require public open spaces to be fronted by streets to provide a sense of public ownership, a high level of amenity for the general public, and a safe environment for users.
- (11) Require public open spaces adjoining the Orewa Estuary to be bounded for their full perimeter by a combination of the estuary and streets where this is consistent with good environmental outcomes.
- (12) Ensure that development and subdivision avoids or mitigates the removal of significant trees, mature indigenous vegetation and other landscape features.
- (13) Require landscaping to demonstrate a theme that is compatible with the urban context and promotes neighbourhood identity.

Infrastructure

- (14) Require roads, footpaths and cycle-ways to be designed as an integral component of a development in order to provide high amenity and functional routes for all modes of transport.
- (15) Promote the development and maintenance of pedestrian linkages between sub-precincts to encourage active communities and to provide opportunities to easily access live, work, and play environments.
- (16) Promote integrated public transport facilities and services.
- (17) Maintain a well-connected and efficient road network within the precinct in general accordance with Orewa: Precinct plan 1 and Orewa: Precinct plan 2 - subprecincts, and connections with the wider roading network, taking into account topography, watercourses and native vegetation.

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

I530.4. Activity table

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

Table I530.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Orewa 2 Precinct pursuant to section 9(3) and section 11 of the Resource Management Act 1991 or any combination of these sections where relevant. A blank activity status cell in Table I530.4.1 Activity table means that the zone, Auckland-wide and overlays apply as relevant.

Table I530.4.1 Activity Table

Activity		Activity status
Use		
(A1)	One dwelling on a site	P
(A2)	Two or more dwellings on a site	RD
(A3)	Retirement villages	D
Development		
(A4)	Buildings for dwellings	P
(A5)	Any buildings or development, other than buildings for dwellings	RD
Subdivision		
(A6)	Subdivision	
(A7)	Subdivision that does not comply with Standard I530.6.9(1)	D

I530.5. Notification

- (1) Any application for resource consent for an activity listed in Table I530.4.1 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).

I530.6. Standards

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

All activities permitted and restricted discretionary activities listed in Table I530.4.1 Activity table must comply with the following standards.

I530.6.1. Minimum net site area for land not within a Physical Limitation Area

- (1) The minimum site areas in that part of Table E38.8.2.3.1 for the Residential – Single House Zone do not apply and the minimum net site area in this precinct is 650m², except that the minimum site area may be reduced and varied as specified in Standard I530.6.1(2), Table I530.6.1.1 and Standard I530.6.1(3).
- (2) The percentage of sites within a sub-precinct of the specified net site area must not exceed the maximums specified in Table I530.6.1.1.

Table I530.6.1.1 Net site area reduction and variation by sub-precinct

Net site area	Maximum percentage of sites in a sub-precinct
150m ² – 450m ²	10-20%
450m ² – 650m ²	60-70%
Greater than 650m ²	10-30%

- (3) The percentage of sites of a specified size may be altered by transferring rights from one sub-precinct to another sub-precinct where the following requirements are met:
 - (a) the number of sites within any specified site area band in Table I530.6.1.1 for any sub-precinct must not be varied by more than 40%; and
 - (b) an equivalent percentage of sites within the specified site area band must be provided in a second precinct under the control of the applicant.
- (4) An application to transfer sites from one sub-precinct to another under Standard I530.6.1(3) is a discretionary activity.
- (5) Subdivision that does not comply with Standards I530.6.1(1),(2) and (3) is a discretionary activity.

I530.6.2. Minimum net site area for land within a Physical Limitation Area

- (1) Sites within a Physical Limitations Area must have a minimum net site area of 1500m² with an average net site area of 5000m² across the precinct.

I530.6.3. Height

- (1) Standard H3.6.6 Building height does not apply.
 (2) Buildings must not exceed 9m in height.

I530.6.4. Height in relation to boundary

- (1) Standard H3.6.7 Height in relation to boundary does not apply to buildings on sites of between 450m² and 650² net site area.
- (2) On sites between 450m² and 650m² no part of any building shall exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary, except a front boundary and except that on side boundaries within 14m of the road frontage the maximum height of a building shall not exceed a height equal to 5m plus the horizontal distance between that part of the building and the side boundary.
- (3) Standard I530.6.4(2) does not apply to:
- (a) chimneys, radio and television aerials, domestic satellite dishes less than 1m in diameter;
 - (b) the apex of any roof or gable end not exceeding 1m² in area;
 - (c) dormers not exceeding 2m in width (not more than two per building facing the same boundary); and
 - (d) those parts of buildings that share a common wall on a site boundary.
- (4) Where a site boundary adjoins a site of 650m² net site area or greater that is not part of a multi-unit development then the height in relation to boundary control for the Single House zone applies to that boundary.

I530.6.5. Yards

- (1) The standard for yards in the Residential - Single House Zone apply except as specified in Table I530.6.1.

Table I530.6.1. Yards

Yard	Minimum depth
Front (for sites 650m ² or greater)	6m
Front (for sites between 450m ² and 650m ²)	3m
Side	1m on one side yard 3m on one side yard
Rear (for sites 650m ² or greater)	6m
Rear (for sites between 450m ² and 650m ²)	3m

- (2) In the case of rear sites between 450m² and 650m² only one yard of a minimum of 6m will be required.
- (3) All other yards are deemed to be side yards, only one of which will be required to be a minimum of 3m.
- (4) For sites between 450m² and 650m² the combined depth of the front and rear yards must be a minimum of 9m.
- (5) For sites between 450m² and 650m² the minimum depths in Table I530.6.1 are subject to the following:
 - (a) bay windows, steps, verandahs, porches and balconies may protrude into the 3.0 maximum front yard but shall not be closer than 1.5m to the front boundary;
 - (b) no fence, wall, or screen located within the front yard shall exceed 0.8m in height; and
 - (c) where a garage faces the street, then the front wall (containing the garage door) of the garage shall be set back a minimum of 6m from the front boundary.

I530.6.6. Maximum impervious area and building coverage

- (1) The maximum areas in Table I530.6.6.1 apply.

Table I530.6.6.1 Maximum impervious area and building coverage

Area	Maximum impervious area	Maximum building coverage
Sites less than 450m ² not within a Physical Limitation Area	The standards in the Residential - Single House Zone apply	The standards in the Residential - Single House Zone apply
Sites greater than 450m ² not within a Physical Limitation Area	50%	The standards in the Residential - Single House Zone apply
Sites within a Physical Limitation Area	50%	11.5%

I530.6.7. Building frontages

- (1) For sites between 450m² and 650m² the total area of all attached or detached garages doors or the open façade of a carport fronting the street shall not occupy more than 35% of the active building frontage.
- (2) For the purposes of this I530.6.7(1), the active building frontage is:
 - (a) the front façade of a dwelling including any attached or detached garage that faces the street but excluding:
 - (i) any vertical faces that are located more than 3m to the rear of the garage door; and

- (ii) any roof.

I530.6.8. Daylight for two or more dwellings on a site

- (1) Standard H4.6.12 from the Residential - Mixed Housing Suburban Zone applies to two or more dwellings on a site.

I530.6.9. Subdivision layout

- (1) The layout of subdivision within the precinct must be in accordance with Orewa 2: Precinct Plan 1.

I530.6.10. Indicative roads

- (1) Roads within the precinct must comply with the road cross-sections in Figure I530.6.10.1 Orewa 2 precinct - Collector road and Figure I530.6.10.2 Orewa 2 precinct - Collector road park edge.
- (2) The indicative roads shown on Orewa 2: Precinct plan 1 and Orewa 2: Precinct plan 2 – sub-precincts must be formed and vested with Council except,
 - (a) the alignment of that part of the indicative road specifically identified on the Orewa 2: Precinct Plan 1 may be varied;
 - (b) the points at which a road (which is not a local road) links with an existing road or another indicative road must not be varied.
 - (c) the alignment of a road at the point where an indicative road crosses a site precinct boundary must not be varied, except with the agreement of the adjoining property owner at the time of subdivision.

Figure I530.6.10.1 Orewa 2 precinct - Collector road

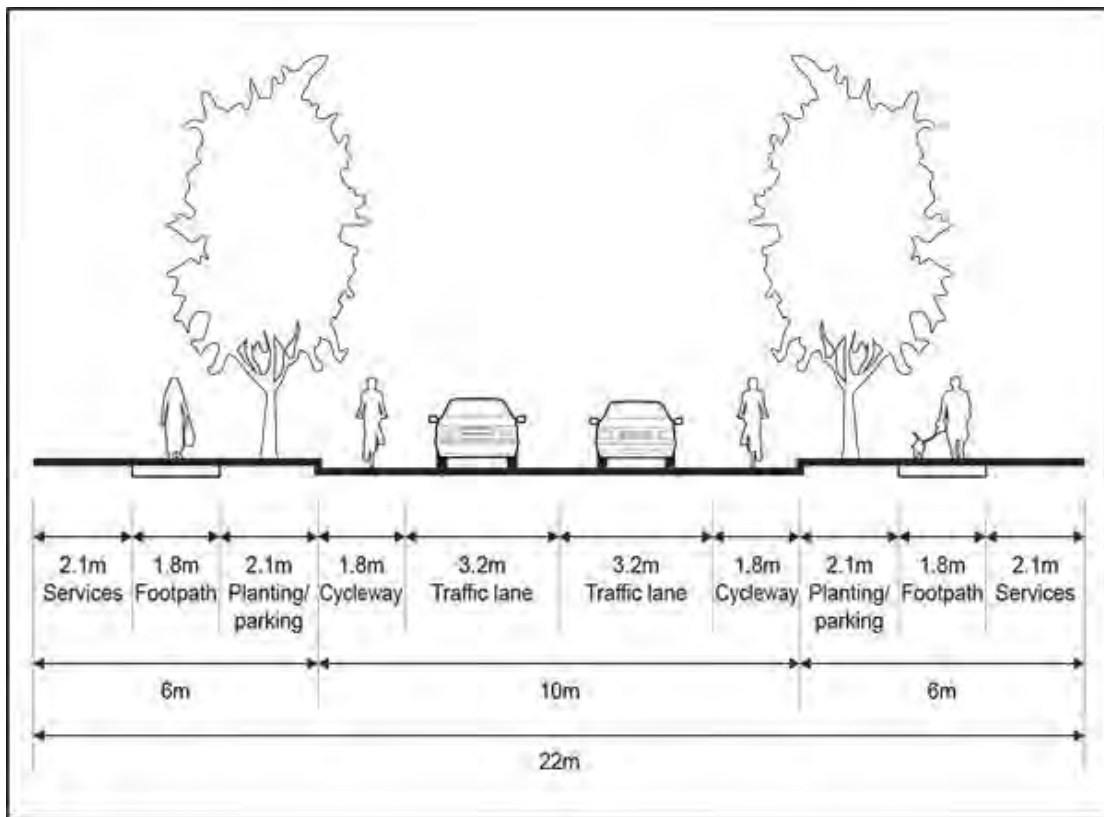
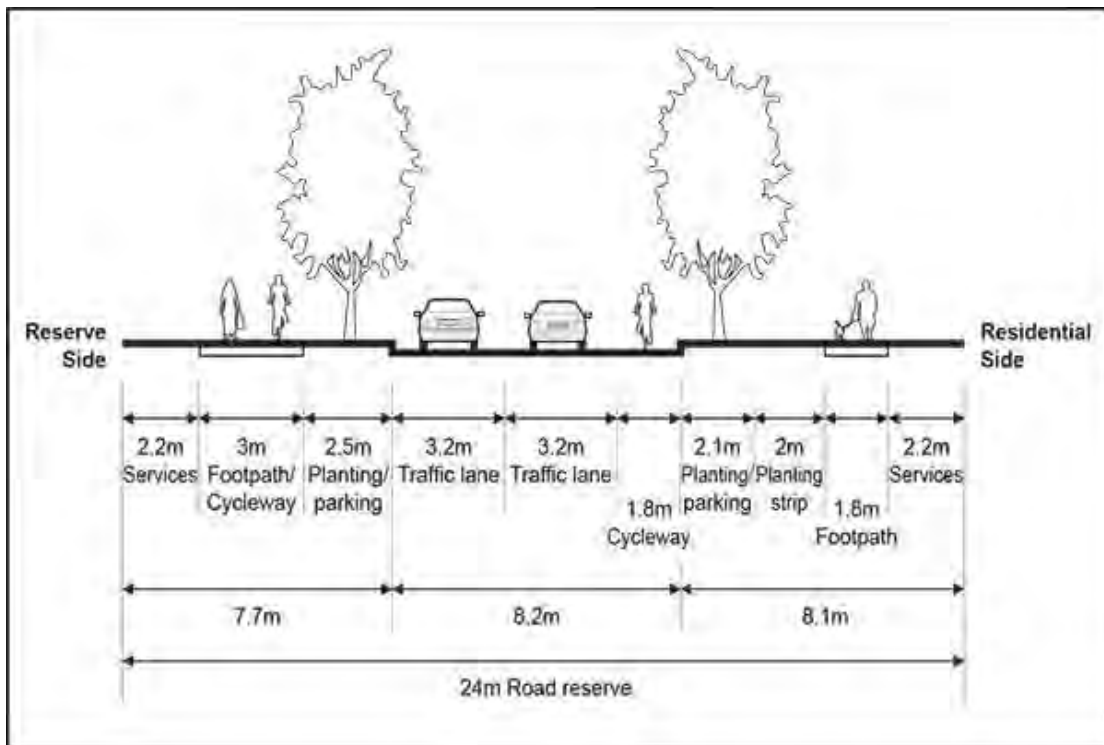


Figure I530.6.10.2 Orewa 2 precinct - Collector road park edge



I530.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I530.8. Assessment – restricted discretionary activities

I530.8.1. 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) Two or more dwellings on a site: design, location and scale.
- (2) Buildings, infrastructure, transport and subdivision:
 - (a) design, location and scale;
 - (b) the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, pedestrian linkages, other infrastructure, open spaces, land contours, and infrastructure location;
 - (c) the effects of land instability;
 - (d) consistency with Orewa 2: Precinct plan 1 and Orewa 2: Precinct plan 2 – sub-precincts;
 - (e) integration between sub-precincts, and development outside the precinct

I530.8.2. 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.

I530.8.2.1. Design, location and scale

- (1) The extent to which buildings, development and subdivision are consistent with:
 - (a) policies for the precinct; and
 - (b) Orewa 2: Precinct plan 1 and Orewa 2: Precinct plan 2 sub-precincts.
- (2) The extent to which sites proposed for two or more dwellings on the site have sufficient street frontage to allow dwellings to face on to the street.
- (3) The extent to which landscaping is used to off-set the visual effect of new buildings and a high standard of amenity is achieved that complements and enhances the natural landscape character of adjoining land.
- (4) The extent to which development avoids the degradation of natural permanent watercourses and does not destroy or reduce their ability to

support in-stream flora and fauna, and adequate riparian buffers are provided.

- (5) The extent to which development provides a good standard of aural and visual amenity, particularly between residential activities and non-residential activities and between residential activities and roads.
- (6) The extent to which the bulk and scale of the building is consistent with the character of existing development in the sub-precinct or adjoining sub-precinct.
- (7) The extent to which the design or location of development adjacent to strategic routes and district arterial routes avoids or mitigates potential reserve sensitivity effects on sensitive activities.
- (8) The extent to which the subdivision provides for various site sizes to be spread throughout the sub-precinct.

I530.8.2.2. Two or more dwellings on a site

- (1) Development of two or more dwellings on a site will be assessed against the relevant assessment criteria in the Residential - Mixed Housing Suburban Zone.
- (2) The extent to which sites proposed for two or more dwellings on the site have sufficient street frontage to allow dwellings to face on to the street.

I530.8.2.3. Transport

- (1) The extent to which the proposed roads comply with Orewa 2: Precinct plan 1: and Orewa 2: Precinct plan 2 – sub-precincts.
- (2) The extent to which a proposed street network ensures well-connected, attractive and safe transport routes, with appropriate provision for:
 - (a) pedestrian, cycle and vehicle movements car parking;
 - (b) infrastructure services; and
 - (c) street tree planting and landscape treatment consistent with the overall existing or introduced environmental context.
- (3) The extent to which local road network provides an efficient and legible roading system so as to reduce trip distances and to improve local accessibility to community facilities, reserves and retail activities.
- (f) The extent to which effects of development on the wider road network are avoided, remedied or mitigated.

I530.8.2.4. Infrastructure

- (1) The extent to which roads create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.
- (2) The extent to which infrastructure for stormwater, wastewater and water supply is designed to ensure minimisation of water use, storm and wastewater generation and maximise water re-use.
- (3) The extent to which infrastructure is provided to serve any new development.
- (4) Whether the management of stormwater flows is consistent with the relevant network consent.
- (5) The extent to which development retains, enhances and provides protection for riparian margins, coastal edges and esplanade reserves.
- (6) Whether the areas of open space and walkways are provided and identified on subdivision.

I530.8.2.5. Subdivision and development

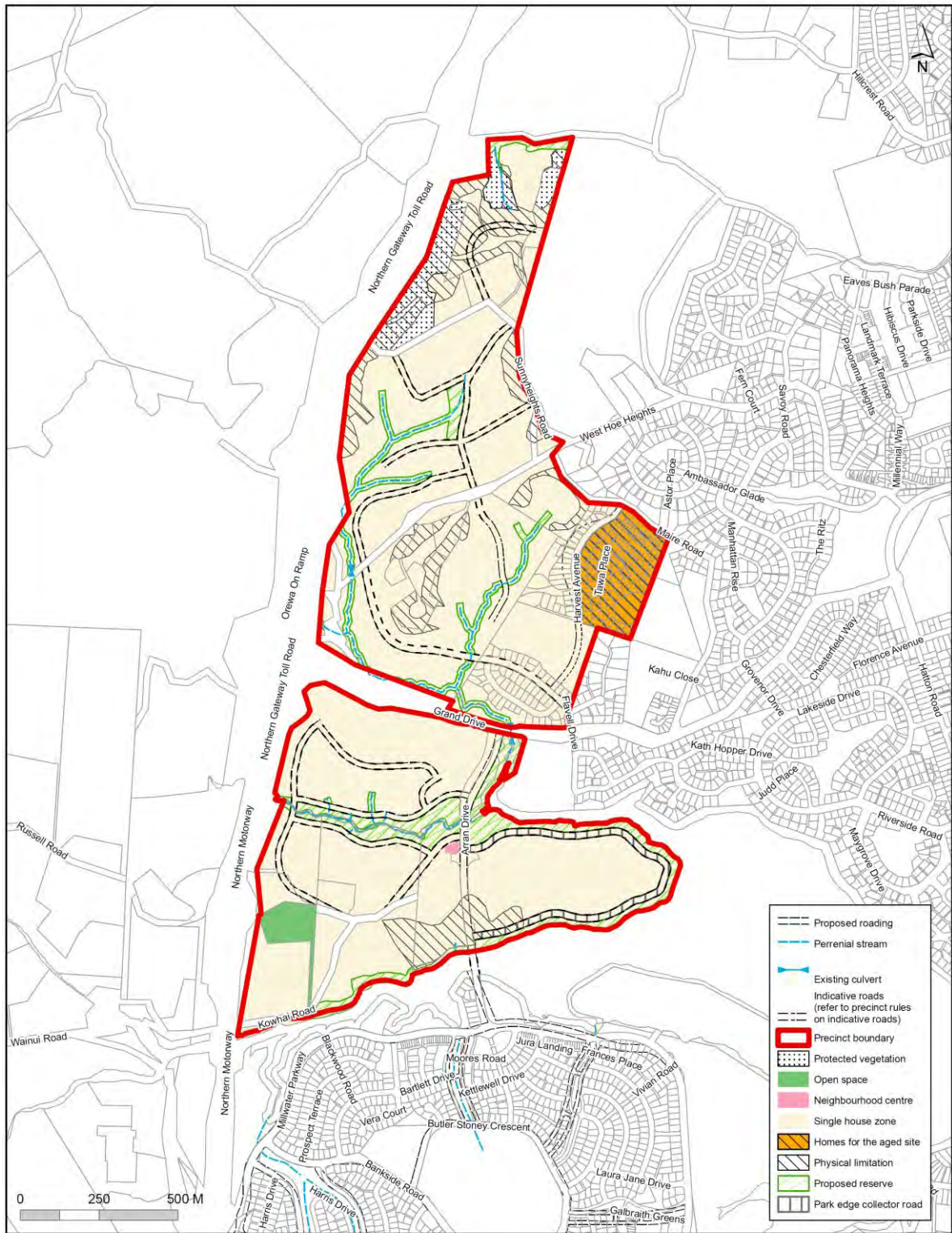
- (1) The extent to which the location of infrastructure servicing the area, and open space, results in an integrated network that is adequate to meet the needs of the overall sub-precinct.
- (2) The extent to which a legible public street pattern is created with street blocks having a maximum plan dimension in any direction of 250m and a maximum block perimeter of 800m.
- (3) The extent to which public parks and reserves are bounded by public streets for 75% of their entire perimeter, (excluding any coastal frontage) taking into account topographical, watercourse and vegetation features
- (4) The extent to which low intensity development is located within the Physical Limitations Area. The minimum net site area or average net area for sites within the Physical Limitations Areas may be reduced if the Council is satisfied that:
 - (a) the geotechnical constraints are removed as shown on a consented subdivision scheme plan, or
 - (b) a smaller net site area or average net area can be justified in geotechnical terms.

I530.9. Special information requirements

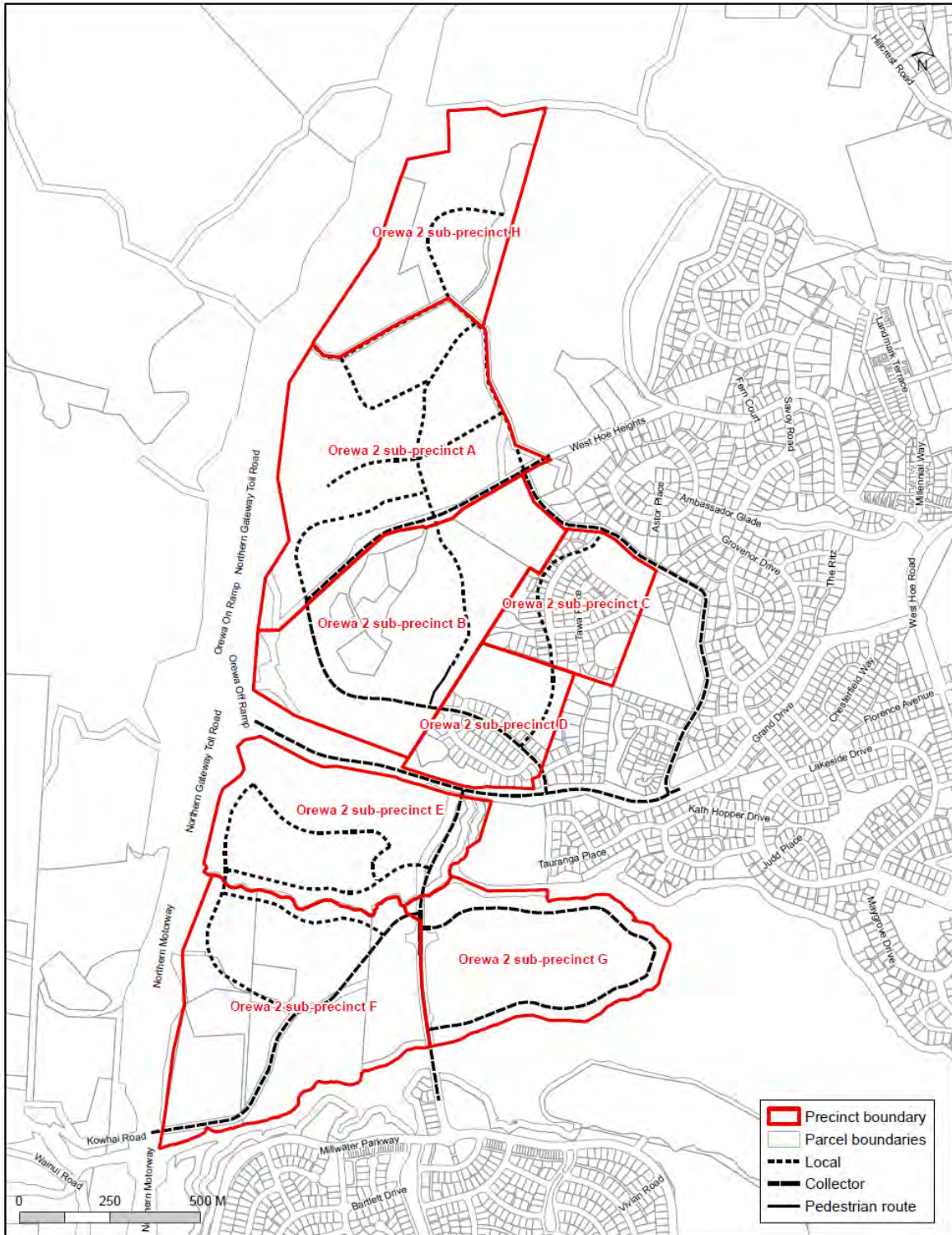
There are no special information requirements in this precinct.

I530.10. Precinct plans

1530.10.1 Orewa 2: Precinct plan 1



1530.10.2 Orewa 2: Precinct plan 2 – sub-precincts



I531. Orewa 3 Precinct

I531.1. Precinct Description

The Orewa 3 Precinct is located off West Hoe Heights Road, Orewa. The precinct is constrained by onsite features including geotechnical instability and native biodiversity. To respond to, and manage these constraints, a more intensive form of development is enabled by the precinct in areas free from constraints. The precinct contains eight sub-precincts which control the maximum number of dwellings.

The zoning of land within the Orewa 3 Precinct is Residential - Single House Zone.

I531.2. Objectives

- (1) Opportunities for residential development are provided.
- (2) The risk posed by natural hazards is avoided, remedied and mitigated.
- (3) Native biodiversity, natural landscape qualities and significant natural areas are protected and enhanced.
- (4) Infrastructure appropriate for the intensity of development within the precinct is provided.
- (5) Development and/or subdivision within the precinct facilitates a transport network that:
 - (a) integrates with, and avoids adverse effects on the safety and efficiency of the transport network of the surrounding area, including any upgrades to the surrounding network;
 - (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities and vehicles; and
 - (c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

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

I531.3. Policies

- (1) Manage the impact of bulk earthworks on geotechnical stability and visual amenity.
- (2) Maintain the efficient road network.
- (3) Avoid adverse cumulative effects of activities and subdivision upon the biodiversity, character and amenity values in the precinct.
- (4) Enable intensive residential development, within a cap, in identified areas and avoid development outside of those areas.

(5) Avoid rear sites.

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

I531.4. Activity table

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

Table I531.4.1 specifies the activity status of land use, development and subdivision activities in the Orewa 3 Precinct pursuant to section 9(3) and section 11 of the Resource Management Act 1991. A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Table I531.4.1 Activity Table

Activity		Activity status
Use		
(A1)	One dwelling per site	P
(A2)	Two or more dwellings per site	RD
(A3)	Commercial services and retail shops up to a maximum of 2,200m ² gross floor area in total in sub-precinct B where: <ul style="list-style-type: none"> • a maximum of 1,100m² is retail; and • no individual shop is greater than 200m² gross floor area 	RD
Subdivision		
(A4)	Subdivision	
(A5)	Subdivision for rear sites	NC

I531.5. Notification

- (1) Any application for resource consent for an activity listed in Table I531.4.1 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).

I531.6. Standards

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

All activities listed in Table I531.4.1 and Table H3.4.1 in H3 Residential – Single House Zone must comply with the following standards.

I531.6.1. Dwellings

- (1) All the following standards from the Residential – Mixed Housing Urban Zone apply to all to dwellings in this precinct:

- (a) H5.6.4 Building Height;
- (b) H5.6.5 Height in relation to boundary;
- (c) H5.6.6 Alternative height in relation to boundary;
- (d) H5.6.7 Height in relation to boundary adjoining lower intensity zones;
- (e) H5.6.8 Yards;
- (f) H5.6.9 Maximum impervious areas;
- (g) H5.6.10 Building coverage;
- (h) H5.6.11 Landscaped Area;
- (i) H5.6.12 Outlook space;
- (j) H5.6.13 Daylight;
- (k) H5.6.14 Outdoor living space;
- (l) H5.6.15 Side and rear fences and walls.

I531.6.2. Number of dwellings

- (1) The number of dwellings per sub-precinct must not exceed the numbers as set out in Table I531.6.2.1.

Table I531.6.2.1 Maximum number of dwellings

Sub-precinct	Dwellings
A	201
B	85
C	50
D	160
E	120
F	100
G	120
H and I	open space
Total	836

I531.6.3. Esplanade reserves

- (1) The esplanade reserves shown on Precinct Plan 1 must be vested in the Council.
- (2) Any activity that does not comply with I531.6.3(1) is a discretionary activity.

I531.6.4. Public open space

(1) Public open spaces shown on Precinct Plan 1 must be protected as reserve or by covenant.

(2) Any activity that does not comply with I531.6.4(1) is a discretionary activity.

I531.6.5. Buildings and building platforms

(1) All buildings and building platforms must be sited within the development platforms identified in Precinct Plan 1. This includes any building and is not limited to buildings associated with a residential development.

(2) Any activity that does not comply with I531.6.5(1) is a discretionary activity.

I531.6.6. Roads

(1) Roads must be constructed according to the general alignment shown in the Precinct Plan 1 in accordance with council's engineering standards, including Auckland Transport's Code of Practice and shall be vested in council.

(2) Any activity that does not comply with I531.6.6(1) is a discretionary activity.

I531.6.7. Stormwater

(1) All stormwater ponds must be constructed and commissioned:

(a) prior to impervious surfaces being formed within sub-precincts B-F;

(b) prior to impervious surfaces being created for roads shown on Precinct Plan 1; and

(c) prior to the issuing of under section 224(c) of the Resource Management Act 1991 a certificate for any subdivision for the creation of a precinct site and or for any subdivision within sub-precincts B-F.

(2) Any activity that does not comply with I531.6.7(1) is a discretionary activity.

I531.6.8. Significant Ecological Areas

(1) All land within the Significant Ecological Areas Overlay must be protected by covenant in accordance with the protection of native bush requirements in section E38.7.2.5 of Auckland-wide subdivision rules at the time of the first subdivision for the creation of a site within a sub-precinct and or for any subdivision within a development area.

(2) The area shown on Precinct plan 1 as open space at the eastern extremity of the spur in sub-precinct B must be replanted to the re-vegetation planting standard in I531.6.9 within 12 months of the completion of earthworks.

(3) Any activity that does not comply with I531.6.8(1) is a discretionary activity.

I531.6.9. Planting

(1) The planting of native vegetation required in I531.6.8(2) must meet the following standards:

- (a) a survival rate such that planting will be established to a minimum 90 per cent of the original density specified before the project is signed off as complete;
 - (b) a density of 5,100 stems per hectare at approximately 1.4m centres in former forest areas, reducing to 1m centres (10,000 stems per hectare) in kikuyu and wetland environments, and riparian margins;
 - (c) all stock must be fenced within grazing areas using a stock-proof fence to avoid potential access into existing native vegetation or new native planting;
 - (d) all plants must be sourced from the ecological district and be appropriate for the soil, aspect, exposure and topography;
 - (e) at planting each plant must be fertilised in accordance with the recommendations of the revegetation report submitted as part of the planting plan assessment; and
 - (f) planting undertaken must reflect the composition of former natural vegetation likely to have occupied the site and have regard to natural processes of succession.
- (2) The maintenance of native plantings must meet the following standards:
- (a) maintenance must occur for a minimum of five years or until canopy closure has been achieved within 5 years;
 - (b) maintenance must include the on-going replacement of plants that do not survive;
 - (c) all invasive weeds shall be eradicated from the planting site both at the time of planting and on an on-going basis and plants released from kiuyu as necessary to ensure adequate growth;
 - (d) animal pest control must occur.
- (3) The first subdivision application must include a pest and weed control management plan for all of the land within the precinct which details the methods, timeline, monitoring and maintenance of an on-going programme and include possum, rodent and mustelid control and the control of plant pests.
- (4) Any activity that does not comply with I531.6.9(1), (2) and (3) is a discretionary activity.

I531.6.10. Subdivision

- (1) The subdivision standards in Chapter E38 Urban subdivision apply and the following additional standard applies to subdivision that is a restricted discretionary activity:

(a) a proposed site with a net site area of 600m² or less, shall contain a square measuring 15m x 15m.

(2) Any activity that does not comply with I531.6.10(1)(a) is a discretionary activity.

I531.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I531.8. Assessment – restricted discretionary activities

I531.8.1. Matters of discretion

The council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide and H5 Residential – Mixed Housing Urban Zone provisions.

(1) Subdivision:

- (a) development staging;
- (b) development platforms;
- (c) roads;
- (d) esplanade reserve and open spaces;
- (e) stormwater management;
- (f) methods for managing geotechnical restraints; and
- (g) retaining walls over 1.5m.

(2) Dwellings/buildings:

- (a) development design;
- (b) building interface with streets and public areas;
- (c) design of car parking;
- (d) access and servicing; and
- (e) dwelling design.

I531.8.2. 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; the extent to which:

- (a) sub-precincts are staged in accordance with Precinct plan 1. Sub-precincts do not need to be staged consecutively;

- (b) building is within the development platforms provided for in Precinct plan 1;
 - (c) roading, streets and accessways are provided in accordance with Precinct plan 1;
 - (d) sites have direct access and frontage to the roads shown in Precinct plan 1 or new through roads;
 - (e) short cul-de-sac's and access sites are avoided except where necessary to manage site constraints, such as topographical constraints.
 - (f) esplanade Reserves and open spaces:
 - (i) protect Significant Ecological Areas located within the precinct ; and
 - (ii) esplanade reserves located on the Precinct plan 1 are vested and the open spaces protected.
 - (g) stormwater management methods and types minimise lifecycle and maintenance costs;
 - (h) infrastructure is privately owned and managed;
 - (i) leachate from any old landfill does not enter the stormwater ponds;
 - (j) methods for managing geotechnical constraints are designed to minimise long term maintenance requirements and avoid this infrastructure being vested or maintained as a public asset;
 - (k) potential adverse effects of retaining walls over 1.5m in height, in particular extensive and unrelieved blank faces, are avoided or mitigated by methods such as the location and design of buildings, landscaping and or the design, orientation and treatment of the walls; and
 - (l) the effects of development on the wider road network are avoided, remedied or mitigated.
- (2) The location, scale, and external appearance of buildings achieves integration with roads and other land uses within the development site.

I531.9. Special information requirements

- (1) An application including replanting must be accompanied by:
- (a) pre-planting site assessment containing:
 - (i) the characteristics of the soil (ie. clay, silt, loam etc);
 - (ii) soil drainage and wetness;
 - (iii) topography of the area to be planted;

- (iv) aspect of the area to be planted;
- (v) exposure of site to wind, sunlight and salt spray;
- (vi) presence of animal pests and weeds; and
- (vii) any restrictions on planting, such as safety issues, maintenance of views etc.

(b) planting plan assessment containing

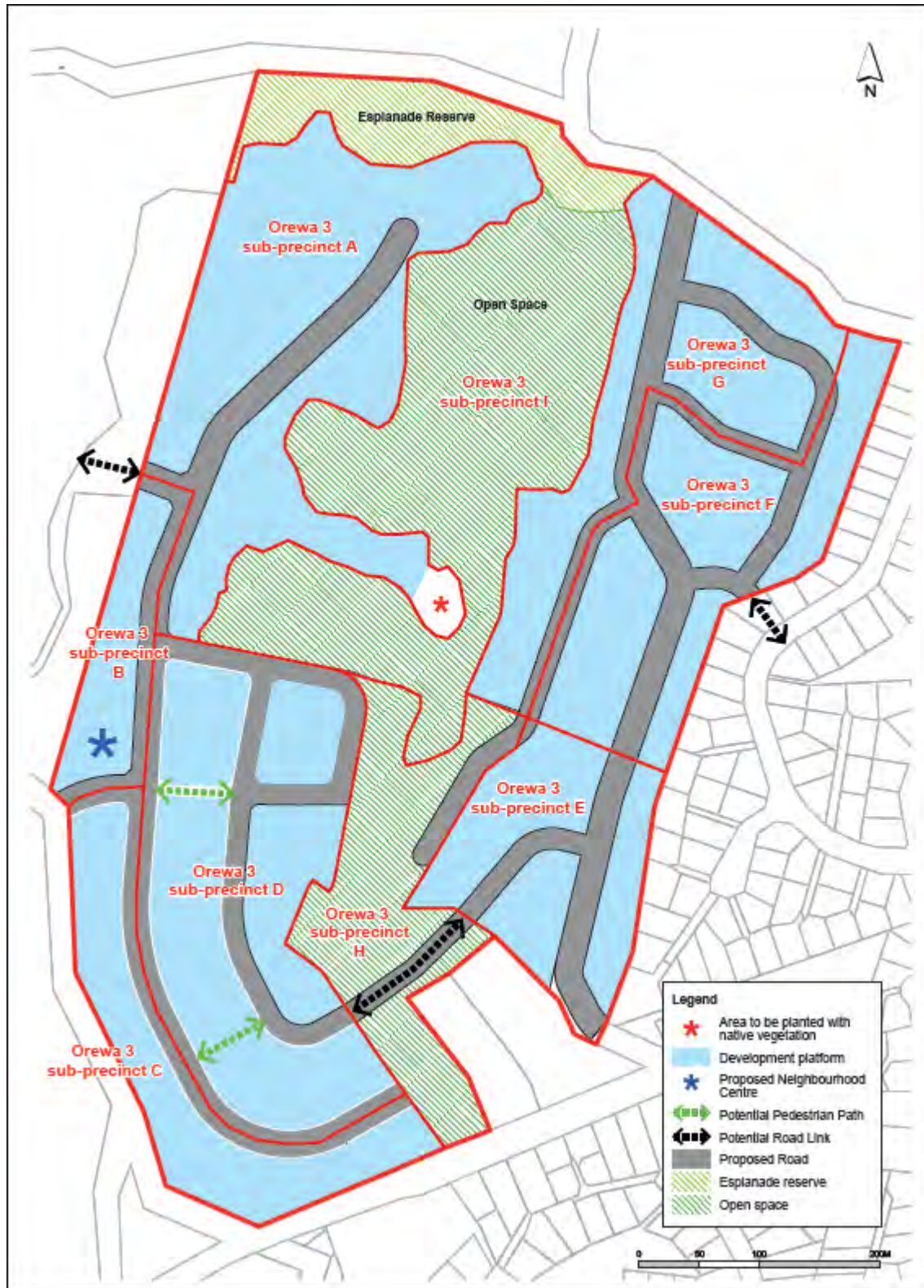
- (i) purpose of the planting, including hill country erosion control, streambank erosion control, buffer planting to protect edges of existing bush, water quality enhancement, retirement of marginally economic land;
- (ii) location and extent of planting;
- (iii) site preparation for planting, including stock-proof fencing of planting areas, weed and animal pest control;
- (iv) site planting, including species to be planted, size of plants, and where they are to be planted, density of planting, and sourcing of plants;
- (v) maintenance of planting, including releasing plants, fertiliser, animal pest, weed control and pruning;
- (vi) in relation to fertiliser, consideration must be had to potential effects on waterways.

(c) monitoring report containing

- (i) success rates, including growth rates and number of plants lost; and
- (ii) recommendations for replacement of dead plants.

I531.10. Precinct plans

H1.10.1 Orewa 3: Precinct plan 1



I532. Pinewoods Precinct

I532.1. Precinct Description

The Pinewoods Precinct occupies approximately 13.3 hectares of coastal land on the southern side of the Orewa Estuary, legally described as Lot 2 Deposited Plan 209844, that is owned and managed by a single-purpose entity. A camping ground was formally established within the site in 1949 and has since evolved into an estate comprising a mixture of dwellings (many of which are occupied on a continuous basis), cabins, caravan, mobile camping vehicles and tenting sites, communal facilities, administrative buildings, and associated amenities.

The purpose of the Pinewoods Precinct is to enable the ongoing use and development of the Pinewoods Precinct for a range of dwellings occupied on a permanent or non-permanent basis, camping sites, cabins, caravans and mobile camping vehicles while protecting the amenity of adjoining sites.

The zoning of land within this precinct is Residential - Single House Zone. The coastal edge of this precinct is identified within the Outstanding Natural Features Overlay and two areas are scheduled in the Significant Ecological Areas Overlay. The Notable Tree Overlay also applies to the precinct.

I532.2. Objectives

- (1) The Pinewoods Precinct provides for a range of dwellings occupied on a permanent or non-permanent basis, camping sites, cabins, caravans and mobile camping vehicles, and for future development to meet the needs of current and future residents, occupiers and visitors.
- (2) The unique built form, and social, cultural and historic attributes of the Pinewoods Precinct are recognised and their retention and continuation enabled.
- (3) The effects of new structures are managed to maintain the amenity values of sites adjoining the Pinewoods Precinct.

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

I532.3. Policies

- (1) Enable development of the site in accordance with the Pinewoods Precinct Plan whilst ensuring that the overall site complies with the Residential -Single House Zone building coverage and impervious surfaces standards.
- (2) Enable dwellings, cabins, caravan, mobile camping vehicles and tent sites, communal facilities, administrative buildings, and associated amenities, such as ablution and recreational facilities, of a scale appropriate to the precinct.
- (3) Require new buildings to be located and designed so that they are of a scale and design that is visually consistent with existing development within the Pinewood Precinct.

- (4) Protect the amenity of sites adjoining the Pinewoods Precinct by requiring compliance with the Residential - Single House Zone height to boundary and yard controls at the interface to abutting sites.

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

I532.4. Activity table

Table I532.4.1 Activity table specifies the activity status of land use / development activities in the Pinewoods Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in Table **Error! Reference source not found.**1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply

Table 1532.4.1 Activity table

Activity		Activity status
Use		
Residential		
(A1)	Camping Grounds	P
(A2)	Dwellings	
Development		
(A3)	Buildings less than 100sqm GFA	P
(A4)	Buildings more than 100sqm GFA	RD
(A5)	Activity or Development not located in accordance with the Pinewoods Precinct: Precinct Plan 1.	D

I532.5. Notification

- (1) Any application for resource consent for an activity listed in Table I532.4.1 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).

I532.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct in addition to Standards I532.6.1 to I532.6.3 below, except the following Residential - Single House Zone standards:

- Standard H3.6.7 Height in relation to boundary
- Standard H3.6.8 Yards

- Standard H3.6.9 Maximum impervious area
- Standard H3.6.10 Building coverage

are to be applied as set out in Standard I532.6.2(1), (2) and (3) below.

Residential - Single House Zone Standards H3.6.11 Landscaped area and H3.6.12 Side and rear fences and walls of the do not apply in this precinct.

All activities listed as permitted or restricted discretionary activities in Table I532.4.1 Activity Table must comply with the following standards.

I532.6.1. Activity and Development

- (1) Activity and Development must be located in accordance with the Pinewoods Precinct: Precinct plan 1.
- (2) Development within the Pinewoods Precinct must be limited to the following:
 - (a) 275 dwellings; and
 - (b) 200 camping sites; comprising either of cabins, caravans, mobile camping vehicles and/or tent sites.

I532.6.2. Compliance with Residential - Single House Zone standards

- (1) Structures are required to comply with the following standards in the Residential - Single House Zone with respect to external Pinewoods Precinct boundaries only and not in respect of any internal boundaries within the Precinct:
 - (a) Standard H3.6.7 Height in relation to boundary
 - (b) Standard H3.6.8 Yards.
- (2) For the purposes of clarity, compliance with the Residential - Single House Zone;
 - (a) Standard H3.6.9 Maximum impervious area; and
 - (b) Standard H3.6.10 Building coverage;must be assessed on the basis of aggregate areas for the Pinewoods Precinct site as a whole, and not applied to specific sites within the precinct.
- (3) Accommodation structures in the Pinewoods Precinct are not required to comply with the following standards in the Residential - Single House Zone:
 - (a) Standard H3.6.11 Landscaped area; and
 - (b) Standard H3.6.12 Side and rear fences and walls.

I532.6.3. Term of Continuous Occupancy for Dwellings

- (4) No continuous term of occupancy restriction applies to dwellings in the Pinewoods Precinct.

I532.7. Assessment – controlled activities

I532.7.1. Matters of control

There are no controlled activities in this precinct.

I532.8. Assessment – restricted discretionary activities

I532.8.1. Matters of discretion

The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (1) Structures greater than 100m² gross floor area:
 - (c) visual amenity as perceived from beyond the site boundaries.

I532.8.2. Assessment criteria

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

- (1) Structures greater than 100m² gross floor area:
 - (a) visual amenity
 - (i) Structures should be designed and located on the site to be sympathetic to existing structures within the Pinewoods Precinct.
 - (ii) When viewed from public areas and abutting sites, the alignment, form and location of structures should consider and respond to the established pattern of development within the site and not be visually dominant.
 - (iii) Building platforms and ancillary areas should be located and designed to respond to the natural landform and site orientation in an integrated manner.

I532.9. Special information requirements

There are no special information requirements in this precinct.

I532.10. Precinct plans

I532.10.1 Pinewoods : Precinct plan 1



I533. Red Beach Precinct

I533.1. Precinct Description

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

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

The precinct includes three sub-precincts:

- Sub-precinct A provides for Large Lots with a minimum lot size 600m²
- Sub-precinct B provides for Medium Lots with a minimum lot size 450m²
- Sub-precinct C provides for Small Lots, as for the Residential - Mixed Housing Suburban Zone.

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

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

I533.2. Objectives

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

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

I533.3. Policies

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

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

I533.4. Activity table

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

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

Table I533.4.1 Activity table

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

I533.5. Notification

- (1) Any application for resource consent for an activity listed in Table I533.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I533.6. Standards

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

- H5 Residential - Mixed Housing Urban Zone, Standard H5.6.12 Outlook Space

- E38 Subdivision – Urban, Table E38.8.2.3.1: Minimum net site area for subdivisions in residential zones for subdivisions with a parent site of less than 1 ha
- E38 Subdivision – Urban, Table E38.8.3.1.1: Minimum net site area for subdivisions in residential zones for subdivisions with a parent site of 1 ha or more

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

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

Table I533.6.1.1

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

I533.6.2. Building height

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

I533.6.3. Height in relation to boundary

- (1) Buildings must not exceed a height equal to 3m plus the shortest horizontal distance (45°) between that part of the building and any boundary of the site (except a front boundary) on which the building is to be located.
- (2) This control does not apply:
- (a) To a boundary adjoining a site within an open space zone exceeding 2000m²;
 - (b) Where a boundary abuts an entrance strip to an adjoining site, forms part of a legal right of way, pedestrian access way, or access site. Therefore, this control applies from the farthest boundary of the entrance strip or the legal right of way, pedestrian access way or access lot; and
 - (c) To existing or proposed internal site boundaries.

I533.6.4. Yards

- (1) A building or parts of a building must be setback from the front boundary by a minimum depth of 3m, except that:

(a) Bay windows, steps, verandahs, porches and balconies may protrude into the front yard, but must be no closer than 1.5m from the front boundary.

(2) A building or parts of a building must be setback from the side yard boundary by a minimum depth of 1.2m.

(3) A building or parts of a building must be setback from the rear yard boundary by a minimum depth of:

(a) 3m on a rear site (on a rear site every yard is a rear yard); or

(b) 6m on front and corner sites.

I533.6.5. Maximum impervious area

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

I533.6.6. Building coverage

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

I533.6.7. Minimum landscape area

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

I533.6.8. Fencing

(1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below:

(a) 1.2m within front yards unless all parts of the fence or wall above 1.2m in height are more than 50% visually open.

(b) 2.5m within side yards.

I533.6.9. Subdivision

I533.6.9.1. Minimum net site area

Table I533.6.9.1.1

Precinct	Minimum net site area
Sub-precinct A shown in Precinct plan 1	600m ²
Sub-precinct B shown in Precinct plan 1	450m ²
Sub-precinct C	See Residential – Mixed Housing provisions

I533.6.9.2. Roading

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

I533.7. Assessment – controlled activities

There are no controlled activities within this precinct.

I533.8. Assessment – restricted discretionary activities

I533.8.1. Matters of discretion

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

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

I533.8.2. Assessment criteria

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

- (1) the extent to which the use, development or subdivision is consistent with Red Beach: Precinct plan 1:
 - (a) whether the loss of trees and vegetation is mitigated through the provision of new planting and the re-use of existing semi-mature trees in road reserves and reserves;
 - (b) the extent to which landscaped gateway features are provided at locations indicated on Red Beach: Precinct plan 1;
 - (c) whether any trees selected for relocation and replanting as part of the development are of a type appropriate for the development, the size and health of which will ensure there is a high probability of replanting being successful, in both establishment and maintenance, in both the short and long term. Specifically the following matters are to be assessed: the existing health and structure of the tree; the timing of relocation; the soil

type and profile, and its influence in obtaining a viable rootball; the location of services both above and below ground in close proximity to the tree; the ability to obtain necessary access for required machines; the compatibility of the tree to its new location; and requirements for after-care maintenance following relocation;

- (d) whether the history of the site and the relationship local iwi have with the site is reflected in the subdivision;
- (e) whether any existing trees and/or vegetation to be retained in-situ on the site, are assessed in terms of their health and likelihood to survive in both the short and the long term and whether they are compatible with other landscaping proposed; and
- (f) the extent to which the provision of internal roading and transport infrastructure, including the installation of traffic signals on Red Beach Road and the Hibiscus Coast Highway are staged in order to avoid adverse effects on the surrounding transport network.

(2) layout and design of the subdivision:

(a) the extent to which subdivision implements and is consistent with:

- (i) Red Beach: Precinct plan 1;
- (ii) the roading locations and typologies contained in the Red Beach: Precinct plans 1 and 2; and
- (iii) the objectives and policies for the precinct.

(3) for stormwater design, overland flow paths and ownership of treatment devices:

- (a) whether space provided for stormwater attenuation is safe, has adequate access and does not incorporate steep slopes;
- (b) whether the development limits the peak flows to, or less than pre-development flows for the fifty per cent, ten per cent, and one per cent annual exceedance probability rainfall events;
- (c) whether the development adversely affects downstream flows, including the duration of downstream flow, for the fifty per cent, ten per cent, and one per cent annual exceedance probability flows;
- (d) the extent to which stormwater management devices associated with the development are built by the developer and vested in Council;
- (e) whether the activity has an adverse effect on water quality, flood levels, flood storage on any existing infrastructure; and
- (f) whether the development provides for adequate and safe overland flow paths within the development.

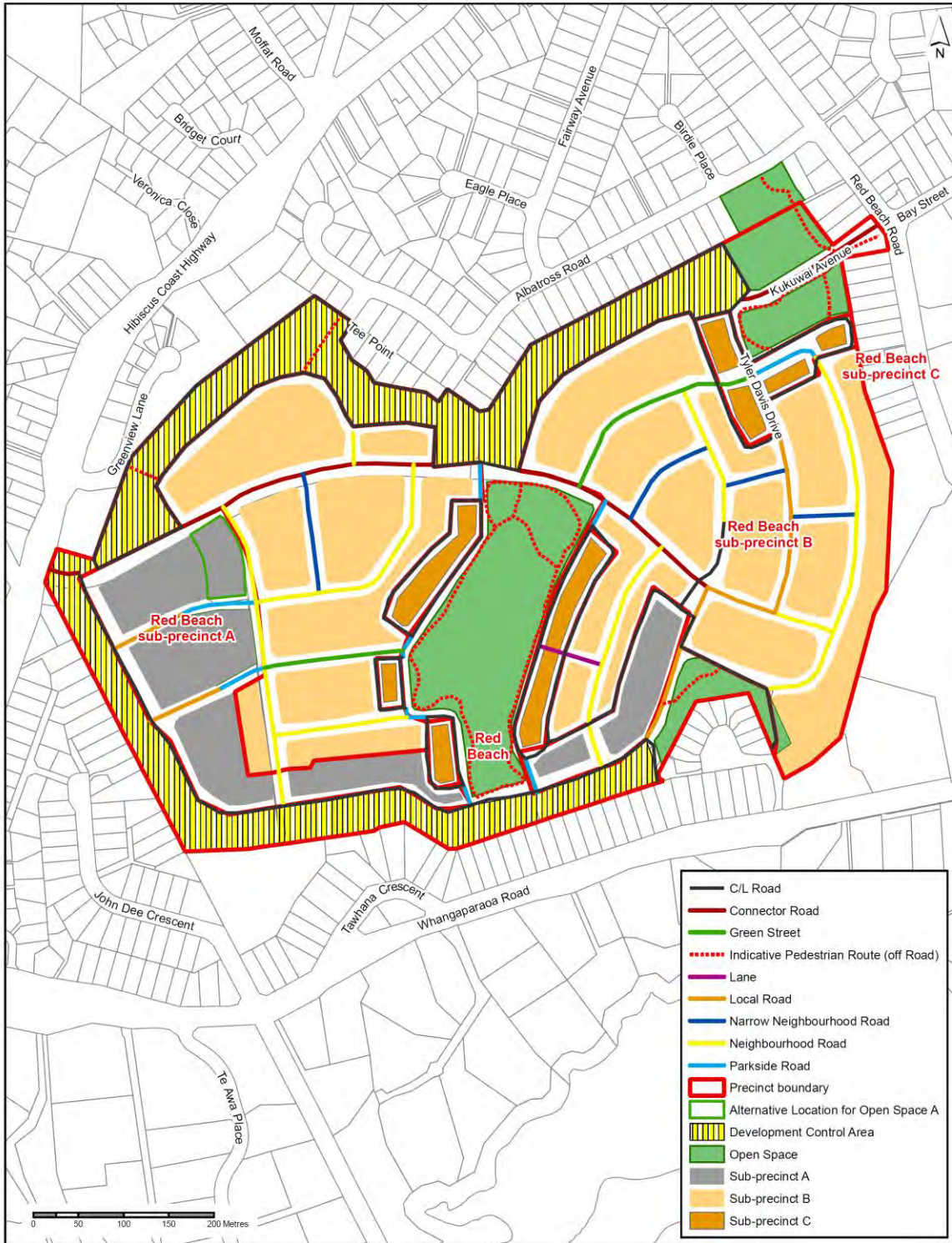
I533.9. Special information requirements

An application for subdivision must be accompanied by:

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

I533.10. Precinct plans

I533.10.1. Red Beach: Precinct plan 1



I533.10.2. Red Beach: Precinct plan 2



I534. Riverhead 3

I534.1. Precinct Description

The Riverhead 3 precinct is located immediately to the north of the Riverhead township and includes approximately 82 hectares of land.

The land is heavily vegetated with regenerating native bush and slopes steeply from the northern boundary with the Riverhead Forest. It is bordered to the south by the Wautaiti and Rangitopuni Streams, and an unnamed watercourse runs through the western portion of the land.

The purpose of the precinct is to enable subdivision and development beyond that provided for in the Rural – Rural Conservation Zone, and for a greater level of vegetation removal than is provided for in scheduled significant ecological areas. The precinct manages the effects of subdivision and development on ecological and natural character values and protects the area identified as being most ecologically sensitive.

The Riverhead 3: Precinct plan 1 – Ecological sensitivity identifies the areas that have capacity for additional development and where development should occur in response to the ecological and natural characteristics of the land. Future development is directed away from the regenerating native bush habitat in the central part of the site and towards the road boundaries.

The land within this precinct is zoned Rural – Rural Conservation Zone and is scheduled as a significant ecological area in D9 Significant Ecological Areas Overlay.

I534.2. Objectives [rp/dp]

- (1) An appropriate level of subdivision and development is enabled.
- (2) Subdivision and development is managed to avoid significant adverse effects on natural character and biodiversity values.
- (3) The vegetation, biodiversity and natural character values of the most ecologically sensitive area within the precinct are protected.

The Auckland-wide and Rural – Rural Conservation Zone objectives apply in this precinct in addition to those specified above.

I534.3. Policies [rp/dp]

- (1) Enable an appropriate level of subdivision and development, while protecting high quality indigenous vegetation, biodiversity and natural character values.
- (2) Require the particular characteristics of the land to be recognised and provided for in enabling subdivision and development including;
 - (a) the topography;
 - (b) indigenous vegetation and biodiversity values;
 - (c) natural character values; and

(d) the visual intrusiveness of buildings and roads.

(3) Avoid development in the area of high ecological sensitivity identified as “Nil Carrying Capacity” on Precinct Plan 1: Ecological Sensitivity.

(4) Avoid subdivision that provides for more than 30 lots.

The Auckland-wide and Rural – Rural Conservation Zone policies apply in this precinct in addition to those specified above.

I534.4. Activity table

The provisions in Auckland- wide and Rural - Rural Conservation Zone apply in this precinct unless otherwise specified below.

Table I534.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Riverhead 3 Precinct pursuant to section 9(2), 9(3) and 11 of the Resource Management Act 1991.

Table I534.4.1 Activity table

Activity		Activity status
Subdivision		
(A1)	Subdivision to a maximum total of 20 lots	RD
(A2)	Subdivision to a maximum total of 30 lots	D
(A3)	Subdivision of more than a maximum total of 30 lots	NC
(A4)	Subdivision with a minimum lot size of 1 hectare	RD
(A5)	Subdivision with a lot size of less than 1 hectare	D
(A6)	Building platforms within the area identified as “Nil Carrying Capacity” on Riverhead 3: Precinct Plan 1: Ecological Sensitivity	NC
Use		
Vegetation removal		
(A7)	Removal of up to 650m ² of vegetation per site outside the area identified as “Nil Carrying Capacity” on Precinct Plan 1: Ecological Sensitivity, other than other than removal to upgrade or extend existing tracks or roads to provide access to a site within the area marked ‘High Carrying Capacity’ or ‘Limited Carrying Capacity’ on Riverhead 3: Precinct Plan 1: Ecological Sensitivity	RD
(A8)	Removal of more than 650m ² of vegetation per site within areas identified as “High Carrying Capacity” and “Limited Carrying Capacity” on Riverhead 3: Precinct Plan 1: Ecological Sensitivity.	D
(A9)	Removal of vegetation within the area identified as “Nil Carrying Capacity” on Precinct Plan 1: Ecological Sensitivity other than removal required to upgrade or extend existing tracks or roads to provide access to a site within the area marked ‘High Carrying Capacity’ or ‘Limited Carrying	NC

	Capacity' on Riverhead 3: Precinct Plan 1: Ecological Sensitivity	
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I534.5. Notification

- (1) Any application for resource consent for an activity listed in Table I534.4.1 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).

I534.6. Standards

The Auckland-wide standards and H19 Rural – Rural Conservation Zone standards apply in this precinct in addition to the following standards.

I534.7. Assessment – controlled activities

There are no controlled activities.

I534.8. Assessment – restricted discretionary activities

I534.8.1. 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 H19 Rural – Rural Conservation Zone provisions and in the Auckland - wide E39 Subdivision – Rural provisions.

I534.8.1.1. Subdivision that does not exceed a maximum cumulative total of 20 lots with a minimum lot size of 1 hectare

- (1) Site suitability and design:
 - (a) Size and shape of lots.
 - (b) Access to sites.
 - (c) Location of building platforms.
- (2) Infrastructure and servicing:
 - (a) The provision of infrastructure, including water and wastewater.
 - (b) The methods of stormwater control and treatment and the location of stormwater devices.
- (3) Access:

- (a) The formation of new roads and/or the upgrading of existing roads to service subdivision, including the reinstatement of the bridge at the bottom of Cobbler's Lane.

I534.8.1.2. Removal of up to 650m² of vegetation per site outside the area identified as "Nil Carrying Capacity" on Precinct Plan 1: Ecological Sensitivity, other than removal to upgrade or extend existing tracks or roads to provide access to a site within the area marked 'High Carrying Capacity' or 'Limited Carrying Capacity' on Riverhead 3: Precinct Plan 1: Ecological Sensitivity

- (1) The area and extent of vegetation removal and the measures to remedy or mitigate adverse effects.
- (2) Effects on the natural character and biodiversity values, including of watercourses or streams, and the measures to remedy or mitigate adverse effects.

I534.8.2. 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 E39 Subdivision - Rural and H19 Rural – Rural Conservation Zone provisions.

I534.8.2.1. Subdivision that does not exceed a maximum cumulative total of 20 lots with a minimum lot size of 1 hectare

- (1) Site suitability and design:
 - (a) the extent to which site shapes and sizes respond directly to the topography, land stability, sensitive ecological areas, streams and watercourses;
 - (b) the extent to which the location of access to sites minimises the need for landform modification and the removal of indigenous vegetation;
 - (c) whether building platforms are appropriately located having regard to:
 - (i) any sensitive features or constraints identified from a site survey, including any geotechnical matters; and
 - (ii) the need to limit the extent of visual intrusion of buildings and the measures proposed to remedy or mitigate visual effects.
- (2) infrastructure and servicing:
 - (a) the extent to which the provision of infrastructure to sites is designed to avoid, remedy or mitigate adverse effects, including effects on natural character and biodiversity values; and
 - (b) whether the methods of stormwater control and treatment and the location of stormwater devices is appropriate for the site.

(4) access:

- (a) the extent to which the proposed location of access and new roads, or the upgrading of existing roads or tracks, minimises the extent of vegetation removal, land disturbance and adverse effects on natural character values; and
- (b) whether access to sites, including a bridge at the bottom of Cobblers Lane, or alternative road access, is of an appropriate standard.

I534.8.2.2. Removal of less than 650m² of vegetation per site outside the area identified as “Nil Carrying Capacity” on Precinct Plan 1: Ecological Sensitivity, other than removal to upgrade or extend existing tracks or roads to provide access to a site within the area marked ‘High Carrying Capacity’ or ‘Limited Carrying Capacity’ on Riverhead 3: Precinct Plan 1: Ecological Sensitivity

- (1) The extent to which the area of vegetation removal is minimised for each lot and the measures proposed to remedy or mitigate adverse effects, taking into account the significance of the effects.
- (2) The extent to which adverse effects on the natural character and biodiversity values, including of watercourses or streams, are avoided, remedied or mitigated.
- (3) Whether the riparian margins of streams or watercourses will be enhanced, taking into account that the Council will not require the restoration and enhancement of riparian margins on land to vest in the council as esplanade reserve along the northern bank of the Rangitopuni Stream on the granting of a subdivision consent.
- (4) Whether vegetation protection covenants will be used to protect areas.

I534.9. Special information requirements

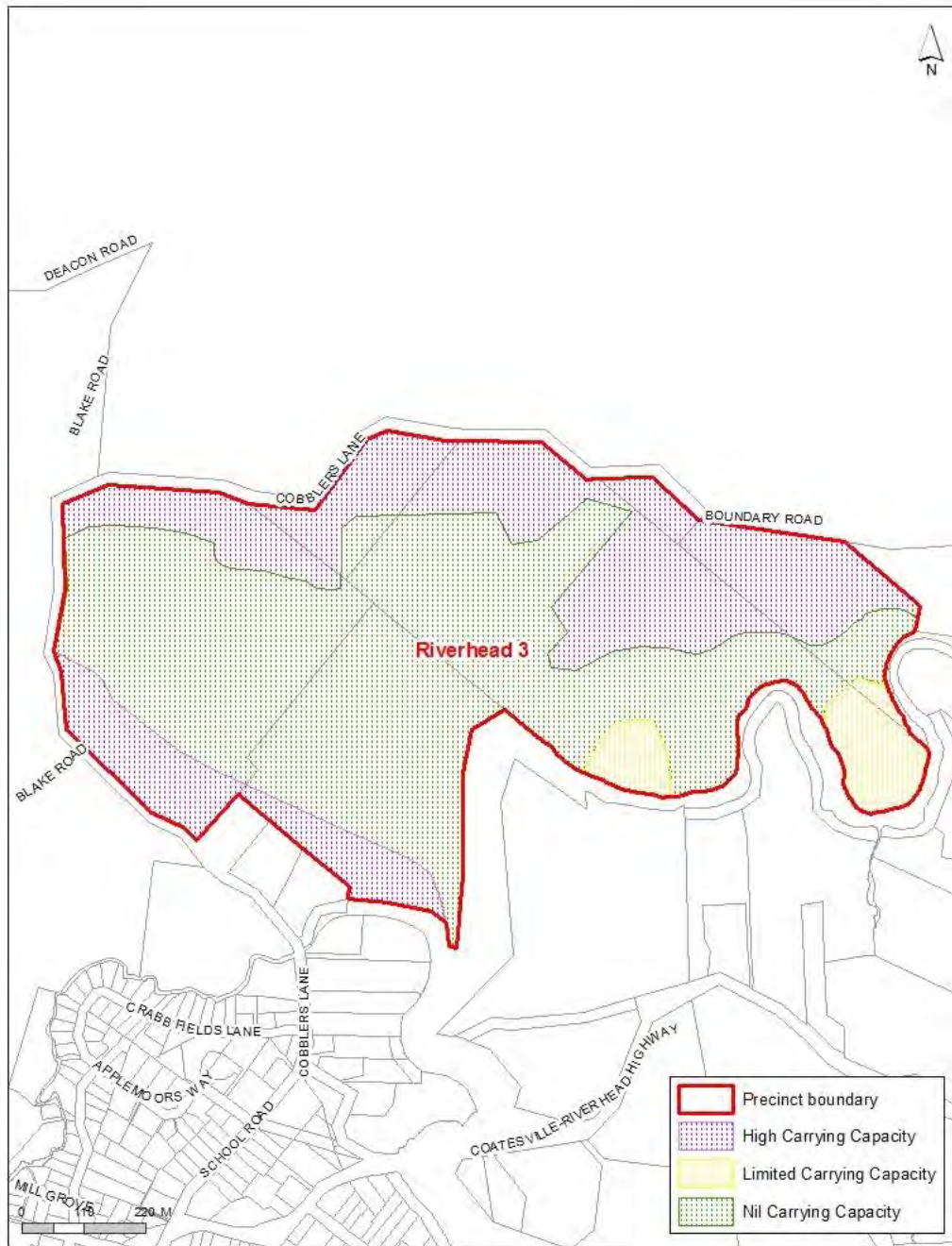
An application for restricted discretionary activity and a discretionary activity must be accompanied by a scheme plan that includes but is not limited to the following information.

- (1) Confirmation that no vegetation will be removed within the area marked "Nil Carrying Capacity" on Riverhead 3: Precinct Plan 1 - Ecological sensitivity, other than removal to upgrade or extend existing tracks or roads to provide access to a site within the area marked ‘High Carrying Capacity’ or ‘Limited Carrying Capacity’ on Precinct Plan 1: Ecological Sensitivity.
- (2) An ecological assessment of the site and the effects of the proposed subdivision and development on the ecological values, prepared by a suitably qualified ecologist.

- (3) The layout of access to each proposed site to be formed to the Council's required standards, which might include reinstatement of a bridge at the bottom of Cobblers Lane, or alternative road access.
- (4) A suitable building platform or specified building area on each proposed site.
- (5) The location of access and driveways.
- (6) The location of wastewater treatment systems and stormwater control methods.
- (7) Any proposed staging of the subdivision and offered vegetation protection (by way of future covenants to be registered against the sites to be created by that particular application for consent).
- (8) Provision for the protection of areas marked "Nil Carrying Capacity" identified in Riverhead 3: Precinct Plan 1 - Ecological sensitivity.

I534.10. Precinct plans

I534.10.1. Riverhead 3: Precinct plan 1 – Ecological sensitivity



I535. Rodney Landscape Precinct

I535.1. Precinct description

The Rodney Landscape Precinct applies to various inland towns and coastal areas on and north of Whangaparaoa Peninsula. The purpose of this precinct is to vary zone land use, development and subdivision standards to protect significant landscape features, including areas of ecological significance, native vegetation, notable ridge lines, natural gullies and water courses and areas of high natural character.

The precinct also includes controls on the siting and design of buildings to reduce their visual prominence when viewed from public places. In addition, the precinct allows for the clustering of dwellings in some areas so that large areas of high landscape value, including significant native vegetation, are protected from future buildings and works.

The Rodney Landscape Precinct is made up of 9 sub-precincts which are identified in Table I535.1. Summary of the Rodney Landscape Sub-precincts.

Table I535.1.1: Summary of the Rodney Landscape Sub-precincts

Sub precinct	Location	Residential Zone
A	Chenery Road	Residential - Large Lot Zone
B	Ti Point	Residential - Rural and Coastal Settlement Zone
C	Sandspit	Residential - Large Lot Zone
D	Red Beach	Residential - Large Lot Zone
E	Stanmore Bay	Residential - Large Lot Zone
F	Coal Mine Bay	Residential - Large Lot Zone
G	Hobbs Bay	Residential - Large Lot Zone
H	Mahurangi	Residential - Rural and Coastal Settlement Zone
I	Leigh	Residential - Rural and Coastal Settlement Zone

I535.2. Objectives

- (1) Significant landscape values are protected including land that:
 - (a) contains ecological values including significant native vegetation and fauna habitats;
 - (b) has significant natural features including notable ridgelines, coastal margins, natural gullies and water courses and perennial and ephemeral streams; and
 - (c) has significant natural character values including open undeveloped or vegetated slopes.
- (2) Subdivision and the intensity of development are limited to protect significant landscape values.

- (3) Buildings are sited and designed to integrate with the landscape and minimise their visual prominence when viewed from public places.

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

I535.3. Policies

- (1) Require larger minimum net site areas for subdivision to protect significant landscape values and existing native vegetation.
- (2) Enable the clustering of dwellings in select locations to permanently protect areas with significant landscape values.
- (3) Encourage the design and location of new buildings and development to:
 - (a) minimise landform and earthwork modifications on the landscape; and
 - (b) minimise visual impacts by:
 - (i) avoiding prominent locations and integrating development with the contours of the land;
 - (ii) reducing the extent and visual prominence of driveways;
 - (iii) using building design, materials and colours that will integrate with the surrounding landscape;
 - (iv) retaining existing native vegetation and significant trees; and
 - (v) encouraging a landscape buffer along the Whangaparaoa ridgeline in Coal Mine Bay and locate development to avoid adverse effects on views from public places.

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

I535.4. Activity table

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

Table I535.4.1 Activity table specifies the activity status of development and subdivision activities in the Rodney Landscape Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

A blank in Table I535.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I535.4.1

Activity		Activity status
Development		
(A1)	New buildings and structures accessory to pastoral farming, cropping and other non-intensive forms of land production (excluding dwellings), and additions to a building or structure existing on 30 September 2013, up to a gross floor area of 50m ²	P
(A2)	New buildings, building alterations and additions not otherwise provided for	RD
Subdivision		
(A3)	Subdivision around existing buildings and development	
(A4)	Subdivision in accordance with an approved land use resource consent	
(A5)	Vacant sites subdivision involving parent sites of less than 1ha	
(A6)	Vacant sites subdivision involving parent sites of 1ha or greater	
(A7)	Subdivision listed in (A3) to (A6) which meets Standard I535.6.2 or Standard I535.6.3	RD
(A8)	Subdivision listed in (A3) to (A6) which does not meet Standard I535.6.2 or Standard I535.6.3	NC

I535.5. Notification

- (1) Any application for resource consent for an activity listed in Table I535.4.1 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).

I535.6. Standards

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

- Standard E38.8.2.3 Vacant sites subdivision involving parent sites of less than 1 hectare
- Standard E38.8.3.1 Vacant sites subdivision involving parent sites of 1 hectare or greater

All permitted and restricted discretionary activities listed in Table I535.4.1 Activity table must comply with the following activity standards unless otherwise stated.

I535.6.1. Development

- (1) Development which proposes to remove any significant native vegetation identified in the landscape report must provide for the replanting and maintenance of new native vegetation to offset the vegetation loss.

I535.6.2. General subdivision

All subdivision must meet either Standard I535.6.2 General subdivision, or Standard I535.6.3 Cluster subdivision.

- (1) The minimum net site areas of any resultant lots must be in accordance with Table I535.6.2.1 Subdivision minimum site area.

Table I535.6.2.1: Subdivision minimum site area

Location	Minimum net site area
103 Scott Road, Stanmore Bay (Lot 3 DP 161586)	4,000m ²
Sub precinct A	Average of 2,000m ²
All other sub precinct areas	8,000m ²

- (2) Building platforms and land required for an accessway must not be located on land that has been identified as being of significant landscape value as identified by the landscape report submitted with the application.
- (3) Land containing significant landscape values is protected in perpetuity from any future subdivision, development or removal of native vegetation by an appropriate legal mechanism registered on the certificate of title.
- (4) Subdivision which proposes to remove any significant native vegetation identified in the landscape report must provide for the replanting and maintenance of new native vegetation to offset the vegetation loss.

I535.6.3. Cluster subdivision

- (1) The maximum average dwelling density of any subdivision within the sub precinct must be in accordance with Table I535.6.3.1 Maximum average density.

Table I535.6.3.1 Maximum average density

Sub-precinct	Maximum average dwelling density
A	1 dwelling per 2,000m ²
B	1 dwelling per 8,000m ²
D	1 dwelling per 4,000m ²
E	1 dwelling per 4,000m ²
F	1 dwelling per 4,000m ²
G	1 dwelling per 4,000m ²
H	1 dwelling per 4,000m ²

- (2) All sites proposed for a dwelling must be clustered together in one or more groups that share a common accessway and must not be located on any land containing significant landscape values as identified by the landscape report.
- (3) Each site proposed for a dwelling must provide the minimum area needed:
 - (a) to accommodate a dwelling and the reasonable recreational needs of the occupants; and
 - (b) to treat and dispose of wastewater within the boundaries of the site.
- (4) Subject to Standard I535.6.3(3) above there is no minimum site area but the subdivision must not exceed the maximum average density shown in Table I535.6.3.1 Maximum average density.
- (5) Any land not identified as a site proposed for a dwelling or access way must be contained in a balance site for which all other sites must hold an equal undivided share on the certificate of title.
- (6) The plan of subdivision submitted with the application must identify a building platform on sites proposed for a dwelling that is not located on land that has significant landscape values as identified in the landscape report.
- (7) Any land contained in the balance site, that has been identified as having significant landscape values must be protected in perpetuity from any future subdivision, development or removal of native vegetation by an appropriate legal mechanism registered on the certificate of title.
- (8) Subdivision which proposes to remove any significant native vegetation identified in the landscape report must provide for the replanting and maintenance of new native vegetation to offset the vegetation loss.

I535.7. Assessment – controlled activities

There are no controlled activities within this precinct

I535.8. Assessment – restricted discretionary activities

I535.8.1. 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 activities in the overlay, Auckland-wide and zone provisions:

- (1) the effects of subdivision or development on significant landscape values.
- (2) the effects of subdivision or development on significant native vegetation.

I535.8.2. 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, Auckland-wide and zone provisions:

- (1) the effects of subdivision or development on significant landscape values:

- (a) subdivision should be designed to protect significant landscape values.
This includes consideration of all of the following:
 - (i) whether the subdivision avoids the need to remove native vegetation;
 - (ii) whether future development will protrude above a notable ridgeline or be visually dominant when viewed from a public place; and
 - (iii) whether future buildings and works will be located away from significant ecological areas and landscape features including prominent undeveloped landscapes that have an attractive natural character.
- (b) whether building platforms are created so the maximum height of any future buildings is below any notable ridgelines and will not be visually prominent when viewed from a public place including any roads, foreshore reserves and other public land;
- (c) the extent to which the visual prominence of buildings and structures as viewed from public places is minimised;
- (d) the extent to which the visual bulk and prominence of buildings as a result of their scale, built form, colours and materials is minimised. Building finishes, including colours and materials, should complement the landscape character of the surrounding environment. The exterior finish of the building or structure has a reflectance value of not more than 30 per cent as defined within the BS5252 standard colour palette;
- (e) the extent to which buildings integrate and blend with the surrounding landscape and topography;
- (f) the extent to which earthworks and modifications of the landform are minimised to avoid scarring of the landscape and increasing the visual prominence of a development. This includes the development of fences, retaining walls or other structures that could adversely affect the landscape character of the area; and
- (g) whether screening through the planting of native vegetation reduces the visual prominence of buildings;

Additional criteria in relation to Sub-precinct C – Sandspit:

- (h) whether development on the north western urban edge reinforces the urban/rural divide through:
 - (i) locating buildings so that they are not on ridgelines and the development is visually coherent with the urban zoned land to the south; and
 - (ii) providing strong buffer planting along the north western boundary to reinforce the urban/rural divide;

Additional criteria in relation to Sub-precinct F - Coal Mine Bay:

- (i) whether the potential visual impact of buildings on the Whangaparaoa Road ridge line is minimised;
- (j) the extent to which existing mature vegetation is protected, or a landscape buffer established along the Whangaparaoa Road ridge line; and
- (k) whether the subdivision layout provides for pedestrian, vehicular and vegetative links with adjoining sites making provision for a public walking access around and across the headland at Coal Mine Bay, including the provision of a coastal esplanade reserve and connections with Tindalls Beach and the residential area to the north east.

I535.9. Special information requirements

I535.9.1. Landscape report

Any application for resource consent must be accompanied by a report from a suitably qualified and experienced person, which meets the following criteria:

- (1) identifies and maps land that has significant landscape and ecological values.
The report must include:
 - (a) land that has ecological values including significant native vegetation and fauna habitats;
 - (b) land that has significant natural features including notable ridgelines, coastal margins, natural gullies and water courses, perennial and ephemeral streams; and
 - (c) land that has significant natural character including open undeveloped or vegetated slopes.
- (2) the report must include a landscape and mitigation planting plan informed by an ecological assessment and a visual assessment that have been prepared by suitably qualified and experienced people. This plan should consider and show:
 - (a) the location, extent and methods of protecting notable ridgelines, coastal margins and riparian margins including perennial and ephemeral streams;
 - (b) the location, extent and methods of protecting existing native vegetation (including coastal vegetation);
 - (c) any vegetation clearance which is considered necessary as part of the subdivision or development;
 - (d) any re-planting to offset the loss of native vegetation required to create a building platform. The replanting is to include details of the location, species and density of planting; and

- (e) the means by which future planting will be managed and maintained in the future, including the ongoing removal of weed species.

I535.10. Precinct Plans

There are no precinct plans in this precinct.

I536. Silverdale 2 Precinct

I536.1. Precinct Description

The Silverdale 2 Precinct applies to approximately 47ha of land located between East Coast Road and the motorway (State Highway 1). The precinct is bounded by the motorway to the west, East Coast Road to the east and the Snowplanet site to the south as shown in I536.10.1 Silverdale 2: Precinct plan 1. It is highly visible from the motorway as the land slopes up significantly from the motorway to East Coast Road.

The purpose of the precinct is to facilitate the development of an entertainment cluster. Activities are limited to entertainment and recreation activities and accessory activities.

The development of this area will have a significant impact on the experience of people travelling on State Highway 1 and the Hibiscus Coast Highway. Objectives, policies and standards will assist in creating a vegetated landscape, helping to frame the entrance to the Hibiscus Coast Highway.

As many of the buildings used for entertainment and recreation activities involve large utilitarian structures, the provisions aim to ensure that such buildings are designed to achieve a high quality of design and avoid adverse visual effects and mitigation of effects through appropriate landscaping. Activities must not adversely affect the surrounding road network.

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

I536.2. Objectives

- (1) A distinctive recreation and entertainment precinct with a high-quality built form and landscape.
- (2) A range of recreation and entertainment and accessory activities is provided for.
- (3) A high-quality built form and landscape with an overall vegetation framework that provides a cohesive landscape and substantially increases the tree canopy.
- (4) Access to the precinct is safe and efficient and does not adversely affect the state highway network or the surrounding road network.
- (5) Passenger transport, cycling and walking are supported.

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

I536.3. Policies

- (1) Limit activities within the precinct to entertainment and recreation activities and other activities that are accessory to these, including supporting and appropriately themed retail and travellers' accommodation.
- (2) Restrict commercial and industrial activities that are not accessory or secondary to entertainment and recreation activities.

- (3) Integrate retail activities with recreation and entertainment activities, and restrict retail activities to those that are closely related to the types of activities provided for in the precinct.
- (4) Provide for development to be integrated within a vegetation and landscape framework that provides a cohesive landscape including a:
 - (a) variety of fast growing exotic trees; and
 - (b) a longer term framework of species characterising New Zealand's northern sub-tropical vegetation.
- (5) Require development to emphasise the underlying natural landform by protecting the integrity of ridgelines, reinforcing the natural watercourses, views and access to sunlight.
- (6) Provide a landscape buffer along the boundary of State Highway 1 to assist in screening development within the precinct from the motorway.
- (7) Require a high standard of architectural and urban design for buildings, development and site layout with the location, scale, materials and colours of buildings, structures and signs being unobtrusive.
- (8) Restrict earthworks to those necessary for the formation of roads, infrastructure and the formation of building platforms.
- (9) Restrict activities that will cause adverse effects on the state highway network or the surrounding road network and restrict vehicular access to the precinct to the defined points on East Coast Road and the southern extension of Painton Road as identified on Silverdale 2 Precinct plan 1.
- (10) Provide a low speed–high amenity transport network supportive of safe and efficient pedestrian and cycle access.
- (11) Restrict noise levels of activities within the precinct so that the amenity values of adjoining areas are not adversely affected.
- (12) Restrict development of the steeper land located within 200m of the boundary with East Coast Road to limited areas of buildings or hardstand areas.
- (13) Require best practice stormwater management, retain existing streams and prevent building and fill within floodplains.

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

I536.4. Activity table

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

Table I536.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Silverdale 2 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 I536.4.1 Activity table

Activity		Activity status
Use		
Accommodation		
(A1)	Home occupations	P
(A2)	Visitor accommodation	RD
Community		
(A3)	Early childhood learning services	RD
(A4)	Community facilities	RD
(A5)	Education facilities	NC
(A6)	Organised sport and recreation excluding golf courses	RD
Rural		
(A7)	Farming	P
Commerce		
(A8)	Parking accessory to a permitted or restricted discretionary activity	C
(A9)	Commercial services	NC
(A10)	Dairies	RD
(A11)	Drive-through restaurant	NC
(A12)	Entertainment facilities excluding cinemas and theatres	RD
(A13)	Offices accessory to a permitted or restricted discretionary activity	RD
(A14)	Offices not accessory to a permitted or restricted discretionary activity	NC
(A15)	Recreation facilities	RD
(A16)	Food and beverage	RD
(A17)	Retail of specialist sporting goods up to 200m ² gross floor area provided that it must be on sites where recreation and entertainment activity is the primary activity and there must be no more than 10 such shops within the precinct.	RD
(A18)	Retail of specialist sporting goods up to 600m ² gross floor area provided it meets the requirements of (A17) above and that the specialist sporting goods being sold must comprise one or more of the following: (a) Bicycle equipment	D

	(b) Camping equipment (c) Canoe equipment (d) Equestrian equipment (e) Fishing tackle equipment (f) Golfing equipment (g) Gun or rifle equipment (h) Sail and surf board equipment (i) Snow ski equipment (j) Wetsuit equipment (k) Clothing and footwear accessory to sporting goods being sold.	
(A19)	Retail of goods accessory to the main activity on the site up to 25 per cent of the gross floor area, or 200m ² , whichever is the lesser	RD
(A20)	Retail of goods accessory to the main activity on the site over 25 per cent of gross floor area, or 200m ² , whichever is the lesser	D
(A21)	Retail not provided for in this table	NC
(A22)	Service stations	D
(A23)	Storage and lock up facilities	NC
(A24)	Supermarkets	NC
Industry		
(A25)	Industrial activities	NC
Mana Whenua		
(A26)	Marae complex	NC
Development		
(A27)	Construction, additions or alterations to buildings	RD
(A28)	Construction, additions or alterations to buildings that infringe the yard standard I1.6.3(1) to the extent that greater than 50% of the yard setback area is occupied by buildings	D
(A29)	Signs complying with Standard I536.6.10	P
(A30)	Signs that do not comply with Standard I536.6.10	RD
(A31)	Signs within the Landscape Buffer Area on I536.10.1 Silverdale 2: Precinct plan 1	NC
Subdivision		
(A32)	Vacant lot subdivision	RD

I536.5. Notification

(1) Any application for resource consent for an activity listed in Table I536.4.1 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).

I536.6. Standards

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

All activities listed as permitted, controlled and restricted discretionary in Table I536.4.1 Activity table must comply with the following standards.

I536.6.1. Home occupations

(1) For a homestay activity, the number of guests must not exceed 10.

I536.6.2. Height

(1) The maximum height of any buildings must be no greater than 10m for 95 per cent of any site.

(2) The maximum height of any buildings must be no greater than 15m for 5 per cent of any site.

I536.6.3. Yards

(1) Buildings must be set back:

(a) 7.5m from the front boundary; and

(b) 5m from any side yard and a rear boundary.

(2) All yards must be unoccupied and unobstructed by any buildings, parts of buildings, decks, terraces, steps and storage of refuse, except that:

(a) parking, access and manoeuvring areas may occur in those parts of yards not required for landscape planting.

(3) Front yards must not be used for the storage of materials.

I536.6.4. Height in relation to boundary

(1) No part of any building shall exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any boundary.

I536.6.5. Landscaping

(1) The Landscape Buffer Area as set out in I536.10.1 Silverdale 2: Precinct plan 1 must have a minimum width of 5m.

(2) A minimum of 10 per cent of the net site area, which can include the Landscape Buffer Area, must be landscape designed and planted in grass, trees and shrubs subject to maintaining sight lines.

- (3) All of the area shown as Landscape Buffer Area in I536.10.1 Silverdale 2: Precinct plan 1 must be landscape- designed and planted in grass, trees and shrubs.
- (4) Where the ground level parking spaces are not enclosed in a building the parking spaces must be predominantly screened from the street frontage by a landscape planting area.
- (5) A security or other fence must not be constructed along the outside boundary of or within the landscape planting required in a front yard.
- (6) Each of the above required landscape area (together with other landscaped parts of a site) must be subject to a landscape plan required as part of any resource consent for an activity or a building on the site.

I536.6.6. Maximum impervious surfaces

- (1) No greater than 50 per cent of any site may be covered in an impervious surface, except where the site (or any part of a site) is located within the East Coast Road Area.
- (2) No greater than 40 per cent of the area of a site or that part of a site, within the East Coast Road Area may be covered in an impervious surface.

I536.6.7. Roof types

- (1) All roofs must be made of materials other than an uncoated galvanized material.

I536.6.8. Access to activities and sites

- (1) Access to the Hibiscus Highway must be via the new north /south road shown in I536.10.1 Silverdale 2: Precinct plan 1 which connects to Painton Road.

I536.6.9. Indicative roads

- (1) Where an indicative road shown on I536.10.1 Silverdale 2: Precinct plan 1 traverses land that is being developed, the developer must form the road over the land in accordance with standard 2 and 3 below and transfer ownership of the formed road to Council.
- (2) The location of any formed road may vary from the alignment of the Indicative Road shown on I536.10.1 Silverdale 2: Precinct plan 1 by a maximum of 20m, except that:
 - (a) The point or points at which the Indicative Road links in with any existing road, or any other Indicative Road, must not be varied; and
 - (b) The alignment of the road at the point where any Indicative Road intersects with a site boundary must not be varied.
- (3) Any new roads intersecting with East Coast Road must be formed and vested so as to connect or be capable of connecting to the indicative road depicted within I536.10.1 Silverdale 2: Precinct plan 1.

I536.6.10. Signs

These standards apply to Signs (except billboards) that are part of a comprehensive development, see E23 Signs:

- (1) Free standing front yard signs:
 - (a) maximum height of 1.5m; and
 - (b) maximum area of 7m².
- (2) One sign per site.
- (3) Signs attached to buildings shall:
 - (a) Be within the profile of the building and attached parallel to the façade of the building; and
 - (b) Be such that no more than 30 per cent of the area of the building façade shall be occupied by lettering or other parts of the sign (the area is defined by an imaginary best-fit box enclosing the sign).

I536.6.11. Subdivision

- (1) Except as provided in Standard I536.6.11(4) below, the minimum site size is 10,000m²
- (2) Except as provided in Standard I536.6.11(4) below, the minimum width of site frontage is:
 - (a) 75m for front sites; and
 - (b) 9m for rear sites.
- (3) Except as provided in Standard I536.6.11(4) below, subdivision must comply with the layout shown on I536.10.1 Silverdale 2: Precinct plan 1.
- (4) There is no minimum site size or site frontage for sites complying with the following:
 - (a) A land use resource consent has been granted for one or more of the activities in Table I536.4.1 Activity table on the site except:
 - (i) Any activity listed as a permitted activity;
 - (ii) Earthworks;
 - (iii) All activities listed as accessory to other activities in Table I536.4.1 Activity table which remain on the same site as the main activity;
 - (iv) The activity has been established and is in operation;
 - (v) The site is of sufficient size and dimension, so that the activity remains compliant with the standards for the zone and car parking or has a resource consent to depart from those standards; and

- (vi) All outdoor areas, landscaping, car parking and manoeuvring areas and any other land required to be associated with the activity by a resource consent, remain on the site of the activity.

I536.7. Assessment – controlled activities

I536.7.1. 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) Car parking accessory to a permitted or restricted discretionary activity:
 - (a) the degree of compliance with I536.10.1 Silverdale 2: Precinct plan 1;
 - (b) the effects of the design and external appearance of car parking on amenity values within the precinct;
 - (c) the effects of site layout on the ability to provide a strong vegetated framework of landscaping and screening together with the ability to minimise hardstand areas;
 - (d) the effects of entry and exit points as well as parking areas on adjoining sites amenity values;
 - (e) the effects of landscaping on the ability to visually screen car parking and address effects such as glare from lights and noise from vehicles; and
 - (f) the effects of ongoing parking management on the ability to meet the requirements of any submitted traffic assessment, management plan or Integrated Transport Assessment.

I536.7.2. 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 proposal is consistent with I536.10.1 Silverdale 2: Precinct plan 1;
- (2) Design and external appearance:
 - (a) the extent to which the design and appearance of the car parking area and its visual impact contributes to high levels of amenity within the precinct; and
 - (b) the extent to which the use of high quality permanent materials and street furniture contributes towards high levels of amenity within the precinct.
- (3) Site layout:

- (a) the extent to which the site is laid out in such a way as to accommodate a strong vegetated framework in the precinct and mitigate any potential adverse visual effects of car parking areas when viewed from any public road or open space;
 - (b) the extent to which parking is screened and punctuated by landscaped areas and provides for safe pedestrian movement or it is screened by being located within the building envelope; and
 - (c) the extent to which buildings and hardstand areas are minimised within the East Coast Road Area.
- (4) Landscape elements:
- (a) the extent to which the site is landscaped in such a way as to assist with the visual screening of car parking and the landscape elements maintain or enhance the overall cohesiveness of the urban and landscape form for the precinct; and
 - (b) the extent to which the site is screened so that the amenity values of adjoining sites are not diminished by effects such as the glare from vehicle lights or noise from vehicles stopping and starting.
- (5) Parking management:
- (a) the effects of entry and exit points as well as parking areas on adjoining sites amenity values; and
 - (b) the extent to which the parking area are marked, signposted and managed in such a way that is consistent with any submitted traffic assessment and management plan, or where appropriate an Integrated Transport Assessment for the activities that will utilise it.

I536.8. Assessment – restricted discretionary activities

I536.8.1. 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 Restricted Discretionary Activities in Table I536.4.1 Activity table except construction, additions and alterations to buildings, signs and subdivision
 - (a) the degree of compliance with I536.10.1 Silverdale 2: Precinct plan 1;
 - (b) Traffic effects:
 - (i) effects on the safe and efficient operation of the adjoining road network;

- (ii) the effects of the design of parking, queuing and manoeuvring space on the ability to meet the expected needs of vehicles using the site;
- (iii) the effects of entry and exit points as well as parking areas on adjoining sites amenity values;
- (iv) the effects of the proposal on the ability to reduce the use of single purpose/occupant vehicle trips;
- (v) the effects of the proposal on the safe movement of pedestrians;
- (vi) the effects of the proposal on the ability to increase cycle use;
- (vii) the effects of the proposal on the ability to meet the recommendations within any submitted traffic assessments; and
- (viii) the ability of the proposal to show through time that parking is effectively managed.

(c) Noise effects:

- (i) noise effects, including from amplified music on the amenity values of adjoining sites, streets and open spaces; and
- (ii) nuisance for adjoining sites from noise and the movement of people entering and leaving the site.

(2) Construction, additions or alteration to buildings:

(a) the degree of compliance with I536.10.1 Silverdale 2: Precinct plan 1;

(b) Design and external appearance of buildings:

- (i) any adverse visual effects resulting from the orientation, design and appearance of the proposed building in particular any use of blank walls as viewed from State Highway 1 or the Hibiscus Coast Highway; and
- (ii) any effects on traffic safety and on the general night time amenity values in the area of lighting proposed on site and on buildings.

(c) Site layout:

- (i) effects of site layout on the provision of safe and legible access for pedestrians and the ability to address the effects associated with car parking, storage areas and outdoor activities; and
- (ii) effects of hardstand areas in the East Coast Road Area.

(d) Landscape elements:

- (i) effects of landscaping on the overall cohesiveness of the site as viewed from State Highway 1 or the Hibiscus Coast Highway; and
- (ii) effects of landscaping on the ability to create a strong vegetated framework.

(e) Stormwater:

- (i) the effect of the proposal on the ability to provide a riparian margin on either side of the ephemeral streams identified in I536.10.1 Silverdale 2: Precinct plan 1 area marked Riparian Margins;
- (ii) the effects on streams caused by piping other than for road crossings;
- (iii) flooding effects caused by any structures proposed within flood plains; and
- (iv) the effects of road runoff.

(f) Earthworks:

- (i) the effects of earthworks on the ability to minimise the landform changes; and
- (ii) the effects of earthworks on the ability to reflect the original pattern of folds and creases in the landform.

(3) Signs:

- (a) refer to restricted discretionary activity matters of discretion in Signs E23.8.1.

(4) Subdivision:

- (a) the degree of compliance with the I536.10.1 Silverdale 2: Precinct plan 1;
- (b) the effects of the proposals staging on the ability to integrate the subdivision with surrounding infrastructure;
- (c) the effects of lot layout, lot size, frontage, orientation, earthworks and infrastructure on the ability to reinforce the objectives and policies of the precinct having regard to topography, existing vegetation, solar orientation, features of conservation or heritage interest and efficient access to utility services;
- (d) the effects of the roading layout on meeting the overall landscape concept and providing for safe and efficient pedestrian and cycle movement;

(e) Stormwater:

- (i) the effect of the proposal on the ability to provide a riparian margin on either side of the ephemeral streams identified in I536.10.1 Silverdale 2: Precinct plan 1 area marked Riparian Margins;
- (ii) the effects on streams caused by piping other than for road crossings;
- (iii) flooding effects caused by any structures proposed within flood plains; and
- (iv) the effects of road runoff.

(f) Cumulative effects:

- (i) the effects on an open landscaped environment caused by a proliferation of small sites;
- (g) Earthworks:
 - (i) the effects of earthworks on the ability to minimise the landform changes; and
 - (ii) the effects of earthworks on the ability to reflect the original pattern of folds and creases in the landform.
- (5) For development that does not comply with Standards I536.6.2 Height, I536.6.3 Yards, I536.6.4 Height in relation to boundary, I536.6.5 Landscaping, I536.6.6 Maximum impervious surfaces, I536.6.7 Roof types, I536.6.8 Access to activities and sites, I536.6.9 Indicative roads the Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:
 - (a) any special or unusual characteristic of the site which is relevant to the standard;
 - (b) where more than one standard will be infringed, the effects of all infringements considered together;
 - (c) Height and Height to boundary:
 - (i) effects on direct sunlight and daylight to adjoining sites;
 - (ii) effects on the visual character and amenity values of adjoining sites; and
 - (iii) effects on the comfort of pedestrians at ground level due to changes to the wind environment.
 - (d) Yards:
 - (i) effects on the amenity values and visual character of the precinct and access to direct sunlight and daylight for adjoining sites;
 - (ii) effect on the ability to still meet landscaping requirements; and
 - (iii) effect on the ability to retain access and provide for stormwater disposal.
 - (e) Landscaping:
 - (iv) the effect of reduced landscaping on the amenity values and visual character of adjacent sites and the overall precinct; and
 - (v) the effect of reduced landscaping on the ability of other proposals to ensure that there is no reduction of amenity values.
- (6) Impervious surfaces:
 - (a) the stormwater effects of the proposal relative to a complying situation with respect to volume, timing and peak flow.

(7) Roof materials:

- (a) The effect of roof materials on receiving waters.

I536.8.2. 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 in Table I536.4.1 Activity table except construction, additions and alterations to buildings, signs and Subdivision:

- (a) The extent to which the proposal is consistent with I536.10.1 Silverdale 2: Precinct plan 1;

- (b) Traffic and transport effects:

- (i) the extent to which the traffic generated adversely effects the safe and efficient operation of the adjoining road network including having regard to the cumulative effects of traffic from the area and any interim traffic effects arising from the extent to which the indicative road network is in place at the time of the establishment of an activity;
- (ii) the extent to which there is sufficient space on site for queuing, parking and manoeuvring of vehicles to meet the expected needs of vehicles using the site;
- (iii) the extent to which entry and exit points to the site and parking areas have adverse effects on the amenity values of adjoining sites;
- (iv) the extent to which the proposal includes travel demand measures, as appropriate, which optimise the use of modes such as shared parking arrangements, cycling, walking and carpooling in order to reduce the use of single purpose/occupant vehicle trips;
- (v) the extent to which the proposal provides for the safe movement of pedestrians using the facilities as well as those passing by and moving between sites;
- (vi) the extent to which adequate cycle facilities are provided on site and in a location that encourages cycle use having regard to anticipated levels of demand;
- (vii) the extent to which the parking areas provided can be managed, marked and signposted so as to give effect to the above and the recommendation contained within any submitted traffic assessment and management plan or Integrated Transport Assessment (ITA); and
- (viii) the extent to which the proposal includes provisions for the ongoing monitoring of parking supply and demand and the effectiveness of any travel demand measures. For the avoidance of doubt this may

entail review conditions to ensure measures are in place over the lifetime of the consented activities.

(c) Noise effects:

- (i) the extent to which the activity generates adverse noise effects, including from amplified music, and detracts from the amenity values of adjoining sites, streets and open spaces;
- (ii) the extent to which measures such as building design to incorporate noise attenuation methods can be provided;
- (iii) the extent to which the activity creates a nuisance for adjoining sites from noise and the movement of people entering and leaving the site; and
- (iv) the extent to which noise effects are generated at night and on weekends.

(2) Construction, additions or alteration to buildings:

(a) the extent to which the proposal is consistent with I536.10.1 Silverdale 2: Precinct plan 1;

(b) design and external appearance of buildings:

- (i) the extent to which any adverse visual effects resulting from the orientation, design and appearance of the proposed building can be avoided, or where these cannot be avoided due to the nature of the building, are suitably mitigated. In particular the Council will consider whether the building presents an attractive facade, avoiding the use of blank walls as viewed from State Highway 1 or the Hibiscus Coast Highway;
- (ii) the extent to which the lighting proposed on site and on buildings does not have adverse effects on traffic safety and on the general night time amenity values in the area;
- (iii) the extent to which the area is not dominated by artificial lighting and glare and light overspill are minimised to adjoining properties;

(c) Site layout:

- (i) the extent to which the site is laid out to mitigate any potential adverse effects of car parking, storage areas and outdoor activities and provides for legible and safe access for pedestrians; and
- (ii) the extent to which buildings and hardstand areas are minimised within the East Coast Road Area.

(d) Landscape elements:

- (i) the extent to which the site can be landscaped to assist with the visual screening of car parking and storage areas, and to maintain or

enhance the overall cohesiveness of the site as viewed from State Highway 1 or the Hibiscus Coast Highway; and

- (ii) the extent to which the landscaping assists in the creation of a strong vegetated framework.

(e) Stormwater:

- (i) whether a riparian margin is provided on each side of the ephemeral streams identified in I536.10.1 Silverdale 2: Precinct plan 1;
- (ii) the extent to which piping of streams (other than road crossings) is avoided;
- (iii) the extent to which structures are located outside of the flood plain areas; and
- (iv) the extent to which swales are used for the conveyance of road runoff.

(f) Earthworks:

- (i) the extent to which the amount of earthworks is minimised taking into account the existing landform;
- (ii) the extent to which the resulting landform is able to reflect the existing landform with only partial lowering of ridges and the valleys of intermittent streams being only partially filled.

(3) Signs:

- (a) refer to restricted discretionary activity assessment criteria in E23.8.2.

(4) Subdivision:

- (a) the extent to which the proposal is consistent with I536.10.1 Silverdale 2: Precinct plan 1;
- (b) the extent to which the proposed staging of the subdivision, servicing, or roads results in the integration of the subdivision with the surrounding infrastructure;
- (c) the extent to which lot layout, lot size, frontage, orientation, earthworks and infrastructure affect the ability to reinforce the objectives and policies of the precinct having regard to topography, existing vegetation, solar orientation, features of conservation or heritage interest and efficient access to utility services;
- (d) the extent to which the road layout and pattern provides sufficient space for planting of trees consistent with the overall landscape concept while also providing for safe and efficient pedestrian and cycle movement;

(e) Stormwater:

- (i) whether a riparian margin is provided on each side of the ephemeral streams identified in I536.10.1 Silverdale 2: Precinct plan 1;
 - (ii) the extent to which piping of streams (other than road crossings) is avoided;
 - (iii) the extent to which structures are located outside of the flood plain areas; and
 - (iv) the extent to which swales are used for the conveyance of road runoff.
- (f) Cumulative effects:
- (i) the extent to which the creation of a site results in a proliferation of small sites that may, individually or in combination, have adverse effects on the open landscaped environment sought by the objectives and policies of the precinct;
- (5) Height and height in relation to boundary:
- (a) the extent to which the increase in height and the scale and design of the building has an adverse effect on:
 - (i) the access of direct sunlight and daylight for adjoining sites;
 - (ii) the amenity values and visual character of adjacent sites; and
 - (iii) the wind environment to the extent that it will adversely affect the comfort of pedestrians at ground level.
- (6) Yards:
- (a) the extent to which the proposed yard reduction, and the scale and design of the buildings and structures, adversely affect the amenity values and visual character of the precinct and adjacent sites or the access of direct sunlight and daylight for adjoining sites;
 - (b) the extent to which landscaping requirements are able to be met with the proposed yard reduction; and
 - (c) the extent to which the proposed yard reduction affects access to the site or the provision of stormwater services to the site.
- (7) Landscaping:
- (a) whether a reduction in total landscaping to not less than 75 per cent of the standard other than the landscaping required in the Landscape Buffer Area can be achieved;
 - (b) whether a reduction in the width of any required landscaping in a front yard to not less than 3m can be achieved;
 - (c) the extent to which the proposed landscaping reduction does not adversely affect the amenity values and visual character of adjacent sites;

- (d) the extent to which the proposed landscape reduction affects the overall amenity values and visual character of the precinct;
 - (e) the extent to which the provision of open space or the provision of landscaping in common with one or more adjoining sites achieves a similar level of landscaping as a complying situation; and
 - (f) the extent to which the proposed reduction in landscaping is offset by other proposals to ensure there is no reduction of amenity values.
- (8) the extent to which the amount of stormwater produced from the site is similar to a complying situation with respect to volume, timing and peak flow through the use of best practice onsite mitigation and reduction measures and in terms of long-term maintenance and operational risk and costs.
- (9) Roof materials
- (a) The treatment of stormwater should be provided on site to remove adverse effects on receiving waters.

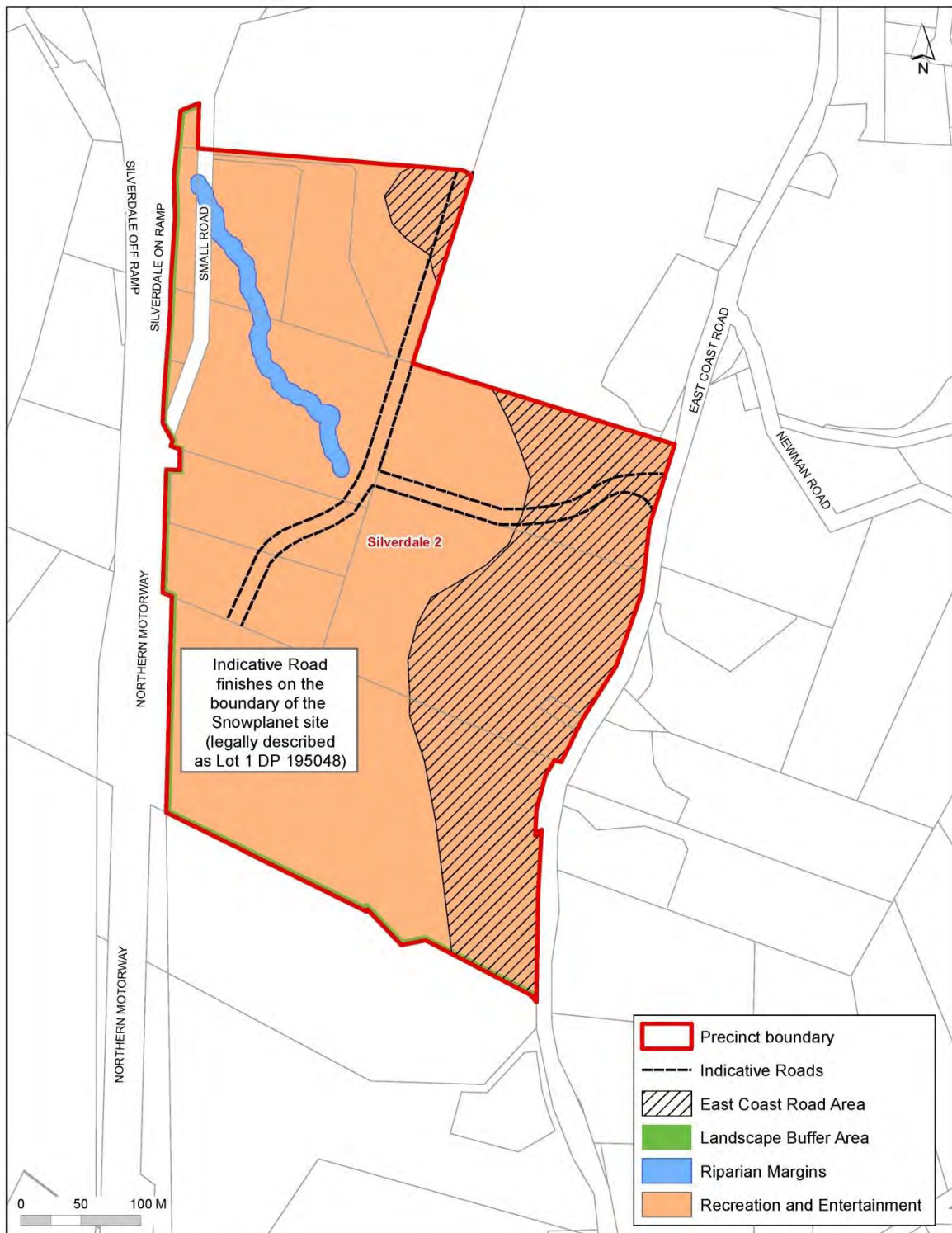
I536.9. Special information requirements

An application for construction, additions and alterations to buildings and subdivision must be accompanied by:

- (1) A perspective sketch or photomontage showing the proposed building when viewed from State Highway 1 and the Hibiscus Coast Highway. The viewpoints for the photomontage or sketch shall be agreed with the Manager, Resource Consents, Auckland Council.
- (2) A landscape plan detailing the vegetated framework which shall be designed in a manner that contributes to the ecological, functional and aesthetic values of the site. The vegetated framework shall integrate development through:
 - (a) modulating and visually breaking building mass;
 - (b) screening utility areas and carpark areas;
 - (c) enhancing the microclimate;
 - (d) establishing spatial boundaries;
 - (e) establishing a visual relationship to the wider landscape;
 - (f) contributing to the site legibility through reinforcing entranceways and delineating public and private areas;
 - (g) creating a visual buffer between incompatible activities; and
 - (h) screening insensitive earthworks or retaining walls.

I536.10. Precinct plans

I536.10.1 Silverdale 2: Precinct plan 1



I537 Silverdale 3 Precinct

I537.1. Precinct Description

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

The precinct comprises three Sub-precincts as follows:

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

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

I537.2. Objectives

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

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

I537.3. Policies

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

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

I537.4. Activity table

The provisions in any relevant overlays, zone and the Auckland-wide provisions apply in this precinct unless otherwise specified below. A blank in Tables I537.4.1, I537.4.2, I537.4.3 and I537.4.4 Activity tables below means that the provisions of the overlays, zone or Auckland-wide apply.

- The provisions in Trip generation Standard E27.6.1 do not apply in this precinct.

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

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

Activity		Activity status
Development		
(A1)	Buildings, and alterations and additions to buildings	RD
Vehicle movement in the PM peak		
(A2)	Development of up to a maximum of 15 per cent of the land area of Sub-precinct A and Sub-precinct C, and 15 per cent of Sub-precinct B of the Silverdale 3 Precinct	P
(A3)	Development of greater than 15% and up to a maximum of 25 per cent of the land area of Sub-precinct A and Sub-precinct C, and greater than 15% and up to a maximum of 25% of Sub-precinct B of the Silverdale 3 Precinct provided that the following is met: <ul style="list-style-type: none"> (a) The Road 1 connection to East Coast Road has been constructed and connected to the "Spine Road" as (shown in I537.10.1 Silverdale 3: Precinct plan 1); or will be constructed and connected to the "Spine Road" as part of a proposed development above 15 per cent; (b) Physical construction of the Hibiscus Coast Bus Station has commenced. If construction of the Hibiscus Coast Bus Station has not commenced by 30 June 2018 this requirement no longer applies. 	P
(A4)	Development of greater than 25 per cent and up to a maximum of 50 per cent of the land area of Sub-precinct A and Sub-precinct C, and greater than 25 per cent and up to a maximum of 50 per cent of Sub-precinct B of the Silverdale 3 Precinct provided that the following is met: <ul style="list-style-type: none"> (a) The transport network requirements in Rule (A3) above must be complied with, or will be complied with as part of the development; and (b) The Road 2 connection has been constructed and connected to the "Spine Road" (as shown in I537.10.1 Silverdale 3: Precinct plan 1); or will be constructed and connected to the "Spine Road" as part of a development above 	P

	<p>25 per cent; and</p> <p>(c) A third eastbound exclusive through lane on the Hibiscus Coast Highway at the East Coast Road intersection has been provided, including:</p> <ul style="list-style-type: none"> (i) retaining the existing exclusive left-turn lane into Brian Smith Road (approximately 60m), and a downstream merge lane length of at least 200m; or (ii) an alternative form of mitigation is provided, or is to be provided as part of the development, and the alternative form of mitigation has been certified by Auckland Transport as achieving an equivalent or higher level of mitigation as the works otherwise required. 	
(A5)	<p>Development greater than 50 per cent of the land area of Sub-precinct A and Sub-precinct C and greater than 50 per cent of Sub-precinct B provided that the following is met:</p> <ul style="list-style-type: none"> (a) The transport network requirements in Rules (A3) and (A4) above must be complied with, or will be complied with as part of the development; and (b) That physical construction works of Penlink between Weiti River and Whangaparaoa Road has commenced. 	P
(A6)	<p>Any land use or development activity, other than temporary construction activity, that does not meet the Vehicle Movement in PM Peak Permitted activity Rules (A3), (A4) or (A5) above provided that the following are met:</p> <ul style="list-style-type: none"> (a) Results in no more than 136 vehicles per hour in the PM peak; or (b) Results in no more than 227 vehicles per hour in the PM peak, where the transport requirements for development of up to 25 per cent of the land area in the Silverdale 3 Precinct are met; or (c) Results in no more than 461 vehicles per hour in the PM peak, where the transport requirements for development of up to 50 per cent of the land area in the Silverdale 3 Precinct are met. 	RD
(A7)	<p>Any land use activity, other than temporary construction activity, that does not meet Rule (A6) above.</p>	D

Subdivision		
(A8)	Subdivision	
(A9)	Subdivision exceeding the Standards in I537.6.2 Indicative Roads	D

Note for Vehicle movement in the PM peak:

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

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

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

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

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

Activity		Activity status
Use		
Accommodation		
(A10)	Visitor accommodation	D
Commerce		
(A11)	Major recreation facility	D
(A12)	Department stores	NC
(A13)	Drive through restaurant	RD
(A14)	Entertainment Facilities (excluding cinemas)	RD
(A15)	Offices up to 500m ²	RD
(A16)	Retail except as set out in this table	NC
(A17)	Retail for the sale of goods accessory to the main activity on a site	RD
(A18)	Trade suppliers	RD

(A19)	Industrial activities	RD
(A20)	Healthcare facilities	RD
Community		
(A21)	Care centres	RD
Development		
(A22)	Any development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1	RD
(A23)	Any development not generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1	D
(A24)	New buildings	RD
(A25)	Additions and external alterations to buildings	RD

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

Activity		Activity status
Development		
(A26)	New buildings	RD
(A27)	Additions and external alterations to buildings	RD

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

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

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

I537.5. Notification

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

I537.6. Standards

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

- The provisions in Trip Generation standards E27.6.1 do not apply in this precinct.

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

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

(1) Any retail of goods must:

- (a) not exceed 25 per cent of the gross floor area set aside for the activity, or 200m², whichever is the lesser.

I537.6.2. Indicative Roads

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

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

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

Residential floor area

- (1) The gross floor area must be greater than 40m² and up to 80m²; and must only occur in addition to a business premise with a gross leasable area of greater than 80m².

Outlook space and outdoor living space

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

Yards

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

Pedestrian access to buildings

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

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

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

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

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

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

- (1) Any landscape planting required by these standards must be maintained, and if diseased, or damaged, must be repaired and if dead must be replaced.

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

I537.6.6. Frontage controls

- (1) Sites having a Gateway Frontage control or Business Frontage control shown in I537.10.1 Silverdale 3: Precinct plan 1:
 - (a) Front yard:
 - (i) Sites with Gateway Frontage control (blue line) - A building or any part of a building must not be located less than 5m from the front boundary of the site.
 - (ii) Sites with Building Frontage control (green line) - A building must not be located more than 2m from the front boundary of the site.
 - (b) Other Yards
 - (i) The minimum side yard is 3 m for one yard and nil for the other.
 - (ii) The minimum rear yard is nil except for sites that adjoin Sub-precinct B where the rear yard is 4m.
- (2) Building Frontage Control (I537.10.1 Silverdale 3: Precinct plan 1 - green line)
 - (a) At least part of the main pedestrian entrance to a building must be on or within 3m of the site frontage.
 - (b) Verandahs must be provided in accordance with the following:
 - (i) have a minimum height of 3m and a maximum height of 4m above the footpath immediately below;
 - (ii) be no closer than 700mm to the edge of the road carriageway notwithstanding any other requirement of this standard;
 - (iii) include drainage to control rain run-off;
 - (iv) where glazed, be opaque or patterned glass; and
 - (v) have a minimum width of 4m.
 - (c) Glazing
 - (i) the ground floor of a new building must have clear glazing for at least 50 per cent of its width and 50 per cent of its height where the

elevation of the building fronts a street (excluding service lanes) or other open space.

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

(a) front yards must not be used for the storage of rubbish, materials, machinery or servicing.

(b) buildings on sites subject to the Frontage Control must not have blank facades.

I537.6.7. Vehicle access to activities and sites

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

I537.6.8. Signs

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

(1) Free standing front yard signs:

(a) up to a height of 1.5m;

(b) up to a maximum area of 7m²; and

(c) one sign per site.

(2) Signs attached to buildings within the Sub-precincts A and C must:

(a) be within the profile of the building and attached parallel to the façade of the building; and

(b) be such that no more than 30% of the area of the building façade shall be occupied by lettering or other parts of the sign (the area is defined by an imaginary best-fit box enclosing the sign).

(3) Signs shall not be located within the front yard of sites subject to the Gateway Frontage Control on I537.10.1 Silverdale 3: Precinct plan 1.

I537.7. Assessment – controlled activities

There are no controlled activities in this section.

I537.8. Assessment – restricted discretionary activities

I537.8.1. Matters of discretion

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

- (1) Development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1:
 - (a) the matters of discretion in Rule C1.9(3) of the general provisions;
 - (b) the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1;
 - (c) the methods and measures to avoid land instability, erosion, scour effects from earthworks;
 - (d) the effects of development on the safe, effective and efficient operation of the transport system;
 - (e) the effects of development on connections between the Sub-precincts and the Hibiscus Coast Bus Station and the wider road network;
 - (f) the effects of residential development on the provision of a range of site sizes, the ability of buildings to front the street, the ability to manage reverse sensitivity effects associated with work / live activities;
 - (g) the effects of development on the ability for it to be serviced by the existing wastewater infrastructure;
 - (h) the degree of compliance with any approved catchment management plan; and
 - (i) the effects of development on the protection and retention of existing riparian vegetation.
- (2) Vehicle movement in the PM peak:
 - (a) the degree of compliance with the Integrated Transport Assessment required in the Special information requirements below; and
 - (b) the effects of traffic generated on the safe and efficient operation of the external road network in the PM Peak to a level where the effects are deemed unacceptable; including the cumulative effects of traffic from the Silverdale 3 Precinct accessing the external road network in the PM Peak.
- (3) New buildings or alterations and additions to buildings:
 - (a) the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1;
 - (b) the effects of development on the local streetscape and sense of place;
 - (c) the effects of development as viewed as silhouettes from the surrounding area to positively contribute to the skyline and provide an attractive edge to the wider environment;
 - (d) the effects of buildings subject to the Gateway or Building frontage control on the ability to provide strong architectural form and a high quality visual appearance suitable for the gateway location;

- (e) the effects of façade glazing on the provision of pedestrian amenity and passive surveillance; and
 - (f) the effects of signage to ensure it is not a dominant element and is integrated within the building facades.
- (4) Drive-through restaurant, Entertainment Facilities, Offices up to 500m², Retail for the sale of goods accessory to the main activity on the site, Trade Suppliers, Care Centres, Healthcare facilities, Industrial activities, Light Manufacturing and servicing:
- (a) the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1;
 - (b) the effects of the proposal on the ability to locate offices towards the State Highway 1 and Hibiscus Coast Highway;
 - (c) the effects of the proposal on the ability to locate restaurants/cafes/shops adjacent to the Hibiscus Coast bus station focusing on Painton Road and Small Road;
 - (d) the ability of the areas of higher landscape amenity and the stormwater management areas to be utilised for locating Care centres and Healthcare facilities;
 - (e) Traffic and Transport effects:
 - (i) effects on the safe and efficient operation of the external road network;
 - (ii) effects on the queuing, parking and manoeuvring of vehicles on site;
 - (iii) effects of entry and exit point locations on the amenity values of adjoining sites;
 - (iv) effects of the proposal on the ability to optimise the use of a range of transport modes;
 - (v) effects of the proposal on the safety of pedestrians on and off site;
 - (vi) effects of the proposal on the ability to provide for cycle facilities having regard to anticipated levels of demand; and
 - (vii) effects of the proposal on the ability to provide parking in accordance with the Integrated Transport Assessment provided as a Special information requirement.
- (5) For development that does not comply with Standards I537.6.5, Protection and maintenance of trees in Sub-precinct A and Sub-precinct C, I537.6.3 work / live units, I537.6.4 landscaping in Sub-precinct A and Sub-precinct C , I537.6.6 Frontage controls, I537.6.7 vehicle access to activities and sites, I537.6.8 Signs, the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (a) Any special or unusual characteristic of the site which is relevant to the standard;
- (b) Where more than one standard will be infringed, the effects of all infringements considered together; or
- (c) The effects on the following relevant matters:
 - (i) Protection and maintenance of trees in Sub-precinct A and Sub-precinct C – effects on the ability to maintain or enhances the overall cohesiveness of the urban landscape for Sub-precincts A and C;
 - (ii) Work / live units – the effects on the amenity of residents and safe pedestrian access;
 - (iii) Landscaping in Sub-precinct A and Sub-precinct C – effects on the visual amenity values and visual character of the subject site or adjacent sites, effects on the ability of landscaping to be common with landscaping within areas of open space;
 - (iv) Frontage controls - the effects of buildings on the ability to provide strong architectural form and a high quality visual appearance suitable for the gateway location;
 - (v) Vehicle access to activities and sites - the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1, effects on the safe and efficient operation of the Hibiscus Coast Highway, Silverdale interchange, State Highway 1 or Painton Road; and
 - (vi) Signs - refer to restricted discretionary activity matters of discretion in Matters E23.8.1 in Chapter E23 Signs.

I537.8.2. Assessment criteria

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

- (1) Development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1:
 - (a) the assessment criteria in Rule C1.9(3) of the general provisions apply;
 - (b) the extent to which the proposal complies with I537.10.1 Silverdale 3: Precinct plan 1;
 - (c) the extent to which the roading network is well connected;
 - (d) the extent to which the effects on the safe, effective and efficient operation of the transport system are managed including through the use of staging implementation;

- (e) the extent to which provision is made for appropriate connections between the sub-precincts, to all sites within the precinct; to the Hibiscus Coast Bus Station and to the wider road network, residential and business environments;
- (f) the extent to which the layout provides for housing densities in appropriate locations. This assessment will include consideration of whether higher density housing areas are located adjacent to open space or business areas and the extent to which a sense of spaciousness is maintained and enhances the Gateway;
- (g) whether sites proposed for intensive residential development have sufficient street frontage to allow dwellings to face the street, have sufficiently large sites to enable the provision of tree planting, open space areas, car parking areas and amenity areas;
- (h) the extent to which the proposal provides for an appropriate mixture of site sizes and locations appropriate for the range of activities provided for in the precinct;
- (i) for Sub-precinct C Work/Live, the extent to which site layout and building design minimises potentially adverse reverse sensitivity effects (such as noise, odour, dust) of business activities on adjacent residential land uses;
- (j) for Sub-precinct C Work/Live, the extent to which site layout and building design ensures that positive and compatible environments are created for both the residential and the work activities proposed;
- (k) for Sub-precinct C Work/Live, the extent to which development layout is designed in such a way as to mitigate any potential adverse effects of car parking, storage areas and outdoor activities and provide for legible and safe access for pedestrians;
- (l) whether development is be able to be serviced by existing wastewater infrastructure;
- (m) the extent to which services are designed to be provided in accordance with the Council's Standards for Engineering Design and Construction and Auckland Transport's Code of Practice (or any other relevant Codes of Practice);
- (n) whether the management of stormwater flows is consistent with any approved catchment management plan;
- (o) the extent to which the development positively contributes to the visual amenity values of the area as a backdrop to the Hibiscus Coast gateway;
- (p) whether the proposal provides appropriately for the protection of existing riparian vegetation; and

(q) whether the proposal provides for clusters of buildings in a vegetated framework.

(2) Vehicle movements in the PM peak:

(a) the traffic generated should not adversely affect the safe and efficient operation of the external road network in the PM Peak to a level where the effects are deemed unacceptable; including the cumulative effects of traffic from the Silverdale 3 Precinct accessing the external road network in the PM Peak; and

(b) the extent to which the adverse traffic effects are able to be avoided, or mitigated by improvements to or extension of the indicative road network, to ensure that any traffic effects are acceptable.

(3) New buildings or alterations and additions to buildings:

(a) the extent to which the proposal complies with I537.10.1 Silverdale 3: Precinct plan 1;

(b) the extent to which the use of retaining walls is minimised, and where they are used, whether the length is minimised and whether height is kept to no greater than 1.5m without a planted stepped setback;

(c) the extent to which the design, scale and orientation of the building, and any related earthworks are comprehensively designed so that they are appropriate for the site; character and amenity outcomes sought for the precinct;

(d) the extent to which the design and location of buildings contributes to the local streetscape and sense of place by responding to the planned future form and character of the surrounding area;

(e) the extent to which the silhouette of the buildings as viewed from surrounding areas positively contributes to the skyline and provides an attractive edge to the wider zone and urban environment;

(f) the extent to which the façade of buildings subject to either Gateway or Building Frontage Control have strong architectural form and have a high quality visual appearance suitable for the Gateway location;

(g) the extent to which buildings subject to the Gateway Frontage Control are setback behind vegetation planted to achieve the vegetated framework that is a key feature of the I537.10.1 Silverdale 3: Precinct plan 1;

(h) the extent to which signage is designed as an integrated part of the building façade and not the dominant element;

(i) the extent to which landscape design contributes to a strong vegetated framework for the precinct through:

- (i) modulating and visually interrupting building mass;
 - (ii) screening utility areas and large carpark areas;
 - (iii) establishing spatial boundaries;
 - (iv) establishing a visual relationship to the wider landscape;
 - (v) contributing to the site legibility through reinforcing entranceways and delineating public and private areas;
 - (vi) creating a visual buffer between incompatible activities;
 - (vii) screening insensitive earthworks or retaining walls; and
 - (viii) creating a coherency within the site and to the wider landscape context.
- (j) the extent to which landscaping maintains or enhances the overall cohesiveness of the urban landscape for Sub-precincts A and C; and
- (k) the extent to which mature vegetation and large trees are retained on site. Retention of mature trees is particularly encouraged where their size, location or species make a significant contribution to the streetscape or where they could be logically incorporated to enhance on-site amenity.
- (4) Drive-through restaurant, Entertainment Facilities, Offices up to 500m², Retail for the sale of goods accessory to the main activity on the site, Trade Suppliers, Care Centres, Healthcare facilities, Industrial activities, Light Manufacturing and servicing:
- (a) the extent to which the location and scale of proposed activities is suitable in the existing or proposed context through:
 - (i) offices being located towards the State Highway 1 and Hibiscus Coast Highway;
 - (ii) restaurants/cafes/shops being located adjacent to the Hibiscus Coast Bus Station, focusing on Painton Road and Small Road; or
 - (iii) care centres and healthcare facilities being located where they can benefit from areas of higher landscape amenity such as any stormwater management area or reserve.
 - (b) the extent to which the scale and location of activities is designed to ensure adverse amenity effects with respect to neighbouring residential areas are acceptable.
 - (c) the extent to which the traffic generated adversely affects the safe and efficient operation of the external road network including having regard to the cumulative effects of traffic from the precinct and whether any interim traffic effects arise from the extent to which the indicative road network is in place at the time of establishment of an activity;

- (d) whether there is sufficient space on site for queuing, parking and manoeuvring of vehicles using the site;
 - (e) the extent to which the location and width of entry and exit points to the site, and on-site parking areas, has an adverse effect on the amenity values of adjoining sites;
 - (f) whether the proposal includes travel demand measures, as appropriate, that optimise the use of modes such as shared parking arrangements, cycling, walking and carpooling in order to reduce the use of single purpose/occupant vehicle trips;
 - (g) the extent to which the proposal is designed to provide for the safe movement of pedestrians using the facilities as well as those passing by and moving between sites;
 - (h) the extent to which adequate cycle facilities are provided on site and located to encourage cycle use having regard to anticipated levels of demand;
 - (i) the extent to which parking areas are provided and managed, marked, and signposted so as to give effect to the criteria above and the recommendation contained within any submitted traffic assessment and management plan or Integrated Transport Assessment; and
 - (j) the extent to which where there is a parking shortfall the proposal includes provision for the ongoing monitoring of parking supply and demand and the effectiveness of any travel demand measures. For the avoidance of doubt this may entail the imposition of review conditions.
- (5) Protection and maintenance of trees in Sub-precinct A and Sub-precinct C:
- (a) the extent to which landscaping maintains or enhances the overall cohesiveness of the urban landscape for Sub-precincts A and C; and
 - (b) the extent to which mature vegetation and large trees are retained on site. Retention of mature trees is particularly encouraged where their size, location or species make a significant contribution to the streetscape or where they could be logically incorporated to enhance on-site amenity.
- (6) Work /Live Unit:
- (a) the extent to which the residential living floor area is of a scale and location suitable for residential living purposes;
 - (b) whether the residential living component of the building is accessory to the work component;
 - (c) the extent to which the pedestrian access to the building is designed to ensure that:

- (i) pedestrian movement and access is not compromised;
- (ii) the location of the access is safe and appropriate having regard to crime prevention through environmental design principles; and
- (iii) the access is suitably differentiated and legible with respect to access to adjoining, or neighbouring business premises.

(7) Landscaping in Sub-precinct A and Sub-precinct C:

- (a) the extent to which any reduction in the provision of on-site landscaping does not adversely affect the visual amenity values and visual character of the subject site or adjacent sites;
- (b) the extent to which the provision of open space or the provision of landscaping is in common with one or more adjoining sites to achieve a similar level of landscaping; and
- (c) the extent to which any reduction in landscaping is offset by other proposals to ensure there is no reduction of amenity values or the overall requirement to create a vegetated framework within which built development is sited in the Silverdale 3 Precinct.

(8) Frontage controls:

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

(9) Vehicle access to activities and sites:

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

(10) Signs:

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

I537.9. Special information requirements

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

- (1) An Integrated Transport Assessment, or an update to an existing Integrated Transport Assessment, prepared in accordance with the Auckland Transport

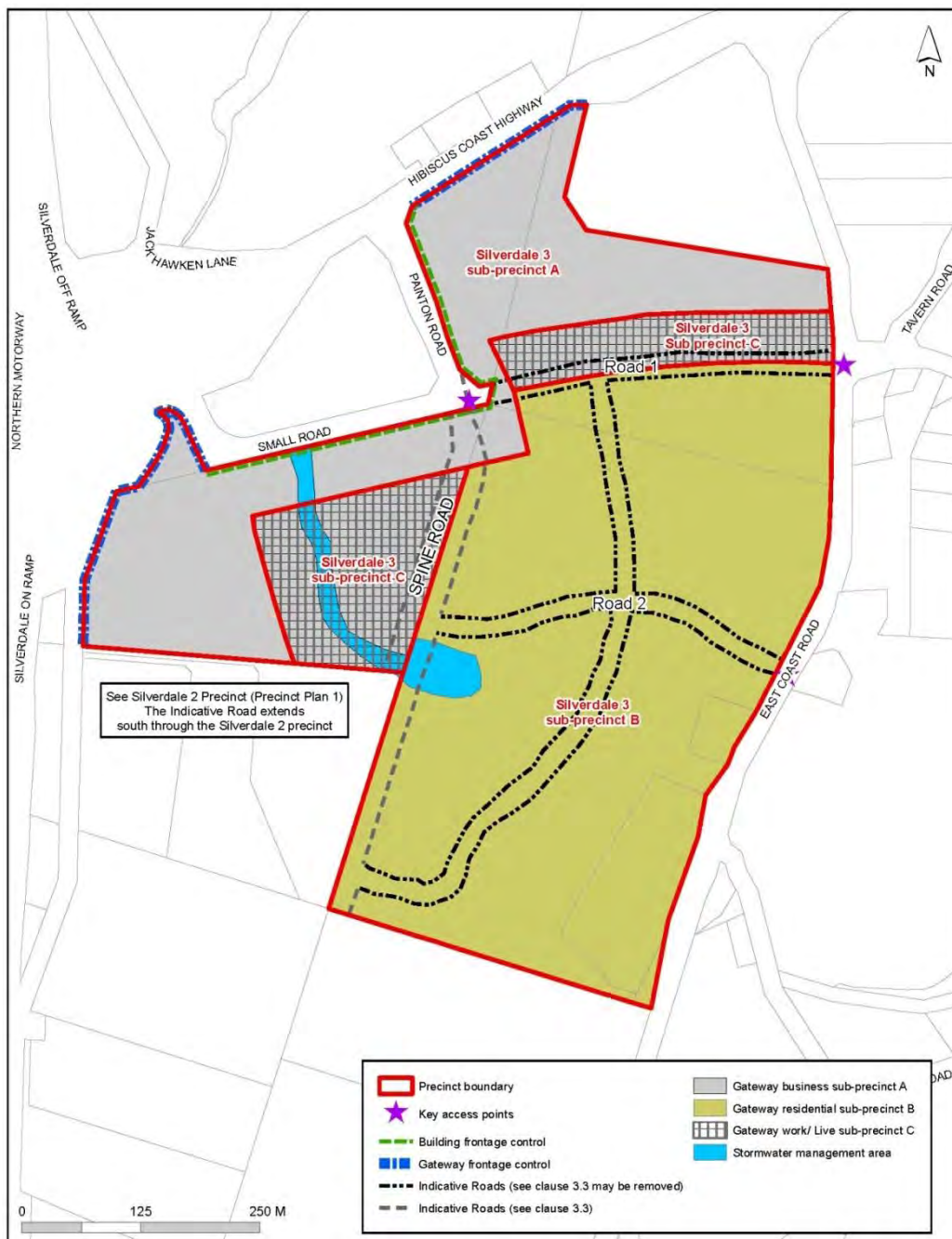
Integrated Transport Assessment Guidelines in force at the time of the application.

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

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

1537.10. Precinct plans

1537.10.1 Silverdale 3: Precinct plan 1



I538. Smales 1 Precinct

I538.1. Precinct description

The zoning of land within the precinct is the Business - Business Park Zone.

The Smales 1 Precinct is located on the corner of Taharato and Northcote roads, and is adjacent to State Highway 1 and the Northern Busway. The precinct permits a maximum gross floor area for activities, a maximum number of car parking spaces, and provides for some accessory activities to address demand from those employed on the site and visitors to the precinct.

I538.2. Objective

- (1) Ongoing development of the Smales Farm Technology Office Park as an employment node is enabled while managing significant adverse effects on the safe and efficient operation of the transport network, on the amenity of neighbouring zones, and on the function and amenity of the Business – Metropolitan Centre Zone and Business – Town Centre Zone.

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

I538.3. Policies

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

- (1) Require office activity over 162,000m² gross floor area of business activity to demonstrate that significant adverse effects on the amenity of neighbouring zones will be managed and that the function and amenity of the Business – Metropolitan Centre Zone and Business – Town Centre Zone will not be significantly adversely affected.
- (2) Limit accessory activities to those which meet the immediate needs of office workers and visitors to Smales Farm.
- (3) Require business development over 105,000m² gross floor area to demonstrate that they activity will not significantly adversely affect the safe and efficient operation of the transport network, or that such effects will be mitigated.

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

I538.4. Activity table

The provisions in any relevant overlays, zone and the Auckland-wide 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
General		
(A1)	Activities exceeding the 162,000m ² gross floor area maximum in Standard I538.6.1.	D
(A2)	Activities exceeding the gross floor area limit in Table I538.6.1.1	D
(A3)	Activities exceeding the limits in Standard I538.6.2	RD

I538.5. Notification

- (1) Any application for resource consent for an 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 and Auckland-wide apply in this precinct, except the following:

- Policy E27.3(2) Integrated transport assessment for development up to 105,000m² gross floor area (see Standard I538.6.3);
- Standard E27.6.1 Trip generation for development up to 105,000m² gross floor area (see Standard I538.6.3); and
- Standard H16.6.1 Building height.

All activities in the Smales 1 Precinct must comply with the following standards.

I538.6.1. Gross floor area (GFA)

- (1) The maximum gross floor area in the precinct is 162,000m² subject to the following in Table I538.6.1.1:

Table I538.6.1.1 Gross floor area

Activity	Gross floor area
Commercial services	Must not exceed 3,800m ² plus a cumulative gross floor area of 500m ² for every 10,000m ² of gross floor area of offices over 41,120m ² including development already established in the Smales 1 Precinct
Food and beverage	
Retail	
Service stations	
Care centres	
Community facilities	
Repair and maintenance services	

I538.6.2. Parking

- (1) The number of parking spaces must not exceed:
 - (a) 1936 car parking spaces for the first 44,770m² gross floor area;
 - (b) an additional one car parking space per 31.8m² gross floor area for development between 44,770m² and 105,000m² gross floor area; and
 - (c) an additional one car parking space per 45.1m² gross floor area for development in excess of 105,000m² gross floor area to a maximum of 5094 spaces

I538.6.3. Trip generation

- (1) Development up to 105,000m² gross floor area 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

- (1) Buildings must not exceed RL48.5m in height. (RL = Reduced Level above Mean Sea Level).

I538.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I538.8. Assessment – restricted discretionary activities

I538.8.1. 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) refer to E27 Transport and H16 Business – Business Park Zone for the matters for activities that do not comply with the above standards.

I538.8.2. 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) refer to E27 Transport and H16 Business – Business Park Zone for the relevant assessment criteria for activities that do not comply with the above standards.

I538.9. Special information requirements

There are no special information requirements in this precinct.

I538.10. Precinct plans

There are no precinct plans in this precinct.

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 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 48m RL and up to 62m RL	D	NA	NA
(A12)	The construction of up to two vehicle accessways and associated earthworks from Northcote Road, across an outstanding natural feature	C	C	C
(A13)	Roads, accessways and service lanes	RD	RD	RD
(A14)	Buildings, and alterations and additions to buildings	RD	RD	RD

I539.5. Notification

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

I539.6. Standards

The standards applicable to the Residential – 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:

- (a) 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.
- (b) The maximum gross floor area of 45,000m² of business activities, can include up to:
 - (i) 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
 - (ii) 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 48m

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

1539.10.1. Smales 2: Precinct plan 1



I540. Takapuna 1 Precinct

I540.1. Precinct description

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

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

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

I540.2. Objective

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

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

I540.3. Policies

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

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

I540.4. Activity table

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

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

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

Activity		Activity status
Development		
(A1)	Buildings	RD

I540.5. Notification

- (1) Any application for resource consent for an activity listed in Table I540.4.1 Activity table sub-precincts A-D above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I540.6. Standards

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

I540.6.1. Building height

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

Table I540.6.1.1 Building height

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

I540.6.2. Frontage and building setback

- (1) A building must be built to the frontage of the site to the minimum frontage height as set out in Table I540.6.1.2 below.
- (2) Vehicle and pedestrian access areas are excluded from the requirements of this standard.
- (3) The requirement to build to the frontage of the site may be excluded where the location of a protected tree makes this requirement impractical.
- (4) Any part of a building that exceeds the maximum frontage height as set out in Table I540.6.1.2 below must be set back by the minimum frontage setback.
- (5) The maximum frontage height and minimum frontage setback controls do not apply to the Hurstmere Road frontages of the sites shown on I540.10.2 Precinct plan 2 and I540.10.3 Precinct plan 3, where these sites utilise the one story bonus and comply with Standard I540.6.5.

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

Table I540.6.1.2 Frontage and building setback

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

I540.6.3. Building coverage

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

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

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

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

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

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

I540.6.6. Open air laneway for Sub-precinct B

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

I540.6.7. Dwelling outlook space

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

I540.7. Assessment – controlled activities

I540.7.1. Matters of control

There are no controlled activities in this precinct.

I540.8. Assessment – restricted discretionary activities

I540.8.1. Matters of discretion

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

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

I540.8.2. Assessment criteria

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

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

(3) through-site lane:

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

(4) open air laneway:

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

I540.9. Special information requirements

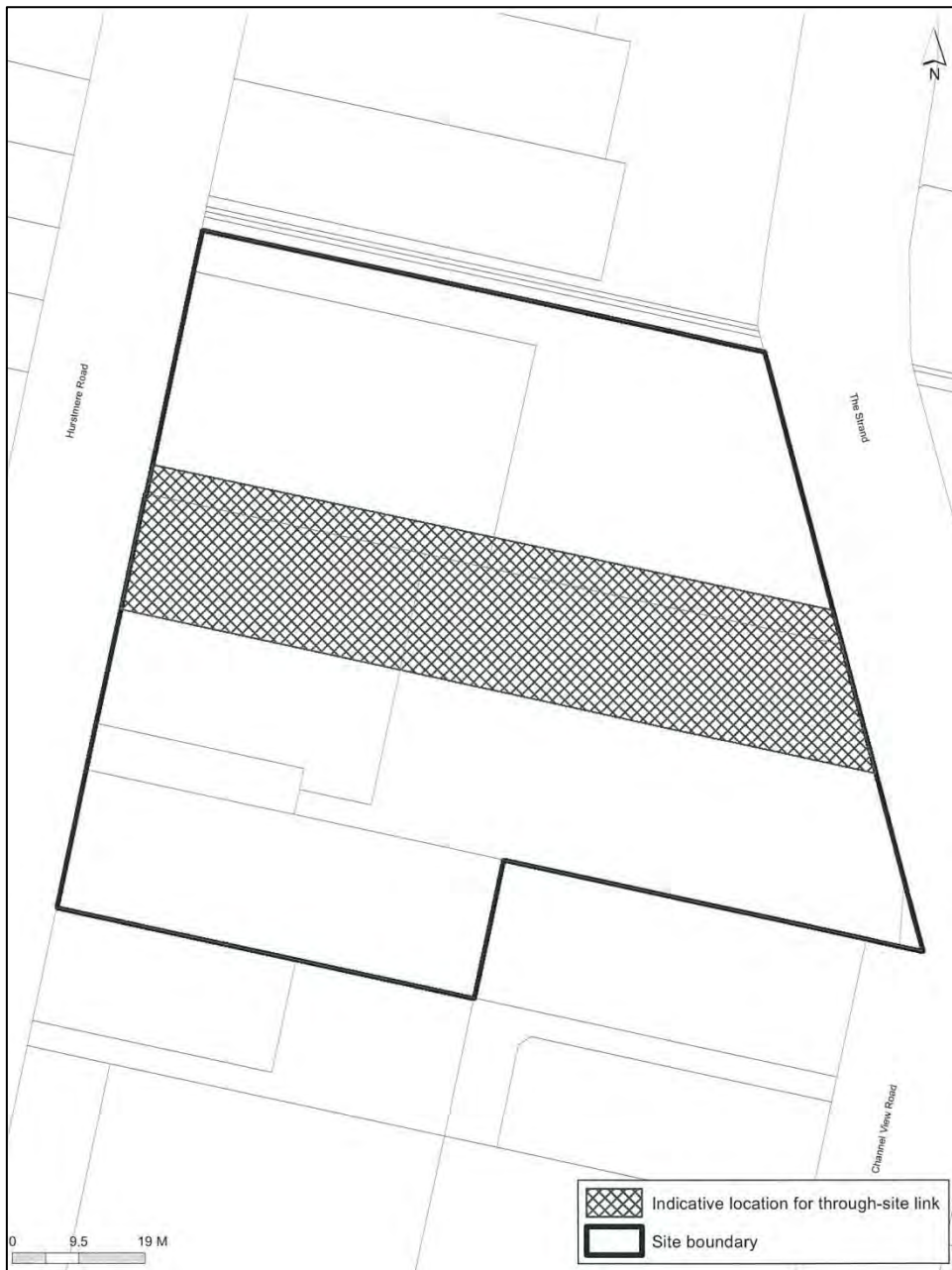
There are no special information requirements in this precinct.

I540.10. Precinct plans

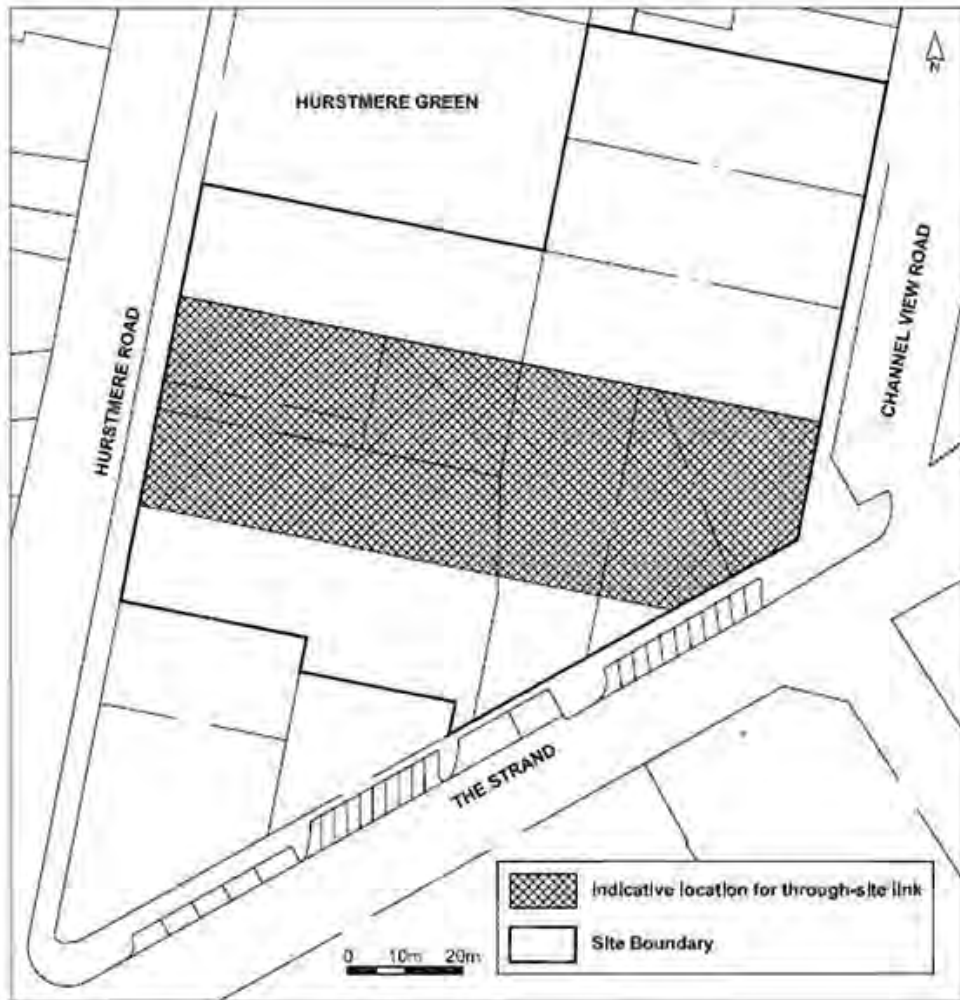
I540.10.1 1 Takapuna 1: Precinct plan 1 – Open air laneway



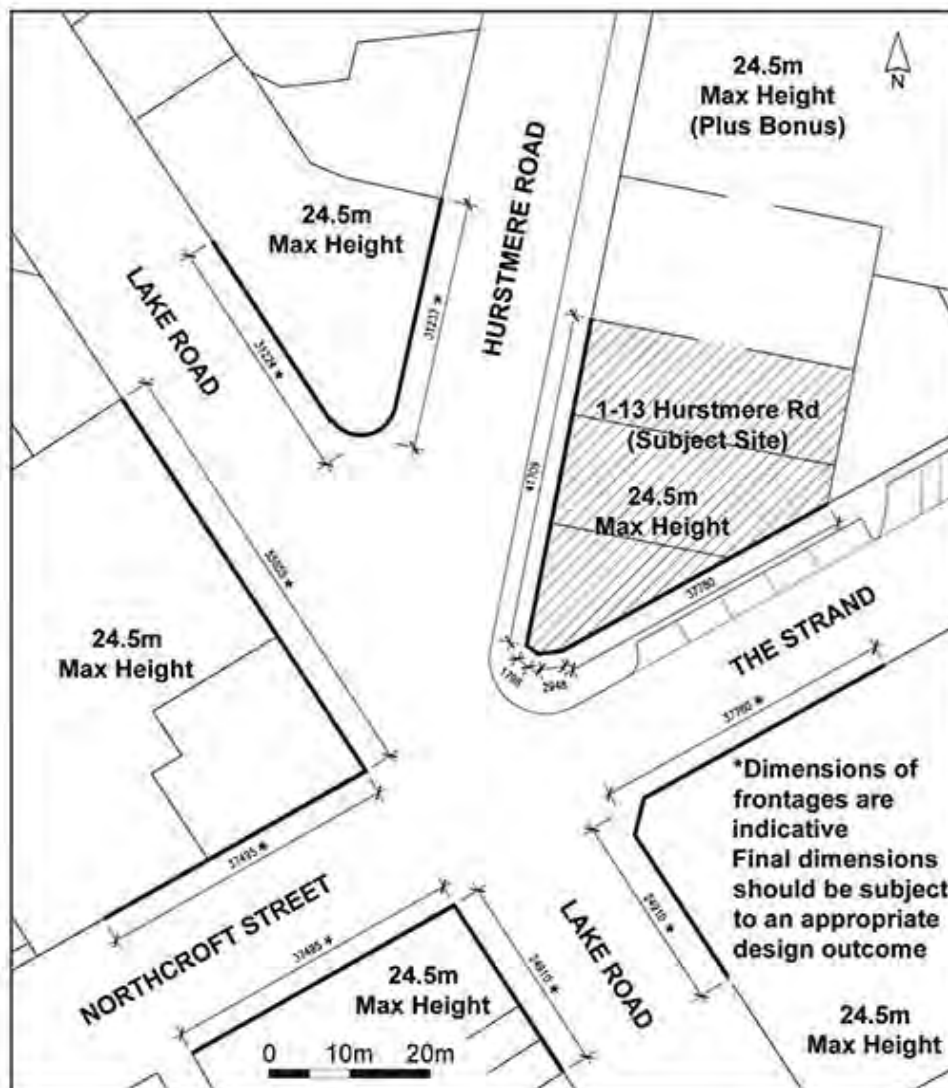
I540.10.2 Takapuna 1: Precinct plan 2 – Indicative through site link



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



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



I541. Te Arai North Precinct

I541.1. Precinct Description

The Te Arai North Precinct contains approximately 616ha of coastal land north of Te Arai Point, generally known as Mangawhai North Forest. The land within the precinct formed part of the Treaty settlement between the Crown and Te Uri o Hau under the Te Uri o Hau Claims Settlement Act 2002. The land was purchased by Te Uri o Hau as part of the commercial redress component of their settlement. Appropriate use and development of the precinct land represents a significant opportunity for Te Uri o Hau, including in partnership with others, to advance its economic, cultural and social wellbeing.

The precinct exhibits high quality landscapes, biodiversity and coastal character values. The precinct seeks to protect and enhance these values while providing for rural residential, commercial, recreation and conservation activities. The provisions seek to protect and enhance these values and secure the public's use and enjoyment of the coastal area, while ensuring the economic and cultural well-being of Mana Whenua. This is achieved 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.

To achieve these outcomes, the precinct provides for subdivision for limited rural residential sites in exchange for a significantly large area of public conservation and reserve along the coast. This reserve will form part of a more extensive network of reserve land extending to the Te Arai South Forest.

The precinct provisions require a public reserve of minimum 172 hectares to be created with subdivision. This reserve comprises the coastal dunes, a riparian margin along the Te Arai Stream and a connection between the coast and the Coal Hill Road wetland.

The precinct also provides for environmental enhancement through protection in perpetuity of existing wetland, enhancement of the dunelands and the protection and enhancement of endangered native flora and fauna.

In exchange for these public and environmental benefits, 43 new rural residential sites can be created in addition to 3 balance sites.

The precinct provisions require that the specified building areas for the 43 new house sites be located in the three areas identified in I541.10.1 Te Arai North: Precinct plan 1 in order to maintain the amenity and natural character values of the surrounding land, avoid impacts on ecological and cultural heritage values of the site, including endangered shorebirds and enable a design solution which will maintain the special rural coastal character of the area.

The provisions require a comprehensive approach to site management through management plans that provide for appropriate new land uses while avoiding, remedying and mitigating effects on landscape, biodiversity, and rural coastal character values. There is a strong focus on protecting and enhancing the biodiversity values of the coastal area adjoining the precinct in these management plans, given the existence of rare and threatened species, including shorebirds.

These provisions recognise that the principles of Te Tiriti (including the principle of redress and the principle of active protection) require the council to enable the use and development of land acquired by Mana Whenua through Treaty settlement legislation.

The zoning of land within this precinct is Rural - Rural Coastal zone

I541.2. Objective

- (1) The subdivision of the Te Arai North Precinct 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 of the precinct.
- (2) 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.
- (3) The creation of a significant area of public reserve as major component of the long term protection of the values set out in Objective (1) above as well as ensuring appropriate levels of access to enable public enjoyment and appreciation of those values.

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

I541.3. Policies

- (1) Enable appropriate subdivision in the precinct by:
 - (a) providing for subdivision in exchange for a significant coastal and riparian reserve; and
 - (b) 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) Provide for the setting aside of a public reserve of approximately 172 ha with an inland boundary a minimum of 200m wide from mean high water springs with the exception of the transitional area shown near the northern boundary of Lot 1 DP 453130 and located to respect both the physical topography of the land and provide for a public access trail.
- (3) Provide for a public access trail alignment along the back of the foredunes from the public beach access point at the Pacific Road car park, northwards to a beach access point in the reserve near the northern boundary of Lot 1 DP 453130,

- (4) Widen the public easement on Pacific Road to provide for safe pedestrian, cycle and equestrian use and provide for any necessary integration with the existing landform.
- (5) Provide for easements over the reserve for conveying water, telecommunications and power including over parts of Lots 1 and 3.
- (6) Provide a public access easement over Lot 3 DP 453130 to connect the existing reserve on Te Arai Point Road with that part of the new reserve created on the southern side of the Te Arai Stream.
- (7) Avoid adverse effects of subdivision on threatened or at risk species.
- (8) 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.
- (9) 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.
 - (b) the creation of additional significant public reserve land;
 - (c) low density rural residential dwellings; and
 - (d) the protection and enhancement of biodiversity.

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

I541.4. Activity table

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

Table I541.4.1 Activity table specifies the activity status of subdivision activities in the Te Arai North Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

Table I541.4.1 Activity Table

Activity		Activity status
Subdivision		
(A1)	Subdivision for the creation of up to 43 rural residential sites in addition to the 3 sites existing at 30 September 2013.	RD

I541.5. Notification

- (1) Any application for resource consent for an activity listed in Table I541.4.1 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).

I541.6. Standards

The zone, Auckland-wide and overlay standards apply in this precinct unless specified below. Activities listed in Table I541.4.1 Activity table must comply with the following standards.

I541.6.1. Dwellings

- (1) No more than one dwelling per site
- (2) Dwellings may not be located on any access or service lots

I541.6.2. 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 43 new rural residential sites must be located in Area A, B and C and identified on I541.10.1 Te Arai North: Precinct plan 1 as "Areas in which New House Sites Can be Created" in the following manner:
 - (a) No more than 5 new specified building areas must be located in Area A of which no more than 1 specified building areas is to be located in Area A1.
 - (b) No more than 38 new specified building areas must be located in Area B of which no more than 5 new specified building areas must be located in Area B1.
 - (c) No more than 4 new specified building areas must be located in Area C.
- (3) There must be no more than 43 new specified building areas created in Areas A, B and C.
- (4) Residential buildings in Areas A1 and B1 must be set back 50m from the reserve boundary shown on the Reserve Plan as 'reserve boundary setback'.

- (5) Up to 3 specified building areas provided by existing entitlements may be located outside of Areas A, B and C but not in Area D or the proposed reserve.
- (6) Buildings must not be erected in Area D apart from building associated with land management or water storage facilities (e.g. fencing, pipelines, reservoirs, etc).
- (7) No minimum net site area, minimum average site size or minimum site size applies.
- (8) At no cost to the administering body, the full area of public reserve of a minimum of 172 hectares and generally as shown on I541.10.1 Te Arai North Precinct plan 1, must be vested at issue of the title for the first house site created under this rule.
- (9) The public reserve must be subject to any fencing requirements by the administering body.
- (10) The final surveyed boundaries of the public reserve must be generally in accordance with I541.10.1 Te Arai North: Precinct plan 1 and subject to:
 - (a) Being of sufficient width to allow for a public access trail along the back of the foredunes in Lot 1 DP 453130;
 - (b) The inland reserve boundary in lot 1 DP 453130 shown on I541.10.1 Te Arai North: Precinct plan 1 must be a minimum of 200m wide from mean high water springs with the exception of the transitional area shown near the northern boundary of Lot 1 DP 453130 and located to respect both the physical topography of the land and provide for a public access trail alignment that:
 - (i) protects ecological values and revegetation of the foredunes and the buffer areas referred to below;
 - (ii) provides a buffer between the foredunes and the public access trail to protect the foredune structure; and
 - (iii) provides a buffer between the public access trail and the adjacent boundary of a site created under these rules.
- (11) At no cost to the administering body additional reserve may be provided in Lot 1 DP 453130 in the blue hatched area shown on I541.10.1 Te Arai North Precinct plan 1 where such reserve is required to meet the objectives above.
- (12) At no cost to the administering body additional reserve may also be provided on lot 3 DP 453130 in the blue hatched area shown on I541.10.1 Te Arai North: Precinct plan 1 where such reserve is required by the administering body to provide better connections to the existing reserve at Te Arai Point Road.
- (13) The following must be undertaken in the reserve:
 - (a) A public access trail alignment must be provided for by the Applicant along the back of the foredunes from the public beach access point at the Pacific Road car park, northwards to a beach access point in the reserve near the northern boundary of Lot 1 DP 453130,

- (b) In Lot 1, the existing public easement over Pacific Road must be widened to an average width of at least 50 metres to provide for safe pedestrian, cycle and equestrian use. The widened public easement may be subject to realignment for better integration with the existing landform. At the Council's election, the widened public easement on Pacific Road may be vested as public road.
 - (c) Easements of sufficient width and practically located must be provided over the reserve for conveying water, telecommunications and power including over parts of Lots 1 and 3 as generally shown on I541.10.1 Te Arai North: Precinct plan 1.
 - (d) A public access easement of up to 30m in width generally as shown on I541.10.1 Te Arai North: Precinct plan 1 or otherwise agreed with Council or other administering body must be provided over Lot 3 DP 453130 to connect the existing reserve on Te Arai Point Road with that part of the new reserve created on the southern side of the Te Arai Stream.
- (14) The applicant must provide written advice from the council that the area of public reserve is acceptable for public reserve purposes including access where this is necessary for the function of the public reserve to be achieved.
- (15) Domestic pets (including, but not limited to, cats, mustelids, dogs, goats, rabbits and rodents) are not permitted on any site created under this rule including any balance titles that are on land included in the precinct.
- (16) The applicant must continue to maintain the minimum of 4.26 ha of wetland plus a minimum 1.4 ha buffer area as identified on I541.10.1 Te Arai North: Precinct plan 1 as "Protected Wetland Area", and must be protected in accordance with the following:
- (a) The applicant must provide a Comprehensive Weed and Animal Pest Control Plan. The Plan must demonstrate how weeds and invasive plants (including climbing asparagus) and pest animals (including pest fish, feral pigs, rats, possum and mice) are to be eradicated or controlled in the protected area(s) on an on-going basis. Any chemical control to be used must be suitable for the purpose and for the environment in which it is to be used.
 - (b) The applicant must clearly and accurately provide a Planting Plan for the 1.4 ha wetland buffer area identified on I541.10.1 Te Arai North: Precinct plan 1 which meets the standards set out in E39 Auckland-wide Subdivision Rural under E39.6.4.5 (5) to (7).
 - (c) A stockproof fence as specified in one of clauses 6, 7, or 8 of the Second Schedule of the Fencing Act 1978 must be constructed around the perimeter of the wetland and buffer to be protected. The fence must be a minimum of 10 metres from the edge of the wetland (except where

constrained by property boundaries). No gates are to be installed in the fence.

- (d) Completion Certificate Requirement: All weed and pest control planting and fencing required by (a) – (c) above must be completed prior to issuing the section 224(c) certificate for the first rural residential site. For the purpose of this rule “control” means weed populations are reduced to a level whereby the landowner may remove re-infestations by using chemical or non-chemical control up to three times a year.
 - (e) Protection of Wetland and Buffer Area: All conditions for protection of the wetland and buffer area must be complied with on a continuing basis by the subdividing owners and all subsequent owners and must be the subject of consent notices to be registered under the Land Transfer Act 1952.
 - (f) The wetland must be protected in perpetuity through a covenant.
- (17) Prior to the creation of any site, a Comprehensive Site Management Plan (CSMP) must be prepared for the precinct by the applicant for council’s approval.
- (a) In preparing the CSMP the applicant must consult a Community Liaison Group established for Te Arai comprising Auckland Council, the Department of Conservation, the Environmental Defence Society, the Royal Forest and Bird Protection Society of NZ, Te Uri o Hau, Te Arai Beach Preservation Society, the Ornithological Society of New Zealand and the New Zealand Fairy Tern Charitable Trust.
 - (b) The CSMP must provide for management of the Precinct area (with the exception of the reserve post vesting).
 - (c) The purpose of the CSMP is to manage the use and development of the rural residential sites and balance area to ensure over the site 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 must be in accordance with the approved CSMP or as otherwise required to comply with the conditions of vesting of the proposed reserve.
 - (d) The CSMP must include the following management plans below to achieve its purpose and the CSMP and other management plans must take into account and be consistent with the management plans prepared in accordance with conditions of resource consents relating to the golf course:

- (i) A Shorebird Management Plan consistent with the ecological management plan and conservation management plan required for the golf course under conditions of its resource consent.
 - (ii) A Vegetation Management Plan.
 - (iii) A Conservation Management Plan that includes methods to protect and enhance ecological values consistent with the ecological management plan and conservation management plan required for the golf course under conditions of its resource consent.
 - (iv) Methods to ensure that earthworks undertaken are appropriately managed, and where necessary are planted in native species to control erosion.
 - (v) A plan for the management of earthworks to minimise and control sand, dust and sediment run-off from the works and ensure compliance with the Soil Conservation Covenant on the land under the Crown Forests Assets Act 1989.
 - (vi) Methods to protect and manage archaeological sites during construction and thereafter, including accidental discovery protocols, and the protection of sites of significance to iwi.
 - (vii) Measures to manage that part of lot 3 adjoining the public access easement to ensure a rural and remote walking experience is maintained.
 - (viii) A Community Consultation Plan to provide for ongoing consultation with the Community Liaison Group on the use and management of the land in accordance with the CSMP.
- (18) All titles created under this rule (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 46 house sites.
- (19) All titles created under this rule, (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, goats, rabbits and rodents) on the sites created and balance land. The Queen Elizabeth the Second National Trust and the Department of Conservation must be invited to be parties to and beneficiaries of such covenants in respect of the balance land inside and outside Areas A, B, C and D on I541.10.1Te Arai North: Precinct plan 1.
- (20) The work required in relation to the reserve under the Vegetation Management Plan must be completed within the five years of the vesting of the reserve.

- (21) Pest plants are not permitted in the subdivision in private gardens or any amenity plantings.
- (22) A full time equivalent conservation ranger must be appointed and permanently employed by the future landowners to implement the Shorebird Management Plan.

I541.7. Assessment – controlled activities

Not applicable in this precinct.

I541.8. Assessment – restricted discretionary activities

I541.8.1. 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.

I541.8.1.1. Subdivision for the creation of up to 43 new rural residential sites in addition to the 3 sites existing at 30 September 2013

- (1) The measures proposed to implement the ban on inappropriate domestic pets.
- (2) The extent to which adequate and appropriate provision is made for protection of shorebirds and threatened plant species.
- (3) The extent to which landform modification is minimised having regard to the need to provide safe access and stable building sites.
- (4) The extent to which adequate and appropriate provision is made for protection of natural quality of waterbodies.
- (5) Whether the location of specified building areas is in accordance with the policies for the precinct.
- (6) The extent to which adequate and appropriate provision is made for protection of landscape values.
- (7) Whether adequate provision is made for protection of the natural character of the coastal environment.
- (8) The extent to which adequate and appropriate provision is made for protection ecological values.
- (9) 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.
- (10) Whether the location and form of vehicle access is consistent with the policies for the precinct.

- (11) Whether the effects generated by vehicle traffic is adequately and appropriately managed.
- (12) Whether the effects of the quantity and quality of stormwater discharges are adequately and appropriately managed.
- (13) Whether provision is made for control of pest plants.
- (23) Whether the development and activities proposed are consistent with the objective of achieving sustainable land management in this precinct.
- (24) The extent to which the development and activities proposed adhere to the requirements of the Comprehensive Site Management Plan.

I541.8.2. 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.

I541.8.2.1. Subdivision for the creation of up to 43 new house sites in addition to the 3 sites existing at 30 September 2013

- (1) The adequacy of measures proposed to ban cats and dogs and other inappropriate domestic pets.
- (2) The extent to which proposed measures to protect shorebirds, lizards and threatened plant species, during earthworks and the construction period and thereafter are adequate and appropriate .
- (3) Where the measures in (1) – (2) are not provided, the subdivision will be considered inappropriate.
- (4) Whether the subdivision s maintains the special character and amenity of the Rural - Rural Coastal zone including whether the subdivision will avoid adverse effects, including cumulative effects, on the rural character anticipated in the zone.
- (5) The extent to which the subdivision, including provision for access and utilities, avoids extensive landform modification and appropriately manages potential adverse effects on the landscape and amenity values of the particular area. Where this is not achievable, the subdivision will be considered to be inappropriate.
- (6) The extent to which the subdivision and site development, including provisions for access and utilities, uses the existing landform as far as is practicable so that adverse effects on the landscape and discharge of silt are avoided or appropriately mitigated.

- (7) The extent to which the subdivision and associated works avoids adverse effects on the natural quality of any waterbodies, including streams flowing to the sea and the sea itself.
- (8) 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.
- (9) Whether sites viewed from excluding any areas of reserve proposed to be vested for regional park allow specified building areas for future buildings to be integrated into the landscape as far as practical to avoid adverse visual amenity effects or 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.
- (10) The extent to which exterior lighting, including any street lighting, is to be provided so as to not be prominent, particularly against a dark background, when viewed from any public place including the coast, and the extent to which such lighting avoids adversely affect nesting shorebirds.
- (11) Whether 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.
- (12) Whether 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 contributes 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.
- (13) The extent to which the subdivision and development should protect and does not adversely affect in a more than minor way the natural functioning of coastal processes.

- (14) The extent to which the subdivision does not have significant adverse effects on wildlife, flora and ecological values and any such effects are avoided or effectively mitigated.
- (15) The extent to which the subdivision and subsequent development does not adversely affect any flora or fauna species including threatened or endangered species on the site or in the surrounding area, including the area of land that extends down to the mean high water springs.
- (16) The extent to which the 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.
- (17) Whether the 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.
- (18) The extent to which vehicle access to sensitive areas is 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. This includes measures to prevent vehicle access to the beach from the site except for emergency responses or management purposes.
- (19) Whether the subdivision retains a rural character and does not create an urban character.
- (20) The extent to which measures at the time of subdivision ensure that buildings on the new site created in Area A on I541.10.1 Te Arai North: Precinct plan 1 as “Areas In Which Rural Residential New Sites Can Be Created” are not visible from Te Arai Point Road, Te Arai beach, and existing local and regional reserve land (excluding any new public reserve on land in the Precinct). Where this occurs, buildings will be considered inappropriate.
- (21) 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.

- (22) Whether traffic is to 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.
- (23) Whether stormwater runoff from roof and paved areas is to 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.
- (24) Whether the measures to be implemented to ban pest plants are adequate and appropriate to achieve the policies of the precinct.
- (25) Whether the density of the proposed subdivision provides for the sustainable land management of the precinct.
- (26) Whether the proposed subdivision includes legally binding mechanisms to ensure adherence of owners and their successors in title to the CSMP.

I541.9. Special information requirements

- (1) An application for Subdivision for the creation of up to 43 new house sites in addition to the 3 sites existing at 30 September 2013 date 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 house 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.
 - (g) Identify the location of any fencing agreed with Council.
- (3) The Shorebird Management Plan must recognise the critically endangered status of the New Zealand Fairy Tern/Tara Iti, and the endangered status of the

Northern New Zealand Dotterel and include the following methods to protect shorebirds:

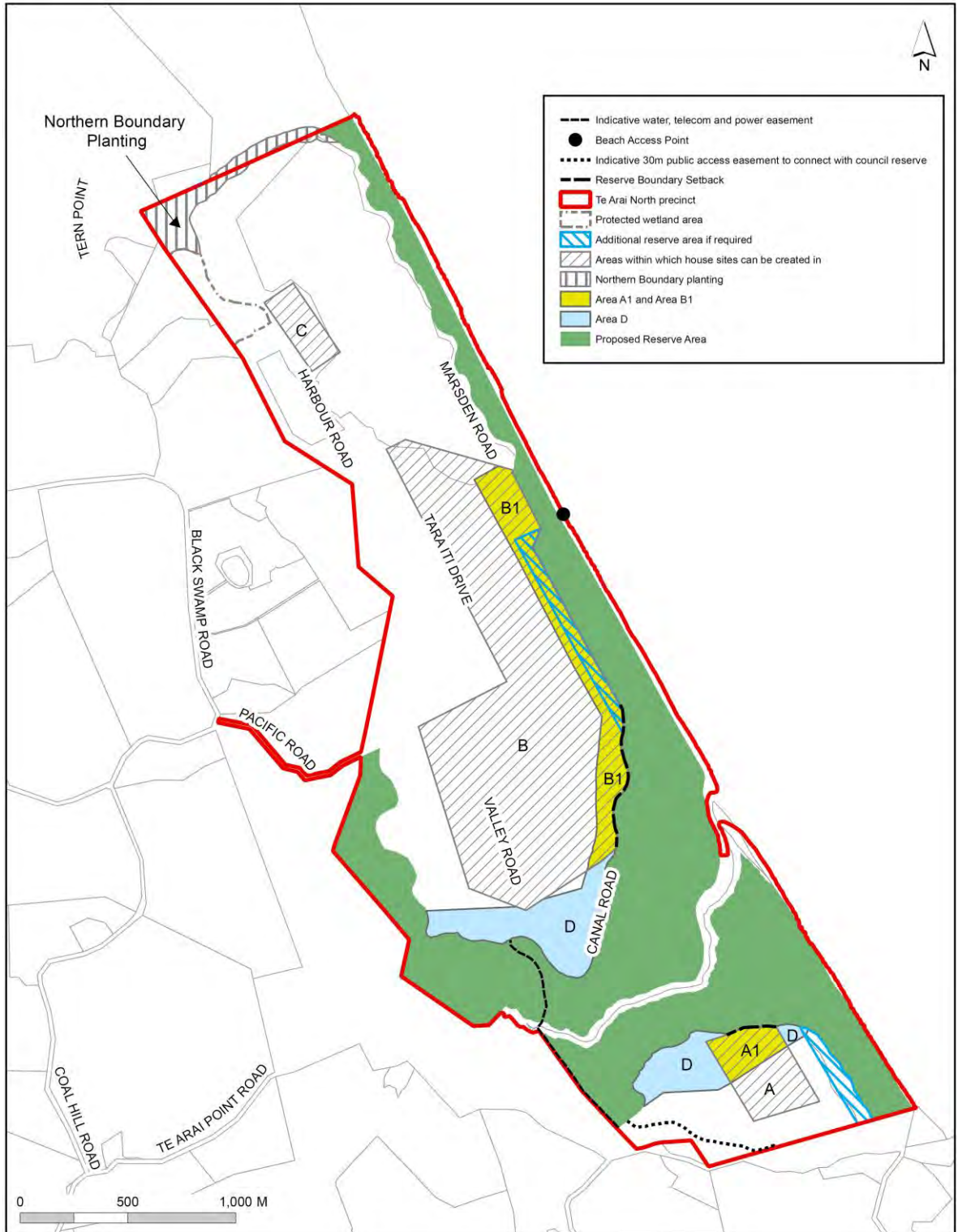
- (a) Pest and predator control and monitoring, including establishment of buffer zones on the site to protect shorebird habitats.
 - (b) Management of people to avoid shorebird habitats, particularly during the breeding season and management and protection of shorebirds breeding in construction zones.
 - (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 Shorebird 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.
 - (h) A full time equivalent conservation ranger must be appointed and permanently employed by the future landowners to implement the Shorebird Management Plan.
- (4) The Shorebird 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;
 - (f) Details of how the conservation ranger and other costs will be funded;
 - (g) Communication and public education plans.
- (5) The Vegetation Management Plan must include the following methods to manage vegetation on the land:

- (a) The maintenance of adequate vegetative screening or land form back-drop associated with any subdivision to protect or enhance the high 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 area in the Precinct and adjoining areas and the integrity of that part of the coastal environment; and
 - (ii) Screening and integration potential afforded by natural landforms and existing vegetation.
 - (c) Revegetation of the area marked “Northern Boundary Planting” on I541.10.1 Te Arai North: Precinct plan 1. Subject to obtaining agreement with the Department of Conservation, the Northern Boundary must be fenced and planted in accordance with I541.10.1 Te Arai North: Precinct plan 1 to achieve a 60m corridor that connects the foreshore reserve with the wetland. Such planting may be provided on either side of the boundary.
 - (d) The staged removal of pine trees and their replacement with native vegetation in the areas identified below:
 - (i) The entire coastal section of the reserve, including the area of the reserve abutting the Te Arai stream up to a line 500 metres inland from and perpendicular to MHWS;
 - (ii) The riparian edge, being a 50m corridor to both sides of the Te Arai stream.
- (6) The Conservation Management Plan and ecological management component of such plan must include the following methods to protect and enhance the ecological values of the precinct area:
- (a) An assessment of ecological values, a detailed scheme of protection for habitats and species of ecological significance covering all of the land, including mitigation measures, a programme for implementing such measures and methods for monitoring the impacts of any works. In particular methods to protect and enhance the following areas:
 - (i) The coastal dunes and beach on the site between the site and mean high water springs;
 - (ii) Marsden Road Wetland;
 - (iii) Harbour Road Wetland;
 - (iv) The boundary with the Mangawhai Wildlife Refuge; and
 - (v) The Te Arai Stream Mouth.

- (b) Methods to control invasive weed species and animal pest control on the site including methods to manage the use of pesticides.
- (c) The demarcation and protection of the areas of ecological value on the site.
- (d) Identification and protection of any nests of Threatened or At-Risk shorebirds.

I541.10. Precinct plans

I541.10.1. Te Arai North: 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 Tomorata 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(4) 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(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 measure 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.

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.
- (17) 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.
- (18) 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.
- (19) 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.

- (20) Whether measures will be implemented to ban pest plants.
- (21) Whether the density of the proposed subdivision provides for the sustainable land management of the precinct.
- (22) 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).

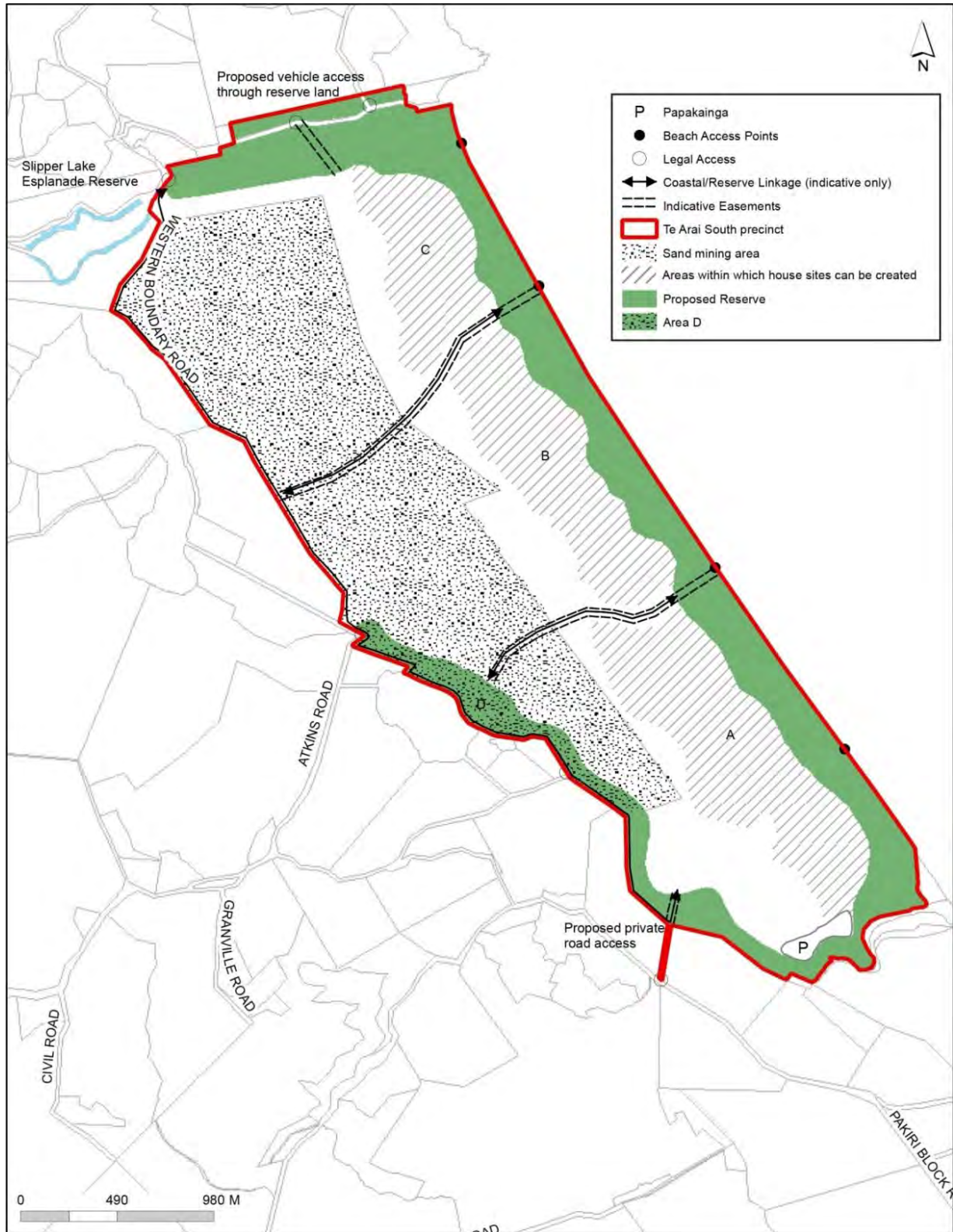
I542.9.2. Sand Extraction

- (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



I543. Waimana Point Precinct

I543.1. Precinct description

The Waimana Point Precinct is located at the northern end of the Mahurangi Peninsula, between Algies Bay and Goldsworthy Bay. The purpose of the precinct is to ensure that development will not compromise the landscape values of this prominent point and to provide opportunities for public access. This precinct is comprised of three sub-precincts; Sub-precincts A, B and C which are described as follows:

- Sub-precinct A: applies to the land on the western side of the precinct. The number of dwellings in this area is limited to 15, with a minimum site size of 8,000m².
- Sub-precinct B: applies to the land on the eastern side of the precinct. The number of dwellings is limited to 16 and the minimum site size for subdivision is 4,000m².
- Sub-precinct C: applies to the land on the point where there is an existing dwelling. No further dwellings or subdivision are provided for in this sub-precinct.

The zoning of land within this precinct is the Residential - Large Lot Zone.

I543.2. Objectives

- (1) The important landscape and natural character values of the Waimana Point headland and the surrounding coastal and rural environment are protected from the adverse effects of land use, development, and subdivision.
- (2) Public access between the coastline in Goldsworthy Bay and Algies Bay is provided for.

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

I543.3. Policies

- (1) Locate and design subdivision and development to minimise the visual impact of buildings, access and earthworks on the Waimana Point headland and retain landscape and natural character values by:
 - (a) limiting the number of lots and dwellings within the precinct to 32;
 - (b) not allowing subdivision in Sub-precinct C;
 - (c) controlling site sizes in Sub-precincts A and B;
 - (d) setting buildings back from ridgelines and coastal edges;
 - (e) controlling colour and light reflectivity from buildings; and
 - (f) requiring landscaping to mitigate the effects of built development.
- (2) Require the provision of a public pedestrian access that traverses the precinct to provide a connection from Algies Bay to Goldsworthy Bay.

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

I543.4. Activity table

The provisions in the overlay, Auckland- wide and zone apply in this precinct unless otherwise specified below. All land use, development and subdivision must be undertaken in accordance with the precinct plan.

Table I543.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Waimana Point Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

A blank in Table **Error! Reference source not found.**1 Activity table below means that the provisions of the overlays, zone or Auckland wide apply.

Table I543.4.1 Activity table

Activity		Activity status		
		Sub-precinct A	Sub-precinct B	Sub-precinct C
Development				
Type (eg 'Residential')				
(A1)	New buildings and additions to buildings	RD	RD	RD
(A2)	New dwellings which do not comply with Standard I543.6.1	NC	NC	NC
(A3)	Accessory buildings	RD	RD	RD
Subdivision				
(A4)	Subdivision around existing buildings and development			NC
(A5)	Subdivision in accordance with an approved land use resource consent			NC
(A6)	Vacant sites subdivision involving parent sites of less than 1ha			NC
(A7)	Vacant sites subdivision involving parent sites of 1ha or greater			NC
(A8)	Subdivision listed in (A4) to (A7) which does not comply with Standard I543.6.4	D	D	NA
(A9)	Subdivision listed in (A4) to (A7) which does not comply with Standard I543.6.5	NC	NC	NC

I543.5. Notification

- (1) Any application for resource consent for an activity listed in Table I543.4.1 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).

I543.6. Standards

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

- E38 Subdivision - Urban - Rule E38.8.2.3 Vacant sites subdivisions involving parent sites of less than 1 hectare.
- E38 Subdivision - Urban - Rule E38.8.3.1 Vacant sites subdivision involving parent sites of 1 hectare or greater.

All restricted discretionary activities in Table I543.4.1 must comply with the following activity standards.

I543.6.1. Density

The number of dwellings within the precinct must meet all of the following:

- (1) The number of dwellings in the precinct must not be more than 32;
- (2) Sub-precinct A must contain no more than 15 dwellings;
- (3) Sub-precinct B must contain no more than 16 dwellings; and
- (4) Sub-precinct C must contain no more than 1 dwelling.

I543.6.2. Yards

The following additional yard standard applies:

- (1) Buildings must not be located within 50m of the esplanade reserve legally described as Lot 2 DP 107531.

I543.6.3. Height

In addition to the building height requirements of the Residential - Large Lot Zone, the following applies:

- (1) Buildings must not be greater than 6m in height within 50 metres of the peninsula ridge.

Subdivision

I543.6.4. Minimum site size

The total area of any new site (inclusive of any areas subject to a road widening designation, entrance strips, any legal right of way or any access site) must meet all of the following:

- (1) within Sub-precinct A, the minimum site size for subdivision is 8,000m²; and
- (2) within Sub-precinct B, the minimum site size for subdivision is 4,000m².

I543.6.5. Total number of residential sites

The total number of residential sites within this precinct (excluding lots for network utilities, services and access) must meet all of the following:

- (1) within Sub-precinct A, the total number of residential sites must not be greater than 15;
- (2) within Sub-precinct B, the total number of residential sites must not be greater than 16; and
- (3) Sub-precinct C must be retained as a single site.

I543.7. Assessment – controlled activities

There are no controlled activities within this precinct.

I543.8. Assessment – restricted discretionary activities

I543.8.1. 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 activities in the overlay, Auckland-wide and zone provisions:

- (1) The effects of additional buildings or building additions on the landscape and natural character values of Waimana Point and the surrounding area.
- (2) The effects of additional sites, vegetation clearance and landform modification on the landscape and natural character values of Waimana Point and the surrounding area.
- (3) The provision of public access within the precinct.

I543.8.2. 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, Auckland-wide or zone provisions:

- (1) The effects of new buildings, building additions and accessory buildings within the precinct:
 - (a) Whether the location, prominence and height of buildings buildings minimises their potential visual impact on ridgelines, the coastal margin and on views to the precinct from the Scandrett Regional Park, public roads and the coast.
 - (b) The extent to which landscape planting may achieve all of the following:
 - (i) the protection of ridgelines from the impacts of buildings;
 - (ii) visual separation between buildings;

- (iii) the integration of buildings into the landscape and mitigation of visual effects from publicly accessible locations; and
 - (iv) whether there are overall amenity benefits and restoration and enhancement of riparian margins and vegetation habitats and whether areas of indigenous coastal or riparian vegetation are retained.
- (c) The extent to which the external colour of any buildings limits visual effects on the coastal environment by the use of recessive and non-reflective colours.
- (d) Whether the design and location of buildings will require a minimum of visible modification to the natural landform, contours or ridgelines following landscaping and reinstatement of the site.
- (2) The effects of additional sites within the precinct:
- (a) The extent to which the configuration of sites, access and the location of building platforms minimises potential visual impacts on ridgelines and on views from public viewpoints such as Scandrett Regional Park, Algies Bay and the coast.
 - (b) The extent to which existing areas of indigenous coastal vegetation are retained.
 - (c) The extent to which the location of the proposed sites respond to the natural contours and ridgelines.
- (3) The provision of public access within the precinct:
- (a) The extent to which the proposed land use, development or subdivision legally and physically gives effect to locations of indicative public pedestrian access indicated on the precinct plan.
 - (b) Whether it is necessary to alter the layout of the indicative public pedestrian access to achieve a better resource management outcome.
 - (c) Whether the proposal provides for the ongoing maintenance of any public pedestrian access.
 - (d) The extent to which the proposed design and construction of any public access is suitable.
 - (e) Whether the proposed timing of the public access construction is appropriate.

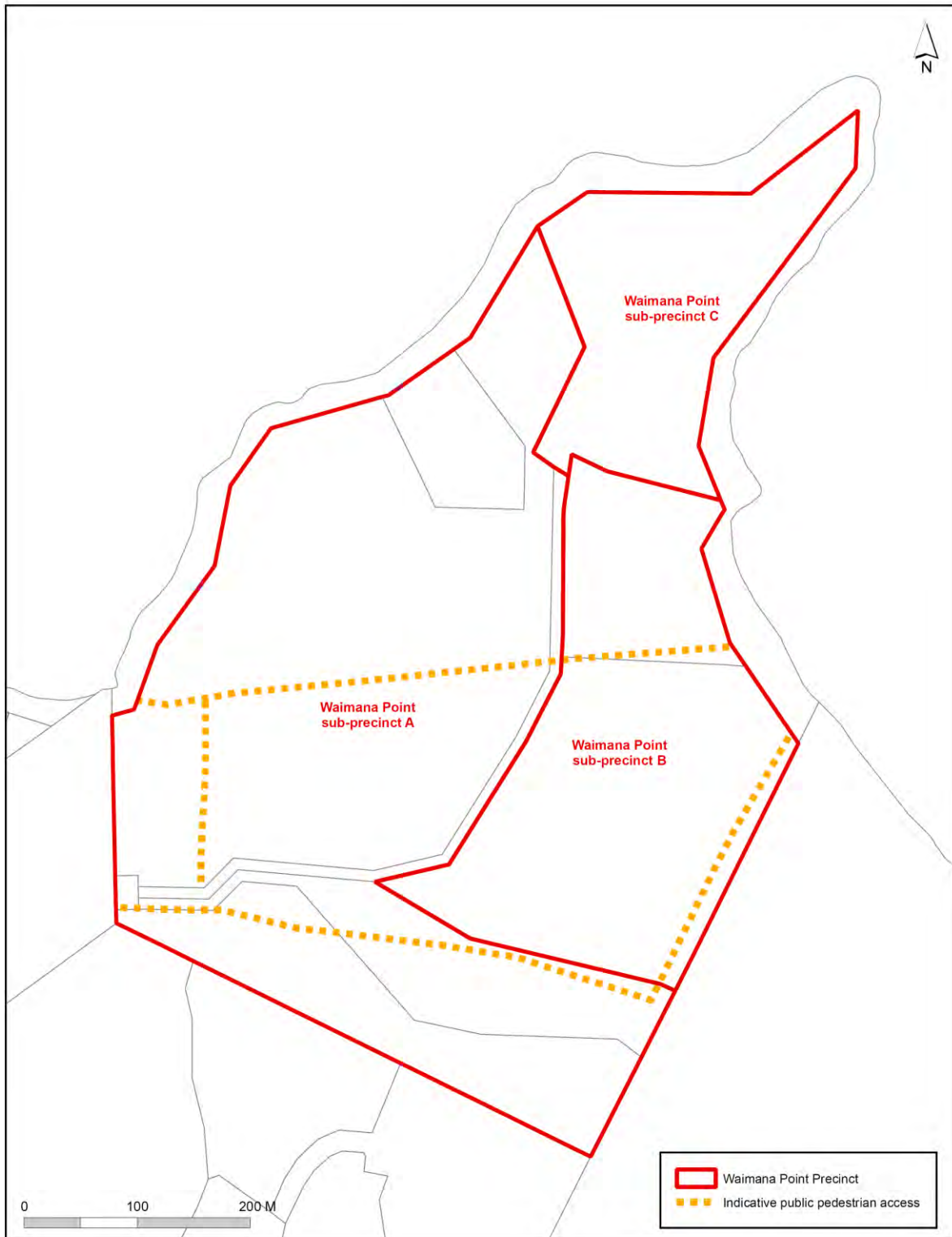
I543.9. Special information requirements

An application for activities listed in Table I543.4.1 must be accompanied by:

- (1) A landscape plan specifying the location, extent, composition and proposed ongoing maintenance of landscaping associated with the proposed activity.

I543.10. Precinct plans

I543.10.1. Waimana Point: Precinct plan 1



I544. Wainui Precinct

I544.1. Precinct Description

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

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

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

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

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

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

I544.2. Objectives

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

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

I544.3. Policies

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

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

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

I544.4. Activity table

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

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

Table I544.4.1 Activity table

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

I544.5. Notification

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

I544.6. Standards

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

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

I544.6.1. Open Space

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

I544.6.2. Infrastructure

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

I544.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I544.8. Assessment – restricted discretionary activities

I544.8.1. Matters of discretion

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

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

I544.8.2. Assessment criteria

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

- (1) subdivision and development:
 - (a) Subdivision and development shall demonstrate that all necessary infrastructure services are available, including the wider bulk water, wastewater and road infrastructure, and can be provided in a timely and co-ordinated manner to service the precinct;

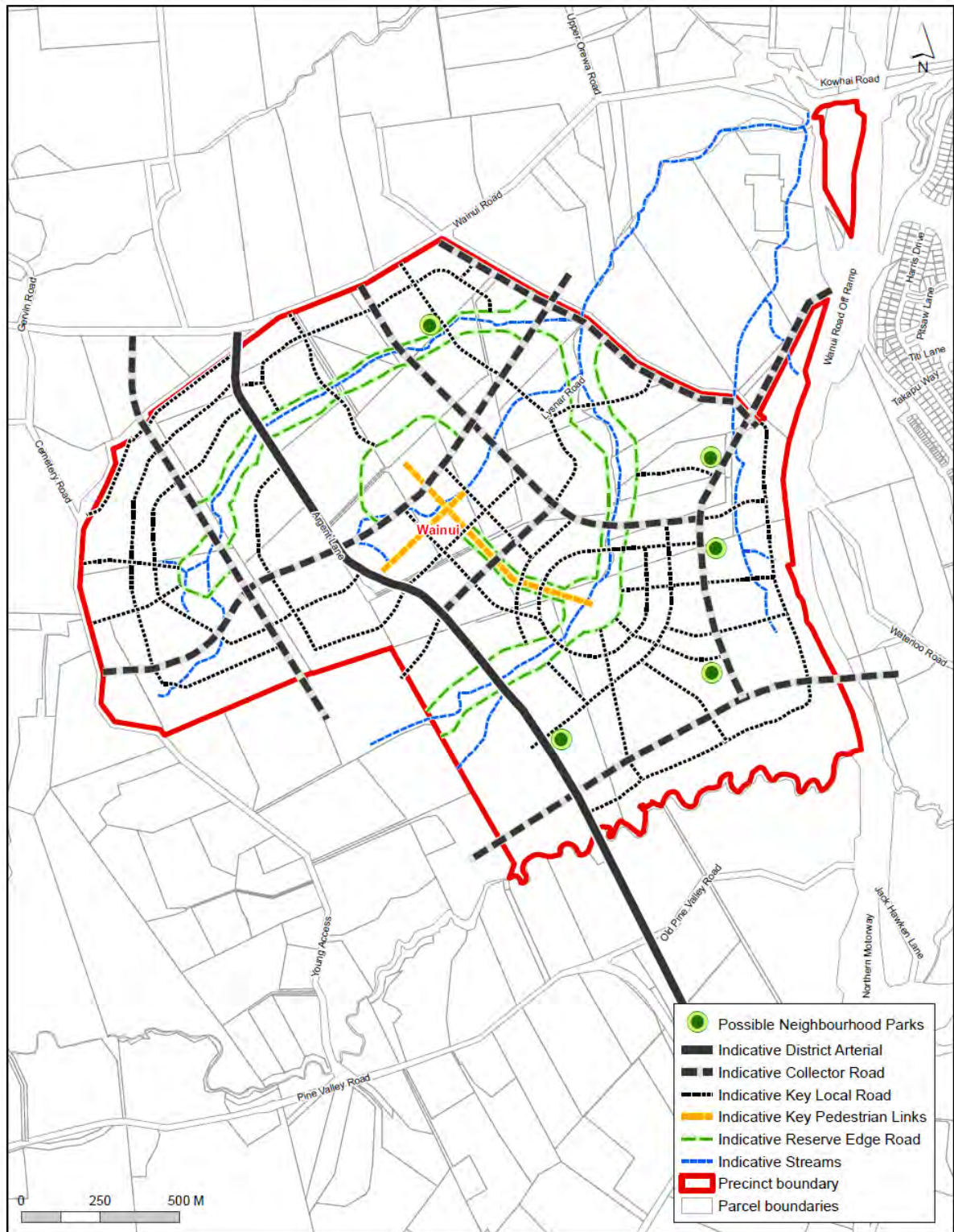
- (b) sufficient evidence of capacity must be demonstrated in the wastewater, water, and roading networks to ensure that the subdivision area can be supplied with (and connected to public system for) water and wastewater services and the wider transport network;
 - (c) the extent to which any staging of subdivision will be required due to the co-ordination of the provision of infrastructure;
 - (d) where public infrastructure is required to be extended, the preparation of an infrastructure funding agreement or other such measure must be agreed with service providers to ensure that the infrastructure required to service the subdivision can be funded and provided in a timely manner; and
 - (e) consistency with the policies of the precinct.
- (2) infringement of subdivision standard
- (a) whether:
 - (i) the open space and ecological corridors within the subdivision are adequate to provide for the needs of residents and future residents, and to ensure public access to the margins of rivers;
 - (ii) the open space is sufficient to maintain capacity to function as an overland flow path and flood storage area;
 - (iii) the open space and proposed ecological corridors are generally consistent with the indicative reserve network in the area concerned or is consistent with the intent of I544.10.1 Wainui: Precinct plan 1; and
 - (iv) non-compliance reduces the ability of existing reserves to function for their intended purpose.

I544.9. Special information requirements

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

I544.10. Precinct plans

I544.10.1 Wainui: Precinct plan 1



I545. Waiwera Precinct

I545.1. Precinct description

The zoning of land within the precinct is the Business - Mixed Use Zone and Residential - Mixed Housing Suburban Zone.

This precinct recognises the importance of Waiwera as a regional tourist attraction. The Waiwera precinct applies to land on the southern side of Waiwera Road extending through to the eastern side of Waiwera Place and at the southern end of Waiwera Place, and includes the site of potential future hotel (Sub-precinct A), the land occupied by the geothermal hot pools complex (Sub-precinct B) and the former camping ground site at 37 Waiwera Place (Sub-Precinct C).

The Waiwera precinct allows for the development of existing commercial activities in the area to include a wide variety of tourist, recreational, and conference activities and the development of residential and supporting commercial activities. This approach:

- supports the efficient use of the area's natural resources and its function as a regional tourist attraction; and
- provides opportunities for residential living in a high amenity coastal environment.

The precinct sits within an area that includes a mix of residential zoned land, roads, reserves and a neighbourhood centre. Activities that include night time gatherings, including those involving music, with noise generated by people and vehicles leaving late at night, generally require resource consent so that effects on the amenity values of adjoining residential sites can be considered.

The precinct manages the scale and form of development to recognise the built and landscape character of wider Waiwera, which is formed by the predominantly low scale of buildings (one-three storeys) within a generally spacious setting, in which the coastal and landscape environment is a strong visual feature. The coastal and landscape environment primarily comprises Waiwera Beach at the eastern extent of the settlement, Waiwera Hill to the south and the Wenderholm Headland to the north.

There is potential for new development within Sub-Precinct A and B that could form a focus of the Waiwera settlement and enhance the amenity and vitality of the area. Greater height and building coverage is therefore possible within Sub-Precinct A and B, provided the development positively responds to, and integrates with Waiwera's built and landscape character. The precinct provides for the comprehensive redevelopment of sites and recognises that this character will evolve over time, while respecting its defining features.

The precinct also gives particular emphasis to maintaining the amenity values of surrounding residential sites.

I545.2. Objectives

- (1) The ongoing operation and further development of the geothermal hot pool complex (including the mineral water bottling operation), visitor accommodation and tourist related activities, and a compatible mix of residential and supporting commercial activities is provided for within Sub-Precinct A and B.

- (2) Residential and a small scale range of supporting commercial activities are provided for within Sub-Precinct C.
- (3) A quality built environment that positively responds to the built and landscape character of wider Waiwera, formed by the predominantly low scale of buildings (one-three storeys) within a generally spacious setting, in which the coastal and landscape environment is a strong visual feature.
- (4) The amenity values of adjacent residentially zoned land are maintained.

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

I545.3. Policies

- (1) Provide for the continued operation and development of existing commercial activities, including the geothermal hot pool complex, the mineral water bottling operation, visitor accommodation and tourist related activities as well as residential and supporting commercial activities, within Sub-Precinct A and B.
- (2) Provide for a small-scale range of commercial activities within Sub-Precinct C.
- (3) Require activities and development within the precinct to be designed and located in a way that positively responds to the built and landscape character of wider Waiwera.
- (4) Require activities and development within the precinct to be designed and located so that adverse effects on the amenity values of adjacent residential sites are avoided, remedied or mitigated.

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

I545.4. Activity table

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

Table I545.4.1 Activity table specifies the activity status of land use and development activities in the Waiwera sub-precincts A and B pursuant to section 9(3) of the Resource Management Act 1991.

Table I545.4.1 Activity table sub-precincts A and B

Activity		Activity status	
		Sub-precinct A	Sub-precinct B
Use			
Accommodation			
(A1)	Camping grounds	P	NC

(A2)	Dwellings	P	P
(A3)	Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses	RD	RD
(A4)	Visitor accommodation and boarding houses	P	P
(A5)	Retirement villages	P	NC
(A6)	Supported residential care	P	NC
Community			
(A7)	Entertainment facilities excluding nightclubs	D	D
(A8)	Healthcare facilities up to 500m ² gross floor area within the sub-precinct	P	P
(A9)	Healthcare facilities greater than 500m ² gross floor area within the sub-precinct	RD	RD
(A10)	Recreation facilities (including geothermal hot pool complexes)	RD	P
(A11)	Information facilities	P	P
(A12)	Public amenities	P	P
(A13)	Artworks	P	P
Commerce			
(A14)	Commercial services up to 200m ² gross floor area within the Sub-Precinct	P	P
(A15)	Commercial services greater than 200m ² gross floor area within the Sub-Precinct	RD	RD
(A16)	Conference facilities	RD	RD
(A17)	Offices that are accessory to the primary activity within the sub-precinct and: (a) the office gross floor area does not exceed 30 per cent of all buildings within the sub-precinct; or (b) the office gross floor area does not exceed 200m ²	P	P
(A18)	Offices that are not accessory to the primary activity and are up to 200m ² gross floor area within the sub-precinct	P	P
(A19)	Offices that are not accessory to the to the primary activity and are greater than 200m ² gross floor area within the sub-precinct and accessory offices not otherwise provided for	D	D
(A20)	Food and beverage up to 500m ² gross floor area within the sub-precinct	P	P
(A21)	Food and beverage greater than 500m ² gross floor area with the sub-precinct	RD	RD
(A22)	Retail (excluding food and beverage) up to 200m ² gross floor area within the sub-precinct	P	P
(A23)	Retail (excluding food and beverage) greater than 200m ² gross floor area within the sub-	D	D

	precinct		
Industry			
(A24)	Mineral water bottling operation and accessory activities	D	RD
Development			
(A25)	New buildings (excluding swimming pools)	RD	RD
(A26)	Demolition of buildings	P	P
(A27)	Swimming pools and alterations to building facades that are less than 25m ² and additions to buildings that are less than <ul style="list-style-type: none"> - 25 per cent of the existing gross floor area of the building; or - 250m² whichever is the lesser	P	P
(A28)	Internal alterations to buildings	P	P
(A29)	Additions and alterations to buildings not otherwise provided for	RD	RD

Table I545.4.2 Activity table specifies the activity status of land use activities in the Waiwera Sub-precinct C pursuant to section 9(3) of the Resource Management Act 1991.

Table I545.4.2 Activity table Sub-precinct C

Activity		Activity status
Use		
Residential		
(A30)	Camping grounds	RD
Community		
(A31)	Recreation facilities	D
Commerce		
(A32)	Retail (excluding food and beverage) up to 200m ² gross floor area within Sub-precinct C	P
(A33)	Retail (excluding food and beverage) between 201m ² – 500m ² gross floor area within Sub-precinct C	RD
(A34)	Retail (excluding food and beverage) greater than 501m ² gross floor area within Sub-precinct C	D
(A35)	Food and beverage up to 200m ² gross floor area within Sub-precinct C	RD
(A36)	Food and beverage greater than 200m ² gross floor area within Sub-precinct C	D
(A37)	Healthcare facilities up to 200m ² gross floor area	P
(A38)	Healthcare facilities greater than 200m ² gross floor area	RD

I545.5. Notification

- (1) Any application for resource consent for an activity listed in Tables I545.4.1 and I545.4.2 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).

I545.6. Standards

I545.6.1. Standards sub-precincts A and B

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

All activities listed as permitted and restricted discretionary in Table I545.4.1 must comply with the following standards.

I545.6.1.1. Building height

- (1) Buildings must not exceed the height in metres specified in Table I545.6.1.1.1 below:

Table I545.6.1.1.1 Height

Building height	Height for roof form	Total building height
16m	2m	18m

- (2) Buildings in Sub-precinct A shall be limited to the building development area shown on I545.10.1 Waiwera: Precinct plan 1.

I545.6.1.2. Yards

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I545.6.1.2.1 below:

Table I545.6.1.2.1 Yards

Sub-precinct	Minimum front yard depth
A	5m
B	Nil

I545.6.1.3. Building coverage

- (1) The building coverage must not exceed:
 - (a) Sub-precinct A: 40 per cent of net site area.
 - (b) Sub-precinct B: 50 per cent of net site area.

- (2) For the purpose of this standard, building coverage excludes podiums no greater than 1.2m in height above ground level, which would otherwise be defined as a building.

I545.6.1.4. Number of parking and loading spaces

The Auckland-wide parking, loading and access rules apply except as specified below:

- (1) The number of car parking spaces required accessory to recreation facilities is 1 car park for every 3 people the activity is designed to accommodate, excluding recreation facilities lawfully established as at 30 September 2013.

I545.6.2. Standards Sub-precinct C

The overlay, zone and Auckland-wide standards apply in Sub-precinct C, except as specified below.

All activities listed as restricted discretionary in Table I545.4.2 Activity table must comply with the following standards.

I545.6.2.1. Building height

- (1) Buildings within building development area A on I545.10.2 Waiwera: Precinct plan 2 must not exceed 8m in height, except 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 more than 15 degrees.
- (2) All other buildings must not exceed the height specified in Table I545.6.2.1.1 below:

Table I545.6.2.1.1 Height

Building height	Height for roof form	Total building height
10.5m	2m	12.5m

I545.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I545.8. Assessment – restricted discretionary activities

I545.8.1. 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) Recreation facilities (including geothermal hot pool complexes) in Sub-Precinct A, commercial services greater than 200m² gross floor area within each of Sub-Precinct A and B, and mineral water bottling operation and accessory activities in Sub-Precinct B:
 - (a) refer to H13.8.1 Matters of discretion in H13 Business – Mixed Use Zone rules.
- (2) Retail between 201m² and 500m² gross floor area within Sub-precinct C and food and beverage up to 200m² gross floor area per tenancy in Sub-precinct C:
 - (a) refer to H4.8.1 Matters of discretion in H4 Residential – Mixed Housing Suburban Zone.
- (3) New buildings and alterations and additions to buildings not otherwise provided for in Sub-precinct A and B:
 - (a) for Sub-Precinct A and B, the matters of discretion in H13.8.1 Matters of discretion in H13 Business – Mixed Use Zone rules apply;
 - (b) effects on natural coastal values; and
 - (c) effects on landscape values.
- (4) New buildings and alterations and additions to buildings not otherwise provided for in Sub-precinct C:
 - (a) refer to H4.8.1 Matters of discretion in H4 Residential – Mixed Housing Suburban Zone;
 - (b) effects on natural coastal values; and
 - (c) effects on landscape values.
- (5) Conference facilities and healthcare facilities greater than 500m² in Sub-precincts A and B:
 - (a) refer to H13.8.1 Matters of discretion in H13 Business – Mixed Use Zone rules.
- (6) The conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses, in Sub-precinct A and B:
 - (a) refer to H13.8.1 Matters of discretion in H13 Business – Mixed Use Zone rules.
- (7) Camping grounds and healthcare facilities greater than 200m² in Sub-precinct C:
 - (a) refer to H4.8.1 Matters of discretion in H4 Residential – Mixed Housing Suburban Zone.
- (8) Building height, yards and building coverage:

- (b) effects on the natural coastal values of Waiwera; and
 - (c) effects on the landscape values of Waiwera.
- (9) Number of parking and loading spaces:
- (a) effects on amenity values of surround residential sites; and
 - (b) effects on the efficiency of the transport network.

I545.8.2. 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) Recreation facilities (including geothermal hot pool complexes) in Sub-Precinct A, commercial services greater than 200m² gross floor area within each of Sub-Precinct A and B, and mineral water bottling operation and accessory activities in Sub-Precinct B:
 - (a) the assessment criteria in H13.8.2 Assessment Criteria of H13 Business – Mixed Use Zone apply.
- (2) Retail between 201m² and 500m² gross floor area within Sub-precinct C and food and beverage up to 200m² gross floor area per tenancy in Sub-precinct C:
 - (a) the assessment criteria in H4.8.2 Assessment criteria of H4 Residential – Mixed Housing Suburban Zone apply.
- (3) New buildings and alterations and additions to buildings not otherwise provided for in Sub-precinct A and B:
 - (a) the assessment criteria in H13.8.2 Assessment Criteria of H13 Business – Mixed Use Zone apply.
 - (b) the extent to which effects on natural coastal values are addressed; and
 - (c) the extent to which effects on landscape values are addressed.
- (4) New buildings and alterations and additions to buildings not otherwise provided for in Sub-precinct C:
 - (a) the assessment criteria in H4.8.2 Assessment criteria of H4 Residential – Mixed Housing Suburban Zone apply.
 - (b) the extent to which effects on natural coastal values are addressed; and
 - (c) the extent to which the effects on landscape values are addressed.
- (5) Conference facilities and healthcare facilities greater than 500m² in Sub-precincts A and B:

- (a) the assessment criteria in H13.8.2 Assessment Criteria of H13 Business – Mixed Use Zone apply.
- (6) Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses, in Sub-precincts A and B:
- (a) the assessment criteria in H13.8.2 Assessment Criteria of H13 Business – Mixed Use Zone apply.
- (7) Camping grounds and healthcare facilities greater than 200m² in Sub-precinct C:
- (a) the assessment criteria in H4.8.2 Assessment criteria of H4 Residential – Mixed Housing Suburban Zone apply.
- (8) Building height, yards and building coverage:
- (a) Effects on natural coastal values
- (i) the extent to which additional building height, coverage or yard infringements may be appropriate within Sub-precinct A and B where the additional height reinforces the Sub-precinct's role as a regional tourist attraction while maintaining the natural coastal values of Waiwera. Methods to achieve this include:
- Transitioning building heights down to adjacent lower height residential sites and the coastal edge;
 - Provision of high quality landscaping; and
 - Providing opportunities for views through the development to Waiwera's prominent coastal and landscape features including Waiwera Hill particularly from public places.
- (b) Effects of natural landscape values
- (i) the extent to which additional building height, coverage or yard infringements may be appropriate within Sub-precinct A and B where the additional height reinforces the Sub-precinct's role as a regional tourist attraction while maintaining the natural coastal values of Waiwera. Methods to achieve this include:
- transitioning building heights down to adjacent lower height residential sites and the coastal edge;
 - provision of high quality landscaping and large scale trees that reinforce landscaping as a prominent feature of the development as viewed from public places; and
 - providing opportunities for views through the development to Waiwera's prominent coastal and landscape features including Waiwera Hill particularly from public places.
- (9) Number of parking and loading spaces:

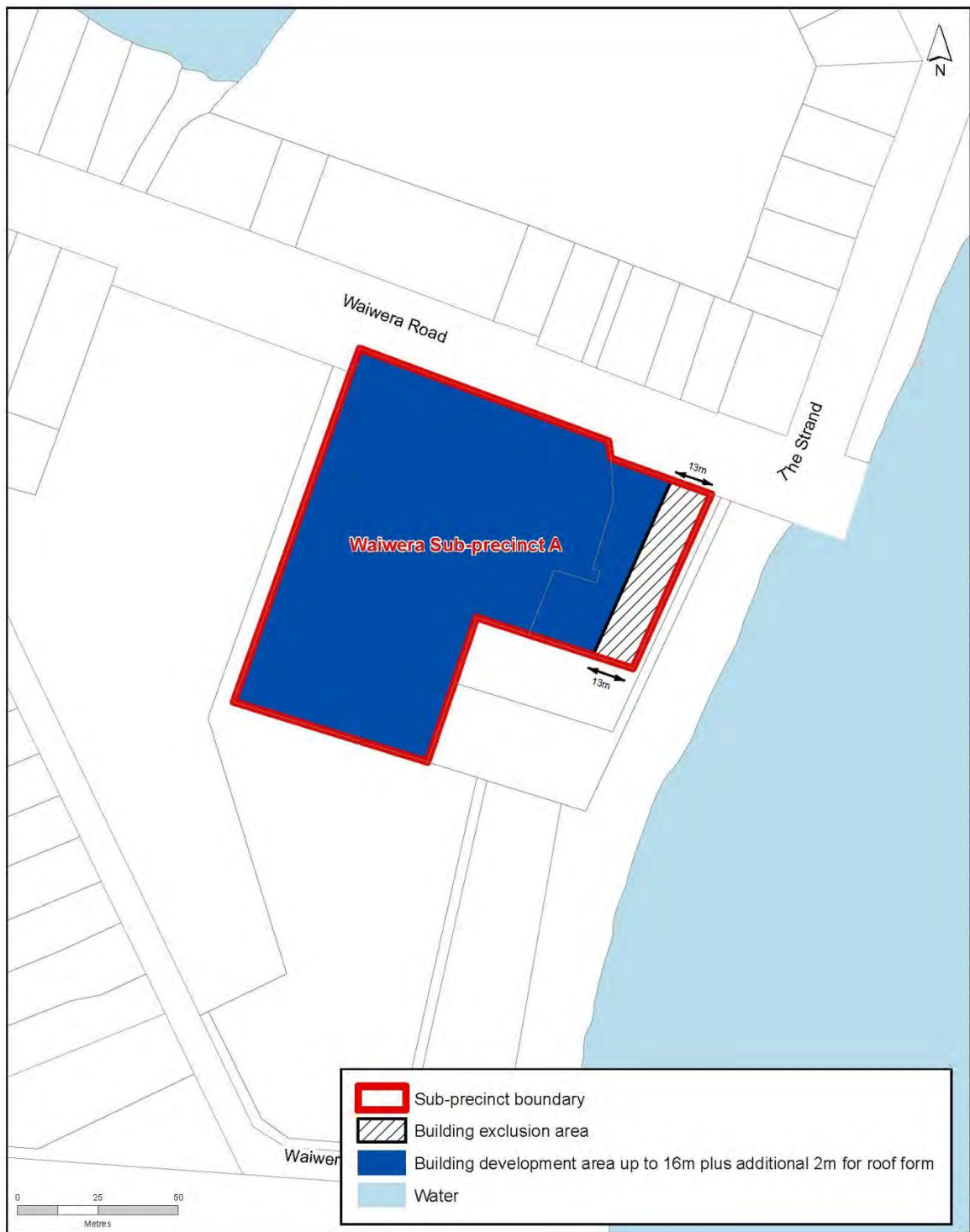
- (a) The extent to which the amenity values of surrounding residents are maintained having regard to on-street parking, noise and glare; and
- (b) The extent to which the local transport network continues to function efficiently.

I545.9. Special information requirements

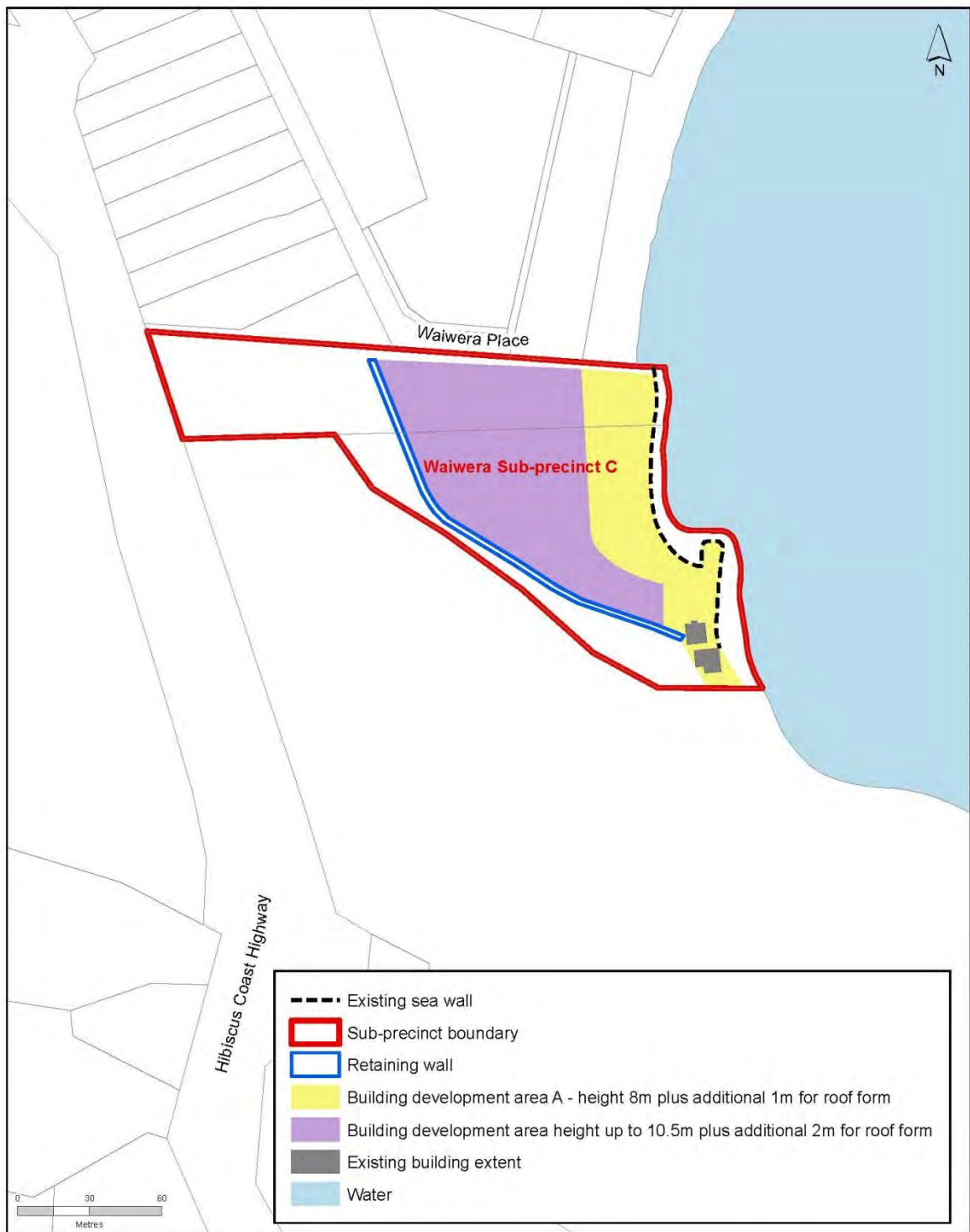
There are no special information requirements in this precinct.

I545.10. Precinct plans

I545.10.1 Waiwera: Precinct plan 1



I545.10.2 Waiwera: Precinct plan 2



I546. Warkworth 3 Precinct

I546.1. Precinct Description

The purpose of this precinct is to protect the character of the older parts of the Warkworth town centre by requiring new development to be of a compatible scale. The historical establishment of the Warkworth town centre has resulted in a fine grained retail area (i.e. generally small boutique shops with narrow frontages) with a human scale that contributes strongly to the amenity values and characteristics associated with this area.

The precinct has been split into four sub-precincts.

Sub-precinct A (Core Area) contains the core of the town centre's retailing and related commercial activities and lies in the older areas near the Mahurangi River.

Sub-precinct B (Fringe Area) includes the balance of the existing retail area on the fringe of the Warkworth town centre where activities such as offices, visitor accommodation and smaller scale retail activities are considered appropriate.

Sub-precinct C (Core Expansion) has been identified to provide the opportunity for the establishment of larger format, high pedestrian generating stores, that have the potential to enhance the economic vitality of the adjoining core area (Sub-precinct A) in order to support the fine-grained retail activities that contribute significantly to the character of the town centre.

Sub-precinct D is part of the Fringe Area but less restrictive rules apply to this site than to the rest of the Fringe Area due to it being the site of an existing supermarket.

The zoning of land within this precinct is Business - Town Centre Zone

I546.2. Objectives

- (1) The special values existing in the Warkworth town centre, in particular the character that results from the small and fine grained nature of the core retail area and the location of the town adjacent to the river are retained and enhanced.

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

I546.3. Policies

- (1) Manage the scale and character of buildings, scale of activities, and the frontage and floor area of business premises so as to:
 - (a) protect and enhance the human scale and the fine grained nature of the Warkworth town centre area;
 - (b) recognise the different amenity values in different parts of the centre;
 - (c) complement large format retail and trade supplier activities in other suitably zoned Warkworth locations.

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

I546.4. Activity table

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

Table I546.4.1 Activity table specifies the activity status of land use and development activities in the Warkworth 3 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I546.4.1 Activity table

Activity Table 1: Sub-precincts - Warkworth 3 Precincts					
Use					
Activity		Activity Status			
		Sub-precinct A	Sub-precinct B	Sub-precinct C	Sub-precinct D
(A1)	Activities, other than dwellings, up to 200m ² gross floor area	P	P	RD	P
(A2)	Activities, other than dwellings, greater than 200m ² and no more than 350m ² gross floor area	RD	RD	RD	RD
(A3)	Activities, other than dwellings, greater than 350m ² gross floor area	NC	NC	RD	RD

Table I546.4.2 Activity Table – Frontage Types

Activity Table 2: Frontage type – Warkworth 3 precinct				
Use				
Activity		Activity Status		
		Frontage type 1	Frontage type 2	Frontage type 3
(A4)	Activities with a frontage no greater than 6m	P	P	RD
(A5)	Activities with a frontage greater than 6m and no more than 12m	RD	P	RD
(A6)	Activities with a frontage greater than 12m	RD	RD	NC

I546.5. Notification

- (1) Any application for resource consent for an activity listed in Tables I546.4.1 and I546.4.2 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).

I546.6. Standards

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

I546.6.1. Gross floor area

- (1) The gross floor area limits in Table I546.4.1 Activity table apply to individual business premises either in separate buildings or as separate tenancies within larger buildings.

I546.6.2. Buildings fronting the street

- (1) A new building must adjoin at least 70 per cent of the site frontage of the site.

I546.7. Assessment – controlled activities

I546.7.1. Matters of control

There are no controlled activities in this precinct

I546.7.2. Assessment criteria

There are no controlled activities in this precinct

I546.8. Assessment – restricted discretionary activities

I546.8.1. 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) Activities requiring a resource consent due to gross floor area or frontage length.
 - (a) Intensity and scale of the proposed development having regard to the policies for the precinct and the Business - Town Centre Zone.
 - (b) The potential effects of the proposed development on the vitality of the centres serving the Warkworth area.
 - (c) The design of the proposed development having regard to the policies for the precinct and the Business - Town Centre Zone.
 - (d) The interface of buildings within the proposed development with the public realm.

I546.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities for infringements of gross floor area or frontage standards, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) Intensity and scale

- (a) The compatibility of effects of:
 - (i) the intensity and scale of the development arising from the numbers of people and/or vehicles using the site; and
 - (ii) the operation of the activity;
on 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 location, design and management of storage and servicing facilities on the amenity values of nearby residential properties including potential visual effects, adequacy of access for service vehicles (including waste collection) and any night time noise effects.
- (d) The assessment of the above matters having regard to the need to provide for the functional requirements of the activity.

(2) Centre vitality

- (a) The size or location of the proposed business premises, or the presence of/or proximity to other business premises, should not result in the proposal generating adverse cumulative effects on the character, vibrancy, vitality and economic stability of the town centre and/or on other existing centres developed in appropriately zoned business areas.
- (b) Within Sub-precinct C the establishment of larger floor area stores needs to be carefully balanced with protecting and enhancing the fine grained character of the town centre and managing other adverse effects.
- (c) Within Sub-precinct C, in addition to the above matters:
 - (i) the activity should complement and strengthen the functioning of Sub-precinct A as the core business/retail area of Warkworth town centre;
 - (ii) as far as it is practical, the activity should be integrated with, and achieve physical connectivity to Sub-precinct A;
 - (iii) accommodation and configuration of larger floor area stores should enhance the levels of pedestrian activity in, and therefore the vibrancy and vitality of, the town centre, including Sub-precinct A while fostering the integrated development of Sub-precinct C.

(3) Development design

- (a) The length of frontage associated with individual business activities should reflect the fine grained nature of Warkworth town centre acknowledging

that frontages identified on Precinct Plan 1 as Frontage Type 1 have a finer grained character than those identified as Frontage Type 2.

- (b) Development should incorporate unbroken frontages, with continuous verandahs for pedestrian shelter, on the main streets.

(4) Building interface with the public realm

- (a) Development between the Mahurangi River and the main shopping area, should be landscaped and otherwise developed (e.g. by the use of courtyards, balconies and malls) to:

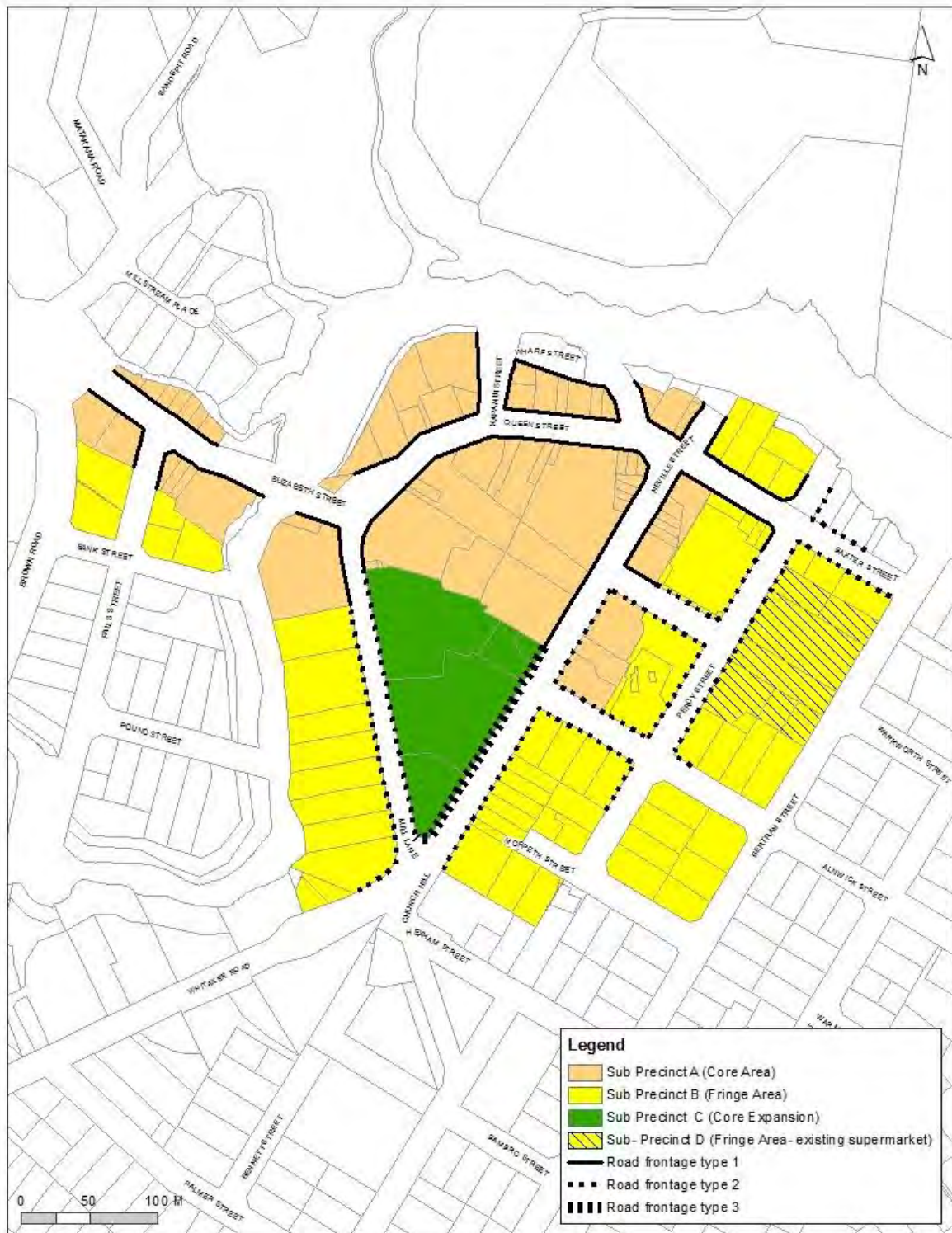
- (i) enhance and capitalise on the amenity values of the river and its banks;
- (ii) increase opportunities for people using the business area to reach and be aware of these natural assets.

I546.9. Special information requirements

There are no special information requirements in this precinct.

I546.10. Precinct plans

I546.10.1 Warkworth 3: Precinct plan 1



I547. Wēiti Precinct

[CIV-2016-404-002306: Weiti Development Limited Partnership]

I547.1. Precinct Description

This Wēiti Precinct applies to land area located between the Wēiti (Wade) River to the north, Okura River to the south and East Coast Road to the west. The land also bounds a portion of the Penlink designation in the north-west, and encompasses approximately 860ha.

The Wēiti Precinct is an important landscape area and contributes to achieving the maintenance of a greenbelt between the North Shore and the urban extent of the Hibiscus Coast.

A purpose of the Wēiti Precinct is to provide for an intensive village settlement while protecting the greenbelt and open space character of the area.

The Wēiti Precinct controls also protect the landscape, skyline and coast from development when viewed from the Long Bay Regional Park, East Coast Road and Whangaparaoa Peninsula. The Wēiti Precinct contains significant ecological areas that are to be enhanced by additional planting.

Wēiti Precinct has three sub-precincts as shown in Precinct plans 1-3.

- (1) Sub-precinct A – Karepiro. The sub-precinct has larger site sizes, provides for residential activities and is zoned Residential - Rural and Coastal Settlement.
- (2) Sub-precinct B – Village. The sub-precinct provides for a mix of commercial and residential activities in close proximity at its centre, with lower intensity residential activities towards its edges. The sub-precinct is zoned Residential - Rural and Coastal Settlement.
- (3) Sub-precinct C - Conservation and forestry. The sub-precinct forms the balance of the area. It provides for activities that are consistent with the open space character including conservation, outdoor recreation and small scale forestry activities. This sub-precinct is zoned Rural - Rural Conservation.

All development within the Wēiti Precinct is required to be in accordance with the Wēiti: Precinct plan 1 and the controls applying to the sub-precinct. Development within sub-precinct A is also managed by the Precinct plan 2: Wēiti sub-precinct A and development within sub-precinct B is also managed by the Wēiti Precinct plan 3: Wēiti sub-precinct B plan.

I547.2. Objectives

- (1) The greenbelt and vegetated cover in the area between the Okura River and the urban Hibiscus Coast is maintained.
- (2) The landscape, skyline and coast are protected from development when viewed from Long Bay Regional Park, East Coast Road and the Whangaparaoa Peninsula.
- (3) A limited range of outdoor recreation activities are enabled.

- (4) Key natural and heritage features and the distinctive character of the precinct are protected from inappropriate subdivision and development.
- (5) Phased and progressive enhancement and expansion of existing significant ecological areas is required and their long term preservation and management is ensured.
- (6) Subdivision and creation of additional sites within sub-precinct C – Conservation and forestry is prohibited unless required for essential infrastructure and a limited range of activities.
- (7) A pattern of ownership and a management regime are enabled which preserve the integrity and character of sub-precinct C – Conservation and forestry in perpetuity.
- (8) Defined communities and neighbourhoods are created in identified locations.
- (9) Adequate and appropriate land for public open space is provided and these areas are treated as integrated features in any sub-precinct B – Village development.
- (10) Public access within the precinct and to and along the Coastal Marine Area, rivers and adjoining public reserves is enabled and managed.
- (11) A limited scale of retail and business activities appropriate to support the needs of residents of the precinct is enabled in identified locations.
- (12) Adverse effects of land modification, development and land use activities on the natural environment, including landform, water courses, significant vegetation and the Coastal Marine Area are avoided, remedied or mitigated.
- (13) Adverse effects of stormwater runoff during and after development are avoided.
- (14) Appropriate wastewater and water infrastructure is provided to development on significant values within the receiving environment.
- (15) Adverse effects are not created on the surrounding road network.

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

I547.3. Policies

General

- (1) Enable the development of up to 550 dwellings.
- (2) Require development to take place in accordance with Wāiti: Precinct plan 1.
- (3) Maintain a greenbelt between the Okura River and urban Hibiscus Coast by preserving most of the precinct as sub-precinct C – Conservation and forestry.

- (4) Enable activities of a nature, scale, intensity and location which allow the greenbelt to be retained.
- (5) Require subdivision and land use activities to be carried out in a manner which avoids the adverse effects of stormwater runoff on receiving environments.
- (6) Require subdivision and activities to be connected to a public reticulated wastewater system.
- (7) Require subdivision and activities to be connected to a public reticulated water system.
- (8) Subdivision and activities should avoid, remedy or mitigate adverse effects on the surrounding road network.
- (9) Require activities to be carried out in a manner which avoids adverse effects on the native flora and fauna of the precinct and the adjoining coastal environment.

Sub-precinct A - Karepiro

- (10) Enable clustered residential development with a maximum of 150 dwellings while having regard to:
 - (a) the visual impact of dwellings when viewed from outside the sub-precinct, particularly from outside the precinct including the coastline
 - (b) the phasing of the removal of existing pine trees and establishing alternative native vegetative planting as an integral component of the development of this residential sub-precinct
 - (c) managing the potential effects of development on the surrounding natural values of the Okura Department of Conservation Reserve, Okura Estuary and Marine Reserve, Karepiro Bay and Wēiti River.
- (11) Require buildings to be located and designed to avoid, remedy or mitigate adverse effects on the landscape, particularly having regard to:
 - (a) significant ridgelines;
 - (b) views from the Coastal Marine Area; and
 - (c) views from public roads or other public places outside the precinct.
- (12) Provide and maintain public access to Karepiro Bay as well as to the public toilet on Wēiti: Precinct plan 1.
- (13) Require the integration of sites and landscape values through the provision of a landscape plan for sub-precinct A – Karepiro.
- (14) Require infrastructure to be suitable to the location's key natural features and to the built form surrounding the development to avoid adverse effects on amenity values.

Sub-precinct B - Village

- (15) Enable the development of up to 400 dwellings.
- (16) Enable higher intensity development around activity centres, such as shops and parks, and adjacent to potential passenger transport routes and places of high amenity value.
- (17) Enable small scale commercial activities that assist in providing for the daily needs of residents within the wider precinct where located in general accordance with Precinct plan 3.
- (18) Enable a variety of section sizes and building types in order to create interest, diversity and choice.
- (19) Require roads, including footpaths and berms to be designed to achieve a highly connected road network providing for a range of transport modes including cars, cycles, pedestrians and public transport in general accordance with Wēiti: Precinct plan 1.
- (20) Require the design of parks and civic areas to enhance accessibility, including plaza areas, pedestrian areas and seating.
- (21) Prevent large floor plate retailers from establishing and ensure that they are limited by means of the delineation of the extent of commercial land use and buildable area.
- (22) Require buildings to be constructed within minimum and maximum heights and particularly discourage single storey buildings within Areas 4 and 5 on Precinct plan 3.
- (23) Enable a dense village environment to be created, having regard to the need to manage stormwater flows and water quality on downstream catchments.
- (24) Provide for roads within sub-precinct B to be constructed in accordance with Precinct plan 3.

Sub-precinct C – Forest and Conservation

- (25) Avoid subdivision and development and require permanent protection except for activities associated with recreation, forestry, farming, conservation, heritage or education.
- (26) Require the land identified as additional Department of Conservation and council reserves in Wēiti: Precinct plan 1 to be provided to council or the Department of Conservation for public open space at the time of the first subdivision in sub-precinct B - Village.
- (27) Require the establishment of a network of walkways in Wēiti: Precinct plan 1 that are accessible to the public and that connect with the existing coastal walkway.

- (28) Require buildings to be located and designed to avoid, remedy or mitigate adverse effects on the landscape, particularly having regard to:
- (a) significant ridgelines
 - (b) views from the Coastal Marine Area
 - (c) views from public roads or other public places outside the precinct.
- (29) Enable outdoor recreation, conservation, forestry, and related educational activities, rural and forestry activities in general accordance with Precinct Plan 1.
- (30) Enable the establishment of a golf course and accessory buildings.
- (31) Require the staged native vegetation enhancement planting in Precinct Plan 1 at the time of the first subdivision in sub-precinct B – Village.

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

I547.4. Activity table

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

Table I547.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Wēiti Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

Table I547.4.1 Activity table

Activity		Sub-precinct A	Sub-precinct B	Sub-precinct C
All buildings accessory to any activity specified in this table have the same status as the activity itself, unless otherwise specified in this table.				
Accommodation				
(A1)	One dwelling per site	C	P	Pr
(A2)	Any activity that does not comply with Standard I547.6.1 Maximum number of dwellings	Pr	Pr	NA
(A3)	Visitor accommodation	Pr	P	Pr
(A4)	Any activity that does not comply with Standard I547.6.3.1 Visitor accommodation	NC	NC	NA
(A5)	More than one dwelling proposed in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct plan 3	Pr	RD	Pr

Commerce				
(A6)	Golf course and accessory buildings	RD	RD	RD
(A7)	Offices	NC	P	Pr
(A8)	Any activity that does not comply with Standard I547.6.3.2 Offices	NA	NC	NA
(A9)	Restaurants excluding drive-through facilities	NC	P	Pr
(A10)	Any activity that does not comply with Standard I547.6.3.3 Restaurants excluding drive through facilities	NA	NC	NA
(A11)	Retail	NC	P	Pr
(A12)	Any activity that does not comply with Standard I547.6.3.4 Retail	NA	NC	NA
Community				
(A13)	Education facilities	D	RD	RD
(A14)	Any activity that does not comply with Standard I547.6.4.1 Education facilities in sub-precinct C	NC	NC	NC
(A15)	Informal recreation and leisure excluding buildings	P	P	P
(A16)	Organised sport and recreation excluding buildings	P	P	P
Rural				
(A17)	Conservation forestry	P	P	P
(A18)	Buildings, and parking accessory to conservation forestry	RD	P	RD
(A19)	Forestry	P	P	P
(A20)	Farming	P	NC	P
Development				
(A21)	Buildings in Area 3 of the Wēiti sub-precinct B in Precinct plan 3	NA	C	NA
(A22)	Buildings in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct plan 3	NA	RD	NA
(A23)	Dwellings in sub-precinct A	C	NA	NA
(A24)	Additions, alterations to or relocation of buildings in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct plan 3	NA	RD	NA
(A25)	Buildings and infrastructure identified in the Wēiti: Precinct plan 1	RD	P	RD

Subdivision				
(A26)	Subdivision of land for dwellings within sub-precinct A	RD	NA	NA
(A27)	Subdivision of land for consented conservation, heritage and education facilities	RD	RD	RD
(A28)	Subdivision of land within sub-precinct B to create sites for dwellings	NA	RD	NA
(A29)	Subdivision of land to create a site to accommodate a network utility or infrastructure to serve activities in the precinct	RD	RD	RD
(A30)	Subdivision of land to be vested as public open space	RD	RD	RD
(A31)	Subdivision of visitor accommodation activities within the Wēiti sub-precinct B	NA	Pr	NA
(A32)	Subdivision not otherwise provided for	Pr	Pr	Pr

I547.5. Notification

- (1) Any application for resource consent for an activity listed in Table I547.4.1 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).

I547.6. Standards

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

All activities listed as a permitted activities, controlled activities or restricted discretionary activities in Table I547.4.1 Activity table must comply with the following standards.

I547.6.1. Maximum number of dwellings sub-precinct A and B

Table 1

Sub-precinct	Maximum number of dwellings
A	150
B	400

(1) Visitor accommodation activities will be treated as dwellings for the purpose of this rule.

(2) A visitor accommodation unit shall equate to 0.6 of a dwelling.

I547.6.2. Wēiti sub-precinct A

I547.6.2.1. location of sites

(1) All sites created for dwellings must be located within the extent of sub-precinct A shown in Precinct plans 1-3.

I547.6.2.2. Height in relation to boundary

(1) A building or any part of a building must not exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary.

I547.6.2.3. Yards

Table 2

Yard	Wēiti sub-precinct A
Shoreline	50m
Riparian	10m from the edge of all other permanent and intermittent streams
Front	10m
Side and rear yards	1.2m

I547.6.2.4. Buildings associated with farming larger than 25m² housing animals – minimum separation distance

(1) No buildings housing animals other than horses may be located closer than 100m from any boundary of the site

I547.6.2.5. Accessory buildings

(1) The maximum gross floor area for accessory buildings must not exceed 150m².

I547.6.2.6. Planting of steeper slopes

(1) All slopes steeper than 20 degrees within individual sites that have not been built on are to be permanently vegetated with local native plant species.

I547.6.3. Wēiti sub-precinct B

I547.6.3.1. Visitor accommodation

- (1) Visitor accommodation units must:
- (a) be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3.
 - (b) not exceed the maximum number of dwellings in standard I547.6.1 above.
- (2) There must be no more than 100 visitor accommodation units within sub-precinct B.

I547.6.3.2. Offices

- (1) Offices must be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3.

I547.6.3.3. Restaurants excluding drive through facilities

- (1) Restaurants must be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3

I547.6.3.4. Retail

- (1) Retail must:
- (a) be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3
 - (b) be no more than 400m² gross floor area
 - (c) exclude the following retail activities:
 - (i) builders, tradesmen, engineers, farmers and DIY suppliers; and
 - (ii) motor vehicle and machinery parts and tool suppliers.

I547.6.3.5. Location of sites

- (1) Dwellings must be located within the extent of sub-precinct B shown in Wēiti: Precinct plan 1 and in Precinct plan 3.

I547.6.3.6. Height

Table 3

Area	Building height	Accessory building height
5	9m minimum 15m maximum 4-storey maximum	8m maximum

4	9m minimum 11m maximum 2-storey minimum	6m maximum
3	9m maximum 2-storey maximum	6m maximum

I547.6.3.7. Height in relation to boundary

(1) Within Areas 3-5 of sub-precinct B shown on Precinct plan 3, no part of any building must exceed a height equal to 3m plus the shortest horizontal distance between the part of the building and any site boundary adjoining Sub-precinct C.

I547.6.3.8. Maximum density

Table 4

Area	Density
5	One dwelling per 125m ²
4	One dwelling per 250m ²
3	One building per site

I547.6.3.9. Front façade of a building

(1) A building(s) on a front site closest to the street must face the street and not occupy less than:

Table 5

Area	Percentage of length of site frontage
5	90%
4	50%
3	40%

I547.6.3.10. Maximum building coverage and impervious area threshold

Table 6

Area	Building coverage	Maximum impervious area
5	100%	100%
4	100%	100%
3	80%	80%

I547.6.3.11. Yards – buildings

Table 7

Yard	Area 5	Area 4	Area 3
Front	1m maximum	3.5m maximum 1m minimum	6m maximum 3.5m minimum
Side	1.8m minimum where a site adjoins an Area 3 site; otherwise no minimum yard	1.8m minimum where a site adjoins an Area 3 site; otherwise no minimum yard	1.8m minimum
Rear	7m minimum	5m minimum	4m minimum

I547.6.3.12. Yards – accessory buildings

Table 8

Yard	Area 5	Area 4	Area 3
Front	1m maximum	3.5m maximum 1m minimum	6m maximum 3.5m minimum
Side	0.3m	1m	2m
Rear	0.3m	0.6m	2m

I547.6.3.13. Use of yards for vehicle access

(1) The use of yards for vehicular access and parking must comply with the following:

(a) front yards:

- (i) area 3 shown in Precinct plan 3: vehicular access may be provided via the front yard.
- (ii) areas 4 and 5 shown in Precinct plan 3: no vehicular access or car parking may be provided in the front yard.

I547.6.3.14. Yards

(1) The following can be built in front yards:

- (a) areas 3 and 4 shown in Precinct plan 3: verandahs and decks with a maximum height of 0.6m above ground, balconies and bay windows and front steps/porches may encroach into the front yard by not more than 3m deep.

(b) area 5 shown in Precinct plan 3: awnings or similar pedestrian shelter areas at ground floor level, up to 2.3m deep and extending up to 100 per cent of the building frontage.

(2) The following can be built in side yards:

(a) areas 3 and 4 shown in Precinct plan 3:

(i) verandahs, balconies and bay windows and steps/porches may encroach into the front yard by no more than 1.5m deep.

(ii) fascia, gutters, down pipes and eaves, masonry chimney backs, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services; light fittings, electricity or gas meters, aerials or antenna, pergolas or sunscreens/awnings providing that they do not encroach into the yard by more than 0.3m.

(iii) area 5 shown in Precinct plan 3: awnings or similar pedestrian shelter areas at ground floor level up to 0.6m deep and extending up to 100 per cent of the building frontage.

I547.6.3.15. Commercial ground floor

(1) In the area identified as Area 5 'commercial ground floor' in Precinct Plan 3, there must be no dwellings at ground level.

I547.6.4. Wēiti sub-precinct C

I547.6.4.1. Education facilities within sub-precinct C

(1) Education facilities within sub-precinct C must:

(a) be in accordance with the location of the conservation institute shown on Wēiti: Precinct plan 1

(b) be no less than 400m² gross floor areas.

(2) Any education facility within Sub-precinct C is restricted to the following activities:

(a) a base for carrying out conservation forestry and associated activities

(b) a building where public sector science research related to Wēiti or the surrounding area can be furthered by making available office, meeting and seminar space

(c) educational programmes.

I547.6.4.2. Height in relation to boundary

(1) No part of any building must exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary.

I547.6.4.3. Yards

Table 9

Yard	Wēiti Sub-precinct C
Shoreline	50m
Front	10m
Side and rear yards	1.2m

I547.6.4.4. Native replanting

- (1) Any native planting within Sub-precinct C (but outside the Enhancement Planting Areas (Stages 1, 2, 3 and 4) shown on Wēiti: Precinct plan 1 must meet the Standard I547.6.7.8 Enhancement planting below.

I547.6.5. Subdivision*General*

- (1) For any subdivision in the precinct the following applies:
- (a) the layout of ground floor level units or cross-lease flats and their associated exclusive use areas must comply with the subdivision rules for fee simple subdivisions
 - (b) an application for subdivision consent may be made for all or part of the land contained within Sub-precinct B as set out in Precinct plan 3.
- (2) All sites must be connected to a public reticulated sewerage scheme, except:
- (a) sites fully comprising one or more entire village
 - (b) sites for open space or reserve purposes where the open space or reserve status is guaranteed in perpetuity
 - (c) sites to be used exclusively for utility services where no occupation will occur
 - (d) roads and access lots.
- (3) All sites must be connected to a public reticulated water supply network, except:
- (a) sites fully comprising one or more entire village
 - (b) sites for open space or reserve purposes where the open space or reserve status is guaranteed in perpetuity
 - (c) sites to be used exclusively for utility services where no occupation will occur
 - (d) roads and access lots.

- (4) Boundary adjustments must not create development potential that would have the effect of providing more than 400 dwellings in Sub-precinct B or 150 dwellings in Sub-precinct A.

I547.6.6. Wēiti Sub-precinct A – subdivision

I547.6.6.1. Maximum number of sites

- (1) The maximum number of sites for dwellings within Sub-precinct A must not exceed 150.

I547.6.6.2. Size of dwelling sites

- (1) The maximum size of any site must not exceed 2000m²
- (2) The minimum size of any site may be 900m².

I547.6.6.3. Location of dwelling sites

- (1) All sites must be located within the development footprints identified in Precinct plan 2.

I547.6.6.4. Provision of public access

- (1) Public access to Karepiro Bay must be provided via a combination of public road and public walkways as set out in Wēiti: Precinct plan 1 and noted on subdivision plans submitted to the council for resource consent. The first subdivision application of any portion of sub-precinct A must include, to the extent they have not been provided, prior to that date, a mechanism to provide easements for the public walkways and conditions of consent must require the provision of such easements.
- (2) All walkways must be constructed in accordance with SNZ HB8630:2004 for Walking Tracks (1 January 2004) and shall be completed prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991. On approval of the section 223 certificate for the first subdivision of the Wēiti Sub-precinct A, the consent holder must sign easements in gross over the walkways in favour of the Council. The terms of the easements must include the following:
- (a) the consent holder must maintain the walkways generally to the standards to which they had been constructed.
- (b) the consent holder may establish conditions of access in consultation with the Council.
- (3) The easements for the walkways must be registered on the issue of the section 224(c) certificate.
- (a) the walkways and the public car park shown in Wēiti: Precinct plan 1 must be open to public access at the following times:
- (b) during New Zealand daylight saving time - 7am-8pm

- (c) during New Zealand standard time - 7am-6pm provided that the consent holder may close all or part of the walkways to public access in circumstances where the consent holder considers (acting reasonably) that closure is appropriate due to emergency, the requirements of forestry activities or the Enhancement Planting Plan, for health and safety purposes, maintenance purposes, fire risk or security matters.

I547.6.7. Wēiti sub-precinct B – subdivision

I547.6.7.1. Minimum site sizes

- (1) Minimum net site areas must be as follows:

Table 10

Area	Site size
5	150m ²
4	300m ² capable of containing a square for building of 9m x 9m
3	400m ²

I547.6.7.2. Access and frontage

- (1) All sites must have a minimum frontage as follows:

Table 11

Area	Minimum frontage
5	5.5m
4	7m provided that the maximum frontage must not be greater than 20m
3	12m provided the maximum frontage must not be greater than 30m

I547.6.7.3. Roading and access

- (1) Roading and rear lanes must be provided in accordance with Precinct Plan 3.
- (2) Rear lanes must not be public roads and must provide legal vehicular access to all adjoining properties.

I547.6.7.4. Greenbelt restrictive covenant

- (1) Prior or concurrent to the issue of a certificate pursuant to Section 224(c) of the Resource Management Act 1991 for the first subdivision of land in sub-precinct B a restrictive covenant must be registered against the land in Wēiti Sub-precinct C (except the land to be vested as reserve under Standard H547.6.7.5 below, provision of reserve land) to prohibit in perpetuity any further subdivision within the sub-precinct, other than for:
 - (a) infrastructure specific to Wēiti; or
 - (b) approved conservation, heritage or education facilities.
- (2) The restrictive covenant must be addressed to Auckland Council. The restrictive covenant must be signed prior to the approval of the survey plan for subdivision of the relevant portion of sub-precinct B under Section 223 of the Resource Management Act 1991.
- (3) The restrictive covenant must be registered on the title of the Wēiti land in sub-precinct C on the date upon which a certificate pursuant to Section 224(c) of the Resource Management Act 1991 is issued in respect of the first subdivision application of Wēiti sub-precinct B.

I547.6.7.5. Provision of reserve land

- (1) As part of the first subdivision of any portion of the Wēiti sub-precinct, the following land as set out Wēiti: Precinct plan 1 must be provided to the Council.
 - (a) Stillwater Reserve land.
 - (b) Karepiro Bay walkway extension land.
 - (c) D'Acre Cottage Reserve extension land.
 - (d) Haigh's Access Road public park.
- (2) The following land must be provided to the Department of Conservation.
 - (a) Karepiro Bay walkway buffer land.
- (3) The Council must offer the Department of Conservation an easement over part of the Haigh's Access Road public park to establish a carpark and other facilities.
- (4) The above land and easements must be provided on the issue of a certificate pursuant to Section 224(c) of the Resource Management Act 1991 for the first subdivision of any portion of the Wēiti sub-precinct.
- (5) The provision of land will not form part of any development contribution.

I547.6.7.6. Provision of public access and public facilities

- (1) Public access to Karepiro Bay must be provided via a combination of public road and public walkways as set out in Precinct Plan 1. Other public walkways shall be provided in accordance with routes identified in Wēiti: Precinct plan 1. The first subdivision application of any portion of sub-precinct B must include, to the extent they have not been constructed, prior to that date, an offer to provide the public walkways and construct and complete the facilities identified on the Wēiti Precinct Plan in Precinct plan 1, being:
 - (a) a walkway from Haigh's Access Road to the Conservation Institute approximately 5.8km as shown on Wēiti: Precinct plan 1.
 - (b) a walkway from the Conservation Institute to the Wēiti Village Public Car park approximately 2.3 km as shown on Wēiti: Precinct plan 1.
 - (c) a walkway from the Public Car park to the Conservation Institute via road approximately 2.1km as shown on Wēiti: Precinct plan 1.
 - (d) a walkway from the Wēiti Village Public Car park to D'Acre Cottage approximately 1km as shown on Wēiti: Precinct plan 1.
 - (e) a further track, the exact route to be agreed between the Council and the consent holder, at a later date but prior to the issue of the section 224(c) certificate with termini in the following locations.
 - (i) at Stillwater, or alternatively at some point along the Walkway identified on Wēiti: Precinct plan 1 between Stillwater and Karepiro Bay.
 - (ii) at the Wēiti Village Public Car park or at some point along the Wēiti Walkway identified in clause (b) above.
- (2) All walkways must be constructed in accordance with SNZ HB8630:2004 for Walking Tracks (1 January 2004) and shall be completed prior to the issue of a certificate pursuant to section 224(c) of the Act. On approval of the section 223 certificate for the first subdivision of the Wēiti sub-precinct B, the consent holder must sign easements in gross over the walkways in favour of the council. The terms of the easements must include the following:
 - (a) the consent holder must maintain the walkways generally to the standards to which they had been constructed.
 - (b) the walkways and the public car park shown in Wēiti: Precinct plan 1 must be open to public access at the following times:
 - (i) during New Zealand daylight time - 7am-8pm

- (ii) during New Zealand standard time - 7am-6pm provided that the consent holder may close all or part of the walkways to public access in circumstances where the consent holder considers (acting reasonably) that closure is appropriate due to emergency, the requirements of forestry activities or the Enhancement Planting Plan, for health and safety purposes, maintenance purposes, fire risk or security matters.
 - (c) users of the walkways must comply with the conditions of access, which shall be developed by the consent holder, in consultation with the Council.
- (3) the easements for the walkways must be registered on the issue of the section 224(c) certificate.
- (4) prior to the issue of the section 224(c) certificate for the first subdivision application of sub-precinct B, the consent holder must construct and complete the following public facilities in the approximate locations shown in Precinct Plan 1.
 - (a) the conservation institute and gardens.
 - (b) the lookout.
 - (c) three sets of public toilets (in each case containing two male and two female toilets).
 - (d) four open rest areas.
 - (e) the mountain biking club facility.
- (5) The consent holder must maintain public access free-of-charge to the toilets and rest areas and maintain them in clean condition and good working order.
- (6) The consent holder must own and be responsible for the operation, management and governance of the conservation institute and gardens which will function as:
 - (a) a base for the carrying out of the Wēiti forest conservation, enhancement planting, and predator and pest eradication programmes.
 - (b) a building where public sector science research related to Wēiti or the surrounding area can be furthered by making available office, meeting or seminar space.
 - (c) educational programmes.
- (7) Within six months of issue of the section 224(c) certificate the:

- (a) consent holder must make the conservation institute available for those activities on reasonable conditions (which may include the payment of a fee).
 - (b) consent holder must make the Lookout available for public entry free of charge.
 - (c) consent holder must make the conservation institute gardens available for public entry. The consent holder may require the payment of a fee as a condition of entry.
- (8) The consent holder must create an incorporated society or charitable trust to own and operate the mountain biking club facility of approximately 20ha, including provision for access by other mountain bike club members or the public through annual and temporary permits. Times and terms will be determined by the incorporated society or charitable trust.
- (9) An additional minimum of 20ha of open space recreation areas must be provided for residents in easy walking distance of sub-precinct B. This will include walkways through the enhancement planting area between the two parts of sub-precinct B to provide access to open space areas outside the enhancement planting areas.
- (10) Conditions requiring a consent notice under s. 221 of the Resource Management Act 1991 to ensure clauses I547.6.7.6 (4) - (8) are implemented in perpetuity and must be included on the consent for the first subdivision application of sub-precinct B.

I547.6.7.7. Funding of Wēiti walkway and public facilities

- (1) The first subdivision application of sub-precinct B must demonstrate to the council that sufficient measures are in place to ensure the walkways and public facilities are maintained by one or more of the following measures:
- (a) an incorporated society, body corporate, association or other entity or organisation representing Wēiti residents and the registered proprietor of the commercial lots, established to maintain the Wēiti walkways and public facilities.
 - (b) that entity has registered an encumbrance against such of the residential and other sites then created or has undertaken or made arrangements to do so on the first sale of each such sites to a third party.
 - (c) the consent holder has secured such obligations against the land in sub-precinct C.

I547.6.7.8. Enhancement planting

Stage 1, 2, 3 and 4 enhancement planting

- (1) The first subdivision application of any portion of sub-precinct B must include a management plan for planting native vegetation in the enhancement planting areas identified in Wēiti: Precinct plan 1 in accordance with the following:
 - (a) stage 1 areas - planting must be completed within five years of granting consent.
 - (b) stage 2 area - planting must be completed within 10 years of granting consent.
 - (c) stage 3 and 4 areas - planting must begin within 10 years of granting consent and be completed within 20 years of granting consent and in stage 4 to achieve native vegetation cover over 60 per cent of the area.
- (2) The management programme must provide for:
 - (a) maintenance and supplementary planting over five years following planting.
 - (b) maintaining the planting and reporting to Council.
- (3) The vegetation must be established for the purposes set out in the planting plan assessment and must not be clear-felled or removed.
- (4) Remedial action is required where monitoring indicates the specified standards 1547.6.7.8.5 below are not being met.

Enhancement planting standard

- (5) The planting of native vegetation must meet the following standards:
 - (a) a survival rate such that planting will be established to a minimum 90 per cent of the original density specified before the project is signed off as complete.
 - (b) a density of 5,100 stems per hectare at approximately 1.4m centres in former forest areas, reducing to 1m centres (10,000 stems per hectare) in kikuyu and wetland environments, and riparian margins.
 - (c) all stock must be fenced within grazing areas using a stock-proof fence to avoid potential access into existing native vegetation or new native planting.
 - (d) all plants must be sourced from the ecological district and be appropriate for the soil, aspect, exposure and topography.
 - (e) at planting each plant must be fertilised in accordance with the recommendations of the revegetation report submitted as part of the planting plan assessment.

(f) planting undertaken must reflect the composition of former natural vegetation likely to have occupied the site and have regard to natural processes of succession.

(6) The maintenance of native plantings must meet the following standards:

(a) maintenance must occur for a minimum of five years or until canopy closure has been achieved within 5 years.

(b) maintenance must include the on-going replacement of plants that do not survive.

(c) all invasive weeds shall be eradicated from the planting site both at the time of planting and on an on-going basis and plants released from kiuyu as necessary to ensure adequate growth.

(d) animal pest control must occur.

I547.6.7.9. Pest and weed control

(1) The first subdivision application of any portion of sub-precinct B must include a pest and weed control management plan for all of the land within the precinct which details the methods, timeline, monitoring and maintenance of an on-going programme and include possum, rodent and mustelid control and the control of plant pests.

I547.6.7.10. Native Lizard Management

(1) The first subdivision application of any portion of sub-precinct B must include a Native Lizard Management Plan for the entirety of that sub-precinct which details the following:

(a) details of searching methods to be implemented for identifying the presence of lizards;

(b) mechanisms to capture and relocate lizards from areas where vegetation removal and/or earthworks will occur prior to the commencement of such activities, including obtaining the necessary Wildlife Act 1953 permits;

(c) methodology for captive management of lizards;

(d) locations for the potential release of lizards, including pest control for before and after their release; and

(e) methodology for any post-capture monitoring of released lizards.

I547.6.8. Wēiti sub-precinct C - subdivision

I547.6.8.1. Location of sites

(1) Sites may only be created where necessary for accommodating:

- (a) network utilities or infrastructure to service the development of the Wēiti A and B sub-precincts or activities in sub-precinct C.
- (b) a conservation institute and gardens, conservation, heritage or educational facility in accordance with Standard I547.6.4.1 above.

I547.6.8.2. Site configuration

- (2) Sites must be capable of containing all buildings, infrastructure servicing that building or activity, including vehicle access and parking, wholly within the boundary of the site in compliance with the Auckland-wide subdivision rules.

I547.7. Assessment – controlled activities

I547.7.1. 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) for dwellings in Sub-precinct A:
 - (a) the effects of density on neighbouring properties;
 - (b) the effects of buildings design and bulk building siting;
 - (c) the effects of landscape design;
 - (d) the effects of landform modification;
 - (e) the effects of infrastructure and avoidance of hazards;
 - (f) the effects of lighting on neighbouring properties; and
 - (g) the effects of impervious surfaces and stormwater management.
- (2) for buildings in Area 3 of the Wēiti sub-precinct B in Precinct Plan 3:
 - (a) refer to matter of discretion I547.8.1.5
- (3) for subdivision:
 - (b) refer to matter of discretion I547.8.1.8

I547.7.2. 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) for dwellings in Sub-precinct A:
 - (a) whether the density of development achieves compliance with the density rules set out in Standard I547.6.1 above for sub-precinct A;

- (b) whether the design of the proposed building incorporates techniques to avoid adversely impacting upon sensitive landscapes or on the natural character of the coast;
 - (c) whether the planting proposed for any building is appropriate for the location, and the extent to which such planting is necessary for mitigation of landscape and visual effects;
 - (d) the extent to which buildings and structures are sited so they integrate into the landform as far as is practicable within the confines of the density proposed for that location, in order to minimise adverse effects on landscape values and minimise or control sediment runoff;
 - (e) the extent to which associated earthworks shall incorporate techniques to minimise potential adverse effects on the land or any stream, river, or the coastal marine area;
 - (f) the extent to which buildings and structures adversely impact upon any existing native trees and bush which make a significant contribution to the visual and environmental qualities in the Wēiti Precinct;
 - (g) whether the provision of access and required infrastructure is configured to minimise earthworks and landform modification as far as is practicable within the confines of the density proposed for that location;
 - (h) whether buildings and structures within identified development areas are sited and designed to minimise the potential impacts on people and property from any possible forest fire or adequate provision is to be made to manage such risks;
 - (i) whether the erection of the building adversely affects overland flow paths or other stormwater runoff patterns and any measures proposed to mitigate this effect, where necessary; and
 - (j) the extent to which exterior lighting should be provided in such a way as to not be prominent, particularly against a dark background, when viewed from a public place including the coast.
- (2) for buildings in Area 3 of the Wēiti sub-precinct B in Precinct Plan 3:
- (a) refer to assessment criteria I547.8.2.1, I547.8.2.3, I547.8.2.6 and I547.8.2.7
- (3) for subdivision:
- (a) refer to assessment criteria I547.8.2.1, I547.8.2.3, I547.8.2.6 and I547.8.2.7

I547.8. Assessment – restricted discretionary activities

I547.8.1. 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:

- (1) for more than one dwelling in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct Plan 3:
 - (a) the effects of the consistency with Wēiti: Precinct plan 1;
 - (b) the effects of building scale and design;
 - (c) the effects of landscaping and servicing; and
 - (d) the effects of roads public open space, access and parking.
- (2) for golf course:
 - (a) the effects of the consistency with Wēiti: Precinct plan 1;
 - (b) the effects of building scale and design;
 - (c) the effects of landscaping and servicing; and
 - (d) the effects of roads public open space, access and parking.
- (3) for education facilities:
 - (a) the effects of the consistency with Wēiti: Precinct plan 1;
 - (b) the effects of building scale and design; and
 - (c) the effects of roads public open space, access and parking.
- (4) for buildings, structures and parking accessory to conservation forestry:
 - (a) the effects of the consistency with Wēiti: Precinct plan 1;
 - (b) the effects of building scale and design;
 - (c) the effects of landscaping and servicing; and
 - (d) the effects of roads public open space, access and parking.
- (5) for buildings in Areas 4 and 5 of sub-precinct B:
 - (a) the effects of the consistency with Wēiti: Precinct plan 1;
 - (b) the effects of building scale and design;
 - (c) the effects of landscaping and servicing; and
 - (d) the effects of roads public open space, access and parking.

- (6) for construction, additions, alterations to or relocation of buildings associated with a comprehensively designed development:
 - (a) the effects of the consistency with Wēiti: Precinct plan 1;
 - (b) the effects of building scale and design;
 - (c) the effects of landscaping and servicing; and
 - (d) the effects of roads public open space, access and parking.
- (7) for buildings, structures and infrastructure identified in Wēiti: Precinct plan 1:
 - (a) the effects of the consistency with Wēiti: Precinct plan 1;
 - (b) the effects of building scale and design;
 - (c) the effects of landscaping and servicing;
 - (d) the adverse effects of lighting on neighbouring properties; and
 - (e) the effects of roads public open space, access and parking.
- (8) for subdivision:
 - (a) the effects of the consistency with Wēiti: Precinct plan 1;
 - (b) the effects of landscaping and servicing;
 - (c) the effects of roads public open space, access and parking; and
 - (d) the effects of enhancement planting and pest management.
- (9) for non-compliance with enhancement planting standard in I547.6.7.8:
 - (a) the effects of enhancement planting and pest management.
- (10) for height in relation to boundary:
 - (a) the adverse effects of scale and siting on adjoining properties;
 - (b) the adverse effects of privacy on adjoining properties; and
 - (c) the effects on streetscape.
- (11) for yards:
 - (a) the effects of scale and siting on neighbouring properties; and
 - (b) the effects of landscaping.
- (12) for front façade of a buildings:
 - (a) the effects of scale and siting;
 - (b) the effects of landscaping; and

(c) the effects on streetscape.

(13) for maximum building coverage and impervious area threshold:

(a) the effects of scale and siting on neighbouring properties;

(b) the effects of landscaping;

(c) the effects of stormwater; and

(d) the effects on stability.

(14) for roof type:

(a) the effects of scale and siting; and

(b) the effects of stormwater.

(15) for planting of steeper slopes:

(a) the effects of landscaping; and

(b) the effects of stability.

I547.8.2. 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:

(1) for consistency with Wēiti: Precinct plan 1:

(a) whether the subdivision or land use is in accordance with Wēiti: Precinct plan 1 and in the case of sub-precinct B, the landuse and development is in accordance with Precinct Plan 3; and

(b) whether the activity is consistent with the objectives and policies of the precinct.

(2) for building scale and design:

(a) the extent to which there is a variety in the street front elevations including building articulation, and the use of varying materials and an avoidance of blank or unrelieved walls;

(b) the extent to which street frontages of houses provide potential for surveillance of the street;

(c) the extent to which garages dominate the street frontage;

(d) whether the building design and bulk has any adverse effects on the public enjoyment of public open space including the street;

- (e) whether building design and bulk has any adverse effects on the provision of landscaping on the site, on neighbouring sites or on the street;
 - (f) the extent to which buildings used for retail activities have a minimum of 40% glass at the street level frontage;
 - (g) the extent to which in the case of non-residential activities, the character of the activity and its effects including the positioning and extent of signage, are compatible with the Wēiti Village residential character and amenity values expected in Wēiti sub-precinct A and contribute to a range of services that will support the local community;
 - (h) whether the scale, design, layout, external appearance of buildings maintains or enhances the character and amenity values within the relevant sub-precinct;
 - (i) whether the proposed activity adversely impacts upon sensitive landscapes, or the natural character of the coast or stream and any measures in building design proposed to mitigate such effects;
 - (j) whether the amount of earthworks required to implement the development can be minimised taking into account the existing topographical constraints and landform; and
 - (k) the extent to which open space is provided that is suitable for the residents with adequate privacy, sunlight and which is directly accessible to and part of the associated household unit.
- (3) for landscaping and servicing:
- (a) whether the landscape works form part of a comprehensive landscape design concept which integrates building design and private, communal and public land;
 - (b) whether the landscape concept is appropriate to the urban and natural context and to the creation of neighbourhood identity;
 - (c) whether any effects on sites of natural, archaeological or cultural significance are avoided, remedied or mitigated;
 - (d) the extent to which planting is used to:
 - (i) establish and maintain a well vegetated environment that is compatible with the neighbourhood and the character of the street;
 - (ii) visually reduce the bulk of new development and integrate new buildings;
 - (iii) help provide summer shade, wind breaks and access to winter sun;
 - (iv) help provide and maintain visual privacy; and

- (v) create an attractive environment without prejudicing personal safety.
 - (e) whether existing mature trees, especially those located near property boundaries, can practically be able to be retained and incorporated into the development;
 - (f) whether the activity occurs without compromising the role of sub-precinct C as greenbelt within the precinct; and
 - (g) whether adequate engineering and infrastructure services, including wastewater and water and the provision of stormwater treatment and drainage infrastructure are provided for the stormwater treatment and drainage needs of the development.
- (4) for lighting:
- (a) in the case of the Wēiti sub-precinct A, the extent to which exterior lighting, including street lighting, is provided in such a way as to not be prominent, particularly against a dark background, when viewed from a public place including the coast. In the case of street lighting, whether consideration is given to alternative forms of street lighting such as short bollard lighting, while ensuring that traffic, pedestrian and cyclist safety is not compromised.
- (5) for roads, public open space, access and car parking:
- (a) the extent to which the proposed reserves, including walking tracks and associated car parks are sufficient to ensure that public access to the coastal marine area is maintained or enhanced and is of a slope and shape that is suitable for the intended use;
 - (b) the extent to which adequate walkways are provided between Wēiti sub-precincts A and B that are designed and located to enhance connectivity for residents, while minimising the impacts on any enhancement planting;
 - (c) whether adequate road access is provided, and whether there are no significant adverse effects on the safety and efficiency of the public roading network;
 - (d) whether the street network is well connected taking into account topographical, watercourse and vegetation constraints and achieves the intent of the street network as shown on Precinct Plan 2;
 - (e) whether adequate provision is made for resident and visitor car parking;
 - (f) whether the building and any associated car parking areas adjacent to streams or common pedestrian areas designed to provide for pedestrian access along the banks of the streams;
 - (g) the extent to which screening or any other structures are well integrated into the overall design of the development;

(6) enhancement planting and pest management:

- (a) the extent to which restrictions are placed on the keeping of domestic pets (primarily cats and dogs) in order to protect the native fauna of the Wēiti precinct and the adjoining coastal environment. Consideration must also be given in an integrated manner to the Pest and Weed Control Plan required under standard I547.6.4.1 above;
- (b) whether the planting regime will better achieve the objectives and policies of the precinct;
- (c) whether an adequate planting density is used to achieve canopy closure in a time frame similar to that if the standards had been complied with;
- (d) whether the planting achieves appropriate connectivity with the existing significant ecological areas;
- (e) the extent to which an appropriate plant survival rate is achieved;
- (f) whether the planting reflects the species composition of the adjoining significant ecological areas vegetation;
- (g) whether the species composition is appropriate for the particular site conditions such as soil, aspect and topography;
- (h) the extent to which protection from stock is provided;
- (i) whether the fertilising regime is appropriate to ensure the growth of the plants; and
- (j) whether adequate pest and weed control is proposed.

(7) for scale, siting and design of buildings:

- (a) whether views from significant public places, including the coast are adversely affected;
- (b) whether buildings are designed or located to minimise dominance or overshadowing on neighbouring sites;
- (c) the extent to which buildings generally remain in character with adjacent buildings; and
- (d) the extent to which the building maintains and enhances amenity values in the relevant sub-precinct.

(8) for privacy:

- (a) the extent to which the building adversely effects privacy.

(9) for landscaping:

(a) whether landscape treatments and planting mitigate any adverse landscape and amenity effects.

(10) for streetscape:

(a) whether the character of the streetscape is adversely affected.

(11) for stormwater:

(a) whether treatment of stormwater is provided on-site to remove adverse effects on receiving waters.

(12) for stability:

(a) whether the proposal leads to increased erosion.

I547.9. Special information requirements

(1) For resource consent applications in in sub-precinct A:

(a) landscape plan – as part of a resource consent application a landscape plan must be prepared by a suitably qualified expert demonstrating visual integration of the buildings and associated infrastructure such as street lighting, into the landscape so they do not dominate the landscape or detract from the visual amenity of the area.

The landscape plan must include native screen planting within area 1A shown in Wēiti: Precinct plan 1 to provide for a high degree of screening of houses from the south and east and from the Department of Conservation walkway.

(b) Public street pattern - a legible public street pattern should be created. As a guideline, street blocks should have a maximum plan dimension in any direction of 250m and a maximum block perimeter of 800m. Where public parks and reserves are provided, they should be bounded by public streets for 75 per cent of their entire perimeter, taking into account topographical, watercourse, vegetation and economic constraints.

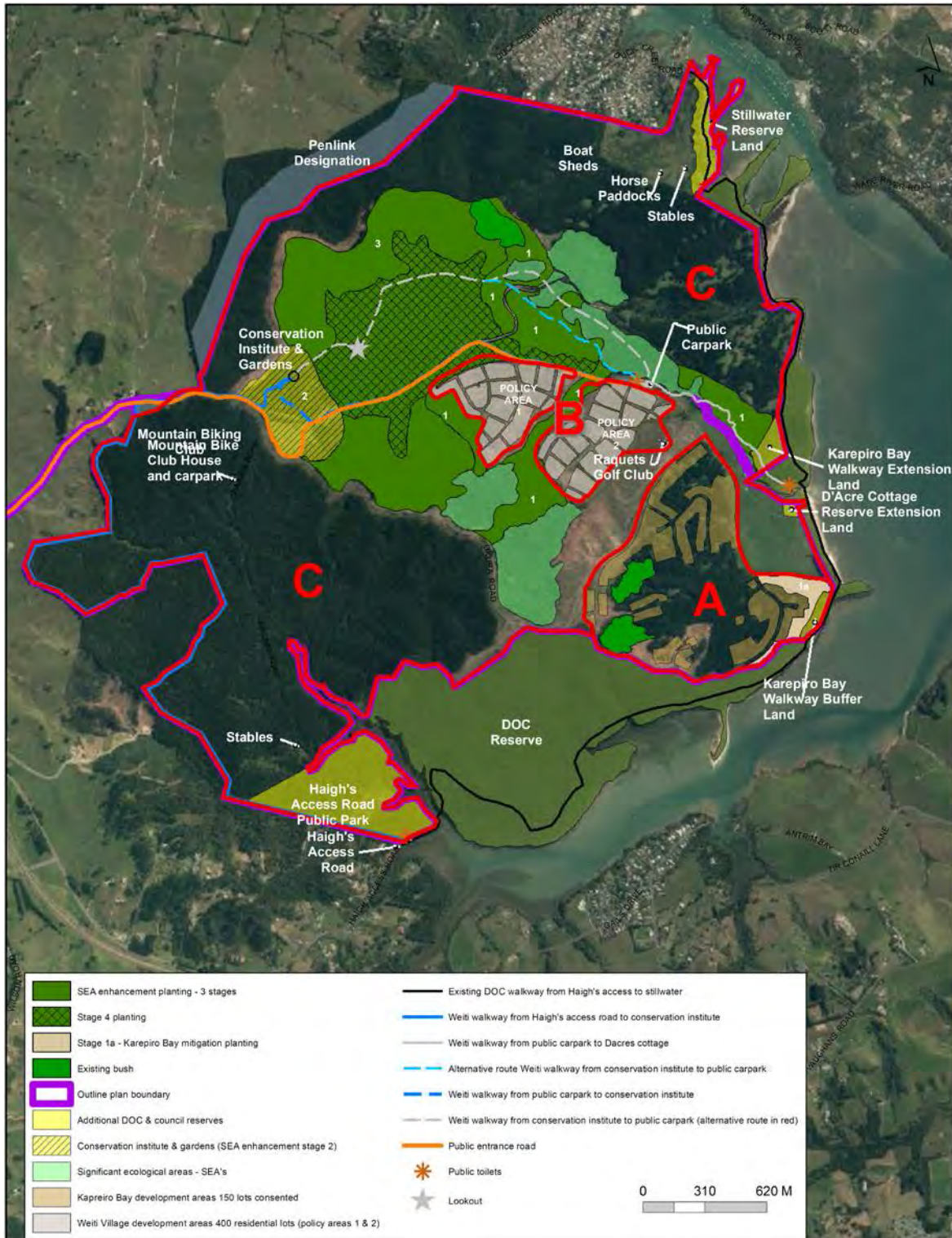
(2) For resource consent applications for Building in Area 4 and Area 5 in sub-precinct B the following information shall be provided:

(b) site development information – showing topographic land contours, building platforms and footprints, building subdivision including individual shop and business tenancy sizes where practicable, pedestrian walkways, car parking areas and vehicular circulation, vehicular access points between the site and public roads, landscaped areas, service areas with appropriate screening, and the position of adjacent properties in terms of contributing to an overall urban design and streetscape character, including treatment of building frontages appropriate to the Objectives and Policies of the precinct.

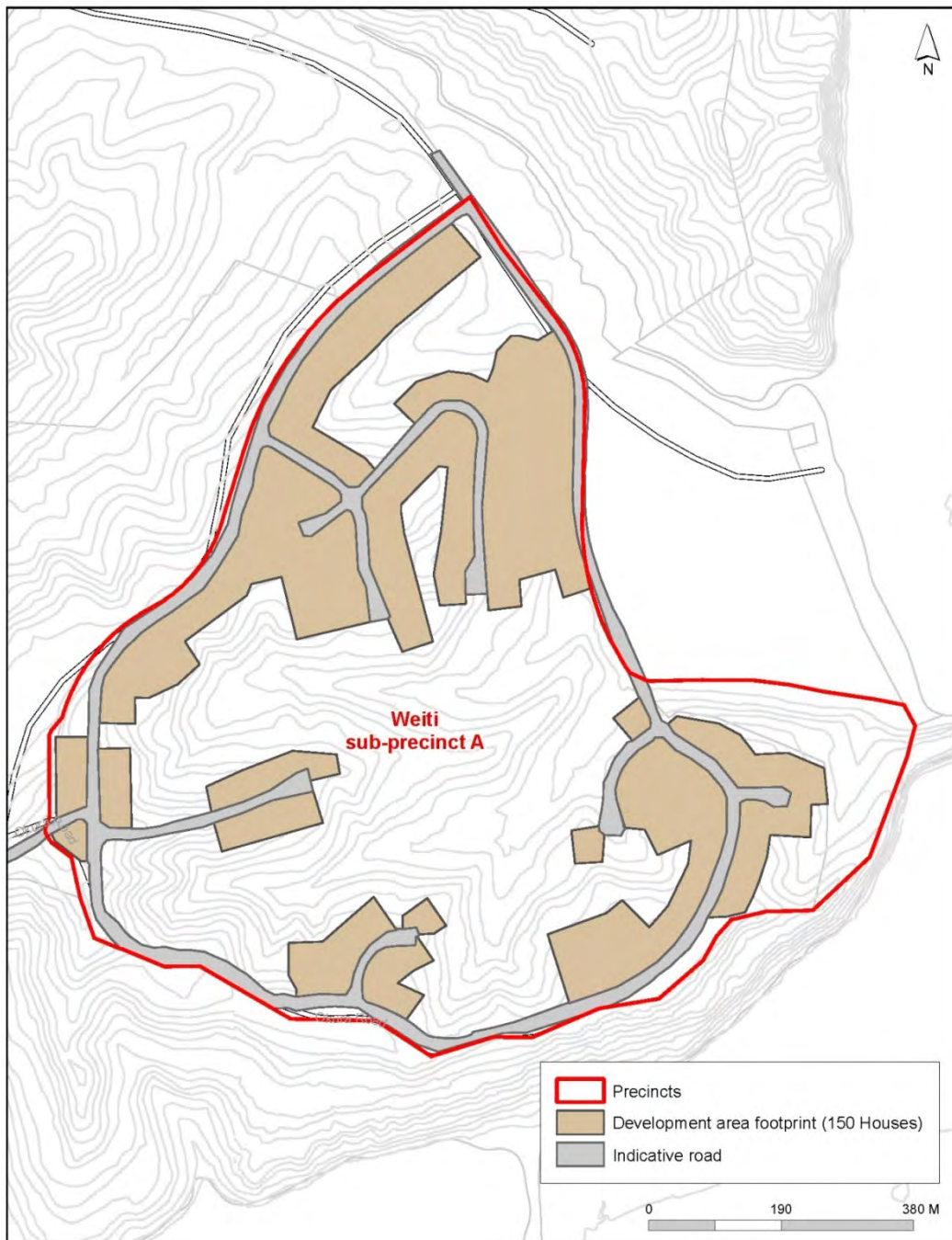
- (c) standards – Demonstration of compliance or otherwise with Wēiti sub-precinct B in Precinct plan 3 and relevant standards set out in Standards I547.6.3.1- I547.6.3.15
- (d) car park layout and accessways – showing the number of car parks to be provided, the layout and vehicular circulation within the site, dimensions of car parks, carriageways and accessways, the provision of landscape treatment and stormwater swales within the car park, and any artificial lighting within these areas.
- (e) landscape elements – showing the type of landscape treatment to be provided in yards, car park areas, streets and other landscape areas and any artificial lighting to be used in these areas. A landscape management plan shall be included providing the identification of plant and tree species to be used, the number of plants to be planted and plant spacings, appropriate garden preparation techniques and the on-going management of the planting that is proposed.
- (f) pedestrian areas – showing the position of walkways, linkages to adjacent sites, widths, angles of slope and paving materials proposed.
- (g) typical elevations/building typologies – showing building exterior design features including roofs, facades, verandahs, exterior building materials, colours and finishes, and how the proposal integrates with adjacent properties in terms of contributing to an overall urban design and streetscape character.
- (h) signage showing the typology of external signs proposed on buildings intended for non residential activities; and their placement and sizing controls.
- (i) public street pattern - a legible public street pattern should be created. As a guideline, street blocks should have a maximum plan dimension in any direction of 250m and a maximum block perimeter of 800m. Where public parks and reserves are provided, they should be bounded by public streets for 75 per cent of their entire perimeter, taking into account topographical, watercourse, vegetation and economic constraints.

I547.10. Precinct plans

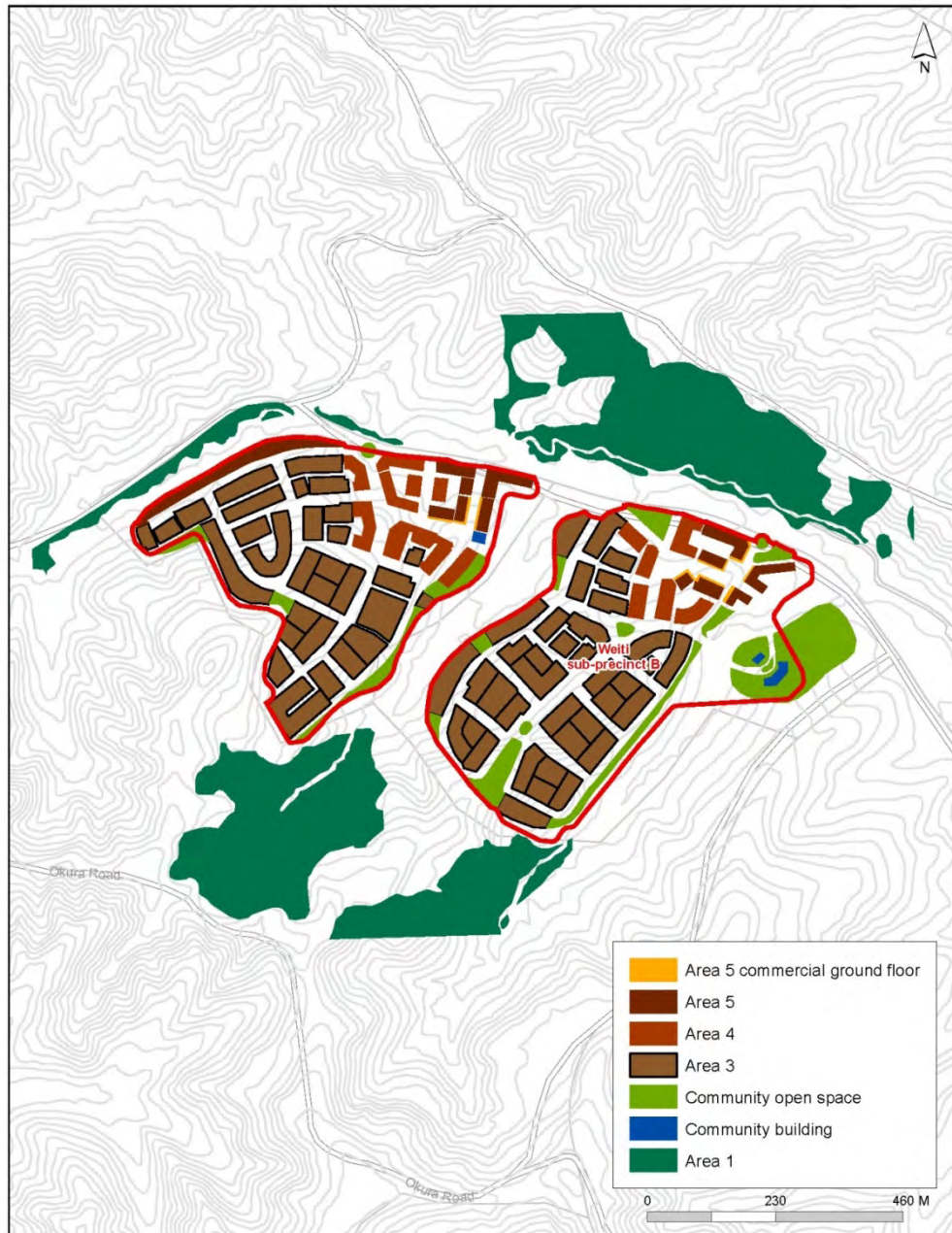
I547.10.1. Wēiti: Precinct plan 1



I547.10.2. Wēiti: Precinct plan 2 - Wēiti sub-precinct A



I547.10.3. Wēiti: Precinct plan 3 - Wēiti sub-precinct B



I548. Whangaparaoa Precinct

I548.1. Precinct Description

The Whangaparaoa Precinct is located at 1212 Whangaparaoa Road, Coal Mine Bay. The precinct is comprised of approximately 11.4 ha. The site is bounded by Coal Mine Bay to the north, Whangaparaoa Road to the south and an established residential development to the east.

The purpose of the Whangaparaoa Precinct is to enable the ongoing operation of the Peter Snell Youth Village camp facility and to provide for its expansion while safeguarding significant coastal landscape values.

The precinct has two sub-precincts. Sub-precinct A addresses ongoing use and change at the existing camp. Sub-precinct B addresses the vegetated land between the camp and the coastline. Sub-precinct B is also subject to the High Natural Character Area Overlay. Sub-precinct A provides for camp activities that are not generally enabled by the underlying zone.

The underlying zone of land within this precinct is the Residential - Large Lot Zone.

I548.2. Objectives

- (1) The ongoing functioning and expansion of the Peter Snell Youth Camp is enabled while safeguarding significant coastal landscape values.
- (2) To provide for appropriate growth of the Peter Snell Youth Village including outdoor recreation structures and buildings, and up to 17 residential units associated with Peter Snell Youth Village.

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

I548.3. Policies

- (1) Provide for activities which enable the ongoing use and development of the Whangaparaoa Precinct.
- (2) Ensure that development and land uses do not cause adverse effects for, or detract from, the highly valued coastal character of the precinct and locality.

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

I548.4. Activity table

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

Table I548.4.1 specifies the activity status of land use, development and subdivision activities in the Whangaparaoa 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 I548.4.1 Sub-precinct A (camp)

Activity		Sub-precinct A
Accommodation		
(A1)	Youth camp (includes sleeping quarters, communal and recreation facilities and staff (permanent on-site) accommodation)	P
Development		
(A2)	Additions and alterations to buildings existing as at 29 September 2013, not exceeding 50m ² gross floor area	P
(A3)	Any building up to 10m ² gross floor area	P
(A4)	New outdoor sport and recreation structures and additions to existing sport and recreation structures, not involving any roofing	P
(A5)	Buildings or additions and alterations not permitted	RD
(A6)	Up to 17 new dwellings associated with Peter Snell Youth Village	RD
(A7)	More than 17 new dwellings	Pr

Table I548.4.2 Sub-precinct B (balance of site)

Activity		Activity Status
(A8)	Any youth camp use or development other than dwellings	D

Table I548.4.3 Sub-precinct A and B

Activity		Activity Status
Subdivision		
(A9)	Subdivision	D

I548.5. Notification

- (1) Any application for resource consent for an activity listed in Tables I548.4.1, I548.4.2 and I548.4.3 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I548.6. Standards

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

All activities listed as permitted and restricted discretionary activities in Table I548.4.1 for Sub-precinct A must comply with the following standards. For avoidance of doubt the following standards do not apply to Sub-precinct B.

I548.6.1. Building height

- (1) A building between 15m and 20m from the Whangaparaoa Road frontage must not exceed a maximum height of 7m.
- (2) Non-enclosed recreation structures located further than 20m from Whangaparaoa Road must not exceed a maximum height of 10m.

I548.6.2. Building coverage

- (1) The maximum building coverage must not exceed 11,400m².

I548.6.3. Car parking

- (1) For youth camp activities, parking must be provided at a ratio of:
 - (a) 1 carpark for every 10 people the development is designed to accommodate, plus
 - (b) 1 carpark per employee, and
 - (c) 1 loading bay.

I548.6.4. Front yard setback

- (1) A building or any part of a building must not be located less than 15m from Whangaparaoa Road.

I548.7. Assessment – controlled activities

There are no controlled activities in this section.

I548.8. Assessment – restricted discretionary activities

I548.8.1. 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 up to 17 new dwellings associated with Peter Snell Youth Village, new youth camp buildings or additions not permitted, building height, building coverage, front yard setback and carparking:
 - (a) the effects of design, location and colour of the buildings;

- (b) the effects of access and parking;
- (c) traffic impacts effects;
- (d) the effects on landscape and visual amenity;
- (e) stormwater effects; and
- (f) the effects on residential amenity of units on the site.

I548.8.2. 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 up to 17 new dwellings associated with Peter Snell Youth Village, new youth camp buildings or additions not permitted, building height, building coverage, front yard setback and carparking:
 - (a) the extent to which the design, location and colour of buildings or car parking areas adequately avoids or mitigates any adverse effects on the environment, including natural hazards arising from instability;
 - (b) whether buildings and structures use recessive natural colours to blend in with the surrounding landscape;
 - (c) whether adequate on-site parking is provided;
 - (d) whether adverse effects on the road infrastructure serving the site is avoided;
 - (e) the extent to which the design, form and location of buildings, car parking areas, and access complement the natural landscape and retain the visual dominance of the natural landscape over the proposed built environment across the site;
 - (f) whether the development avoids the domination of ridgelines and preserve the landscape character;
 - (g) the extent to which all buildings are sited and designed so they do not visually intrude on any significant ridge line or skyline or adversely affect the landscape character of the area;
 - (h) whether building finishes, including colours and materials-complement the landscape character of the surrounding environment;
 - (i) whether the exterior finish of the building has a reflectance value of not more than 30 per cent as defined within the BS5252 standard colour palette;

- (j) whether the siting of buildings and accessory buildings contribute to the landscape character of the surrounding environment by responding to natural landforms and landscape features;
- (k) whether redevelopment requires extensive landform modification;
- (l) whether existing trees and bush that make a significant contribution to the visual and environmental qualities of the site is retained to the fullest extent practicable;
- (m) whether any additional stormwater generated from the proposal undermines the preservation or enhancement of the existing stream network in the area;
- (n) the extent to which development areas (including driveways and parking areas) in excess of 1,000m² have water quality treatment applied (preferably using non-proprietary device such as rain gardens or swales);
- (o) whether stormwater discharge locations are confirmed by a chartered geotechnical engineer to ensure that there is no damage to streams (the area is noted as having expansive soils);
- (p) whether there is capacity in the Council's water and wastewater infrastructure to meet the demand generated by the proposal; and
- (q) whether design of residential units provides adequate outdoor courts, recreational amenity for residents, and privacy between units.

I548.9. Special information requirements

There are no special information requirements in this section.

I548.10. Precinct plan

I548.10.1. Whangaparaoa: Precinct plan 1



I549. Akoranga Precinct

I549.1. Precinct Description

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

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

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

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

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

I549.2. Objectives

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

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

those specified above.

I549.3. Policies

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

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

I549.4. Activity table

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

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

Table I549.4.1

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

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

I549.5. Notification

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

I549.6. Standards

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

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

Activity table must comply with the following standards.

I549.6.1. Building height

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

Sub precinct	Maximum height (m)
Within 20m of the Akoranga Drive site boundary	18m
Areas greater than 20m from the Akoranga Drive site boundary	30m

I549.6.2. Building coverage

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

I549.6.3. Height in relation to boundary

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

I549.6.4. Screening

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

I549.6.5. Yards

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

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

I549.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I549.8. Assessment – restricted discretionary activities

I549.8.1. Matters of discretion

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

- (1) Parking buildings, buildings greater than 500m² gross floor area:
 - (a) building scale, design location and external appearance to make

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

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

1549.8.2. Assessment criteria

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

(1) Parking buildings, buildings greater than 500m² gross floor area or visible and within 10m of the street:

(a) Building design, location and external appearance.

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

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

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

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

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

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

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

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

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

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

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

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

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

(i) streets and open spaces; and

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

(5) Yards and screening

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

I549.9. Special information requirements

There are no special information requirements for this section.

I549.10. Precinct Plans

There are no precinct plans in this precinct.

[ENV-2016-AKL-000194: Highgate Business Park Limited] - Add part of Silverdale North Precinct Development Area 8

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/paupappealsenvironmentcourt.aspx>

[ENV-2016-AKL-000209: No 12 Lomond Limited] - Add Takapuna 2 Precinct

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/paupappealsenvironmentcourt.aspx>

[ENV-2016-AKL-000210: WFH Properties Limited] - Add Silverdale North Sub-precinct B

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/paupappealsenvironmentcourt.aspx>

[CIV-2016-404-002305: Valerie Close Residents Group] - Add Valerie Close
Warkworth Precinct

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/paupappealstohighcourt.aspx>

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(4) 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:

- (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

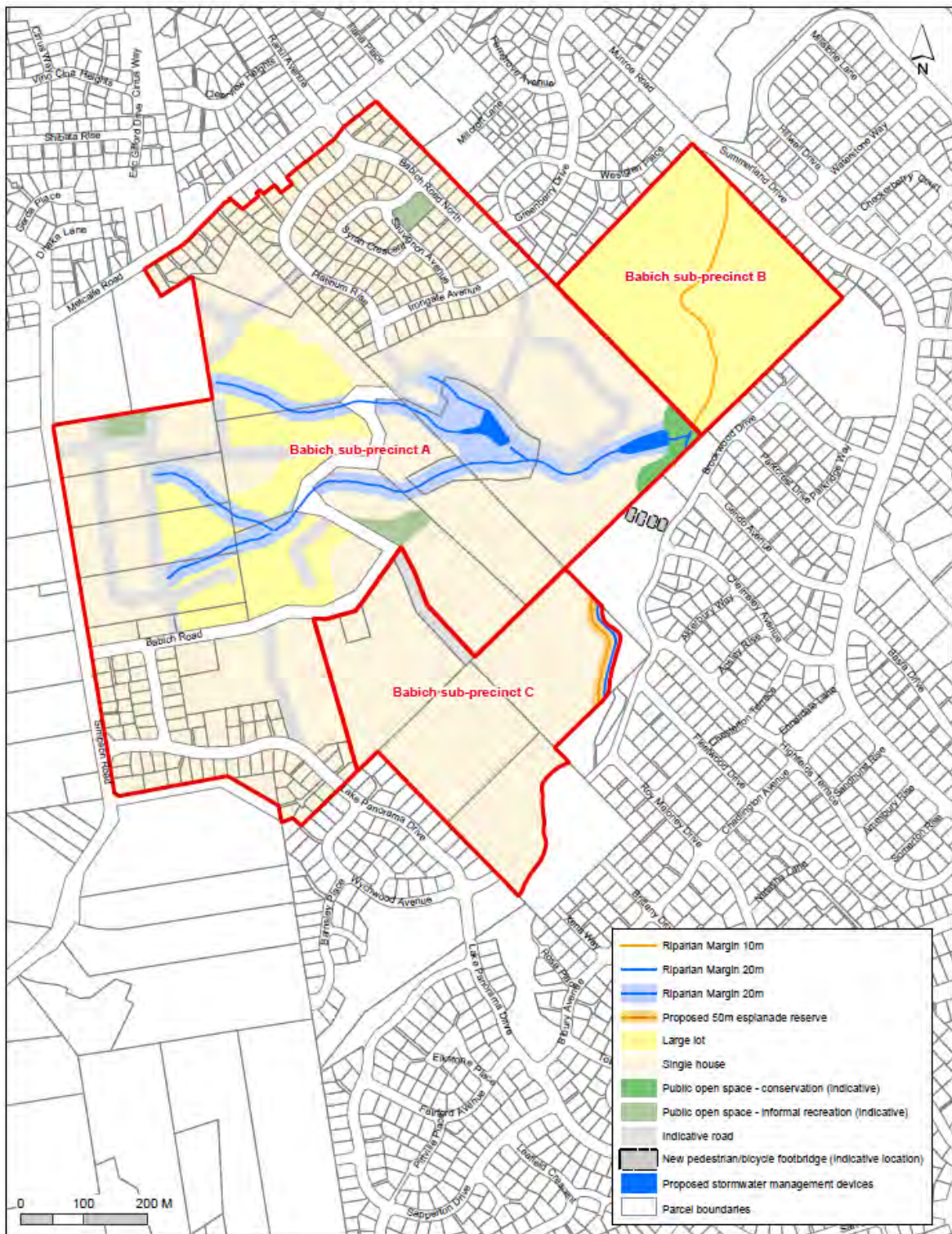
- (b) the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.
- (9) the 50m esplanade reserve along the Paremuka Stream:
- (a) the extent to which the location of the esplanade reserve is in accordance with 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

0.10.1 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.

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(4) 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.

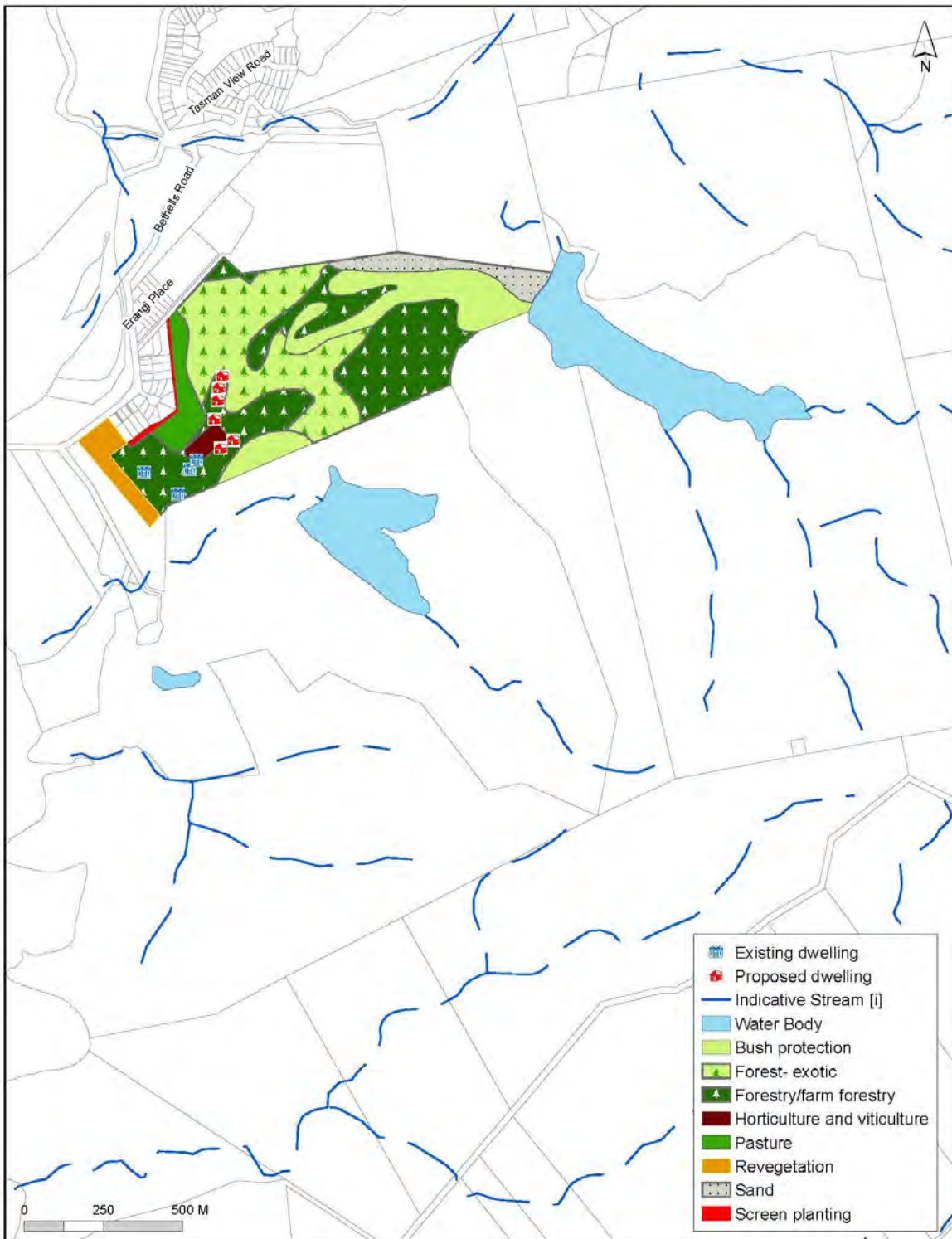
I601.9. Special information requirement

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



I602. Birdwood Precinct

I602.1. Precinct description

The Birdwood Precinct applies to an area west of Don Buck Road and south of Red Hills Road in west Auckland. It incorporates subdivision and development provisions specific to this area.

The precinct identifies development density specific to each site. This density reflects the precinct's development potential and recognises the important resource management issues of land stability, protection of rural character and avoidance of downstream flooding.

In addition to enabling subdivision, the Birdwood Precinct also seeks to achieve greater environmental protection by identifying areas where bush protection and stream enhancement is required.

The zoning of land within this precinct is Rural - Countryside Living Zone.

I602.2. Objectives

- (1) The natural environment and rural character is protected and enhanced by regulating subdivision design and density.
- (2) Subdivision avoids where practicable or otherwise mitigates adverse effects on rural character, land instability and downstream flooding.

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

I602.3. Policies

- (1) Protect and enhance native vegetation adjacent to streams and rivers to increase the resilience, biodiversity and integrity of native ecosystems and to improve water quality.
- (2) Provide for a clearly legible and defensible edge along the rural urban boundary to protect rural character.
- (3) Re-vegetate identified areas with appropriate native vegetation as part of any subdivision and require their permanent legal protection.
- (4) Design and locate subdivision and development in areas where native vegetation is of lower value and it maintains linkages between native vegetation, fauna habitats and waterways.
- (5) Design and locate subdivision and development so as to avoid adverse effects on rural character by:
 - (a) locating building platforms and driveways away from prominent locations;
 - (b) using sympathetic design and landscaping to limit the effects on the landscape;

- (c) providing for no more than one dwelling per site;
 - (d) using existing landform and vegetation patterns to integrate building platforms and accessways, where possible; and
 - (e) aligning proposed site boundaries with existing landscape features or fence lines, where possible.
- (6) Require subdivision including design and location of dwellings and vehicle access to avoid where practicable, or otherwise mitigate, adverse effects of land instability.
- (7) Require subdivisions to provide on-site wastewater management and achieve pre-development flows for all storm events up to and including the 1per cent AEP storm event.

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

I602.4. Activity table

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

Table I602.4.1 Activity table specifies the activity status of subdivision and development activities in the Birdwood Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

Table I602.4.1 Activity Table

Activity		Activity status
Subdivision		
(A1)	Subdivision complying with Standard I602.6.1	RD
(A2)	Subdivision not complying with Standard I602.6.1	NC
Development		
(A3)	Minor dwellings	NC

I602.5. Notification

- (1) Any application for resource consent for an activity listed in Table I602.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I602.6. Standards

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

All activities listed as restricted discretionary in Table I602.4.1 Activity table must comply with the following standards.

I602.6.1. Subdivision

- (1) Subdivision must establish a total number of sites that does not exceed the number identified for each existing site as shown in I602.10.1 Birdwood: Precinct plan 1, as of 26 July 2004.
- (2) Any protection and enhancement area shown in I602.10.1 Birdwood: Precinct plan 1 must be planted with native vegetation prior to the issuing of the section 224 certificate under the Resource Management Act 1991 and protected by way of an appropriate legal mechanism.
- (3) A stable building platform measuring 15m by 15m and stable vehicle access and manoeuvring must be provided.
- (4) Proposed site boundaries must be located to ensure that there is no more than one dwelling per site.

I602.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I602.8. Assessment – restricted discretionary activities

I602.8.1. 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 complying with Standard I602.6.1:
 - (a) location and design of sites, including the planting and protection of enhancement areas; and
 - (b) design and location of infrastructure.

I602.8.2. 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) location and design of sites:
 - (a) the extent to which subdivision ensures that all enhancement areas shown in the precinct plan are planted with native vegetation species that are appropriate to the ecology and landscape of the area;

- (b) the extent to which enhancement areas are incorporated into proposed sites in a way that best provides for their ongoing maintenance and protection;
 - (c) where stock is currently on or likely to remain on a site, enhancement areas should be permanently fenced;
 - (d) the extent to which enhancement and any other amenity (mitigation) planting areas are protected by way of an appropriate legal mechanism;
 - (e) whether subdivision avoids potential development in areas of existing native vegetation or areas included in the Significant Ecological Areas Overlay; and
 - (f) the extent to which a stable building platform and vehicle access and manoeuvring are located to:
 - (i) maximise environmental design for solar gain and minimise exposure to prevailing winds;
 - (ii) avoid building platform located in prominent locations that are either highly visible from the surrounding public space and/or in locations that affect the rural character.
 - (iii) optimise the potential to use the existing landform and existing and proposed vegetation patterns to assist the integration of building platforms and accessways;
 - (g) Whether the vehicle access design (including retaining structures and paving materials) minimises effects on topographical features and rural character;
 - (h) the extent to which proposed site boundaries are configured along the edge of existing landscape features (eg vegetation, watercourses, ridgelines) or existing fence lines, where practicable;
 - (i) whether amenity (or mitigation) planting is configured to mitigate the adverse visual effects of building platforms and accessways, reinforce the enhancement planting layout and retire steep slopes (i.e. slopes greater than $>15^\circ$) where appropriate to create a cohesive and comprehensive landscape framework for development; and
 - (j) the extent to which subdivision of land adjoining the rural urban boundary integrates a clearly legible and defensible rural edge into the subdivision design.
- (2) design and location of infrastructure:
- (a) the extent to which impervious areas are minimised and stormwater discharges mimic natural overland flow conditions;

- (b) whether the design of stormwater systems incorporates measures to reduce runoff rates where there maybe damage to the natural waterway systems, and provide for stormwater disposal from all of the land within each proposed site;
- (c) the extent to which the design, construction and location of the wastewater treatment and disposal system have regard to the upstream catchment and effects on the downstream catchment; and
- (d) whether the stormwater and wastewater systems adversely affect land stability, erosion, slippage and inundation.

I602.9. Special information requirements

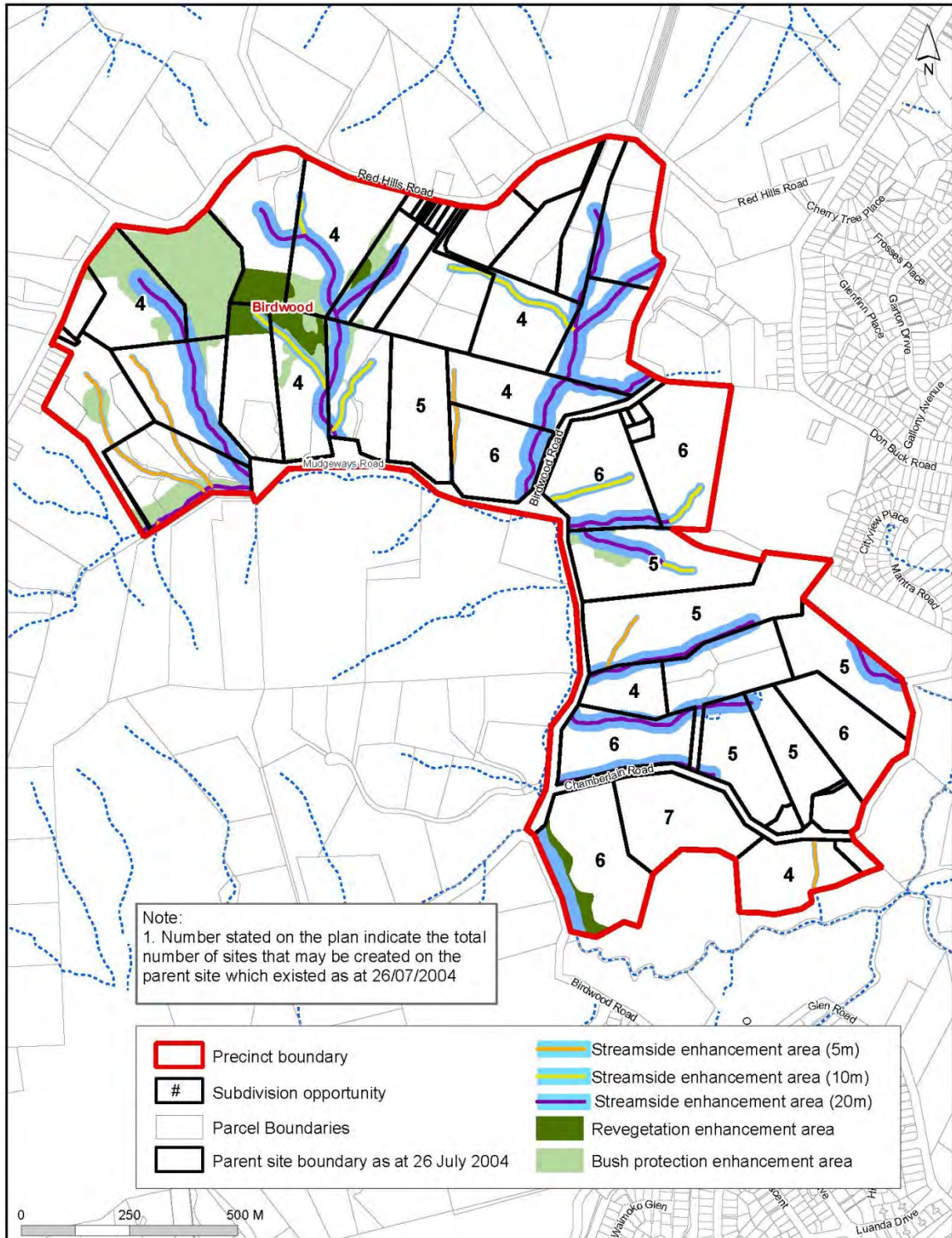
- (1) An application for a non-complying activity must be accompanied by:
 - (a) a geotechnical assessment;
 - (b) a stormwater and wastewater assessment; and
 - (c) a landscape and visual effects assessment.

I602.10. Precinct plans

I602.10.1 Birdwood: Precinct plan 1

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[CIV-2016-404-002460: Woolmore_Morris]



I603. Hobsonville Corridor Precinct

I603.1. Precinct Description

The Hobsonville Corridor Precinct is located between Hobsonville Road and the Upper Harbour Highway (State Highway 18), and extends from Brigham Creek Road eastwards to Memorial Park Lane at the Hobsonville Domain.

The purpose of the precinct is to provide a comprehensive and integrated approach to development to enable integrated land use and transport outcomes to occur in the proximity of the Brigham Creek interchange. High standards of urban design and landscape development are required throughout the precinct to provide active, pedestrian-orientated frontages along Hobsonville Road and to maintain amenity for Hobsonville primary school and residents on the south side of Hobsonville Road.

There are two sub-precincts in the precinct:

- Sub-precinct A - divided into Area 1 and Area 2; and
- Sub precinct B.

The I603.10.1 Hobsonville Corridor: Precinct plan 1 shows sub-precinct boundaries, indicative roads, strategic access points, frontage controls and indicative space. The I603.10.2 Hobsonville Corridor: Precinct plan 2 – transport plan sets out key transport infrastructure.

Stormwater management within the precinct is guided by an integrated catchment management plan and is the subject of a granted stormwater network discharge consent which contains both an overall management approach and specific requirements for both on-site stormwater management and large scale communal stormwater management ponds and wetlands.

The zoning of the land within the Hobsonville Corridor Precinct is Business - Mixed Use Zone and Business - Local Centre Zone.

I603.2. Objectives

- (1) The Hobsonville Corridor Precinct is developed in a comprehensive and integrated way for retail and mixed use to service projected population growth at Hobsonville and the Hobsonville Peninsula.
- (2) Development is of a form, scale and design quality that reinforces the local centre as a focal point for the community.
- (3) Transport and land use patterns are integrated, particularly around the Brigham Creek interchange to achieve a sustainable, liveable community.
- (4) Subdivision and development is compatible with existing landscape features and sensitive to the ecological qualities of the upper Waitemata Harbour.
- (5) High density employment and residential activities are adjacent to transport, and land is used efficiently.

- (6) High-quality urban design outcomes are achieved in the local centre, and pedestrian linkages through the sub-precincts are promoted.
- (7) Employment opportunities are enabled.
- (8) Mixed use development is comprehensively planned and a range of commercial, retail and residential activities enabled.
- (9) Sub-precinct B is the compact, pedestrian orientated retail core of the precinct with a mix of large and small scale retail activities (including two supermarkets) to service the local convenience needs of the existing and future residential and employment population in Hobsonville.
- (10) Hobsonville Road is the focal point of pedestrian activity, with active frontages and high quality urban design.
- (11) Adverse effects of stormwater are avoided or mitigated.

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

I603.3. Policies

I603.3.1. Development

- (1) Promote comprehensive and integrated development of the precinct in accordance with I603.10.1 Hobsonville Corridor: Precinct plan 1 and I603.10.2 Hobsonville Corridor: Precinct plan 2 – Transport plan.
- (2) Require subdivision to demonstrate the inter-relationship and future integration with other land both within the sub-precincts and precinct.
- (3) Enable high intensity development, particularly adjoining Hobsonville Road, to provide for high densities of employment, and residential activity adjacent to the transport network.
- (4) Provide for compact mixed use environments by:
 - (a) managing development to provide a range of commercial, retail and residential activities; and
 - (b) enabling residential and office activities above street level in the Business - Local Centre Zone.
- (5) Enable medium to high density housing in Area 1 of Sub-precinct A.
- (6) Manage the location, scale and type of retail activities within Sub-precinct A to ensure that the retail development in that sub-precinct does not detract from the viability of a compact, pedestrian orientated centre in Sub-precinct B.
- (7) Enable a mix of retail activities in Sub-precinct B including:
 - (a) two supermarkets; and
 - (b) small scale retail and commercial services.

I603.3.2. Built form

- (1) Manage potential reverse sensitivity effects between mixed use development and residential activities by controlling the design of mixed use developments.
- (2) Manage development so that its scale and design contributes to the creation of high-quality amenity through pedestrian connections and public open space.
- (3) Encourage higher employment densities along public transport corridors by requiring development fronting Hobsonville Road to be at least two storeys.
- (4) Recognise the importance of Hobsonville Road as the primary street for public interaction in the local centre by requiring buildings in Sub-precinct B with frontages to Hobsonville Road to:
 - (a) avoid blank walls;
 - (b) provide easily accessible pedestrian entrances;
 - (c) provide minimum floor heights to maximise building adaptability to a range of uses;
 - (d) maximise glazing;
 - (e) erect frontages of sufficient height to frame the street;
 - (f) provide weather protection for pedestrians;
 - (g) locate vehicle crossings in accordance with I603.10.1 Hobsonville Corridor: Precinct plan 1;
 - (h) be designed according to perimeter block principles where car parking is provided behind buildings except for kerbside parking; and
 - (i) provide for pedestrian linkages in accordance with I603.10.1 Hobsonville Corridor: Precinct plan 1 and I603.10.2 Hobsonville Corridor: Precinct plan 2 – Transport plan.
- (5) Provide for the establishment of two supermarkets in Sub-precinct B by:
 - (a) recognising the positive contribution supermarkets make to centre viability and function, and
 - (b) requiring designs that positively contribute to the streetscape and character of their surroundings.

I603.3.3. Pedestrian access and street quality

- (1) Require the provision of safe pedestrian linkages across Hobsonville Road in accordance with I603.10.1 Hobsonville Corridor: Precinct plan 1 and I603.10.2 Hobsonville Corridor: Precinct plan 2 – Transport plan.

- (2) Promote the development of road patterns to support a range of non-residential activities and to create a walkable catchment through and between sub-precincts.

I603.3.4. Infrastructure

- (3) Ensure urban growth is sequenced to align with the delivery of infrastructure.
- (4) Manage development so that it does not adversely affect the safe and efficient operation of the transport network.
- (5) Require the provision of road connections through sites as generally indicated on I603.10.1 Hobsonville Corridor: Precinct plan 1.
- (6) Require the provision of slip lanes in accordance with I603.10.1 Hobsonville Corridor: Precinct plan 1 to limit the number of access points on to Hobsonville Road east of the intersection with Brigham Creek Road.
- (7) Provide for pedestrian linkages, cycle ways, bus routes, and road networks including identified 'strategic access points' shown on I603.10.1 Hobsonville Corridor: Precinct plan 1 and I603.10.2 Hobsonville Corridor: Precinct plan 2 – Transport plan that:
 - (a) integrate with land use activities within the precinct and allow for safe and efficient movements within and around the precinct; and
 - (b) are designed to promote the maximum use and safety of transport modes other than private motor vehicles.
- (8) Provide for stormwater mitigation and passive recreational opportunities by requiring developments to provide:
 - (a) reserves for drainage and stormwater purposes; and
 - (b) ecological linkages, including through enhancement of the riparian margins and urban open space in accordance with I603.10.1 Hobsonville Corridor: Precinct plan 1.
- (9) Ensure development is consistent with the Waiarohia Stream catchment network discharge consent and integrated catchment management plan including the adoption of water sensitive design to limit, control and treat stormwater at or near its source.

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

I603.4. Activity table

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

Table I603.4.1 Activity table – Sub-precinct A and Table I603.4.2 Activity table – Sub-precinct B specify the activity status of activities in the Hobsonville Corridor Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991. A blank table

cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Table I603.4.1 Activity Table – Sub-precinct A

Activity		Activity status Area 1	Activity status Area 2
Use			
(A1)	Offices	NC	RD
(A2)	Service stations	NC	RD
(A3)	Trade suppliers	NC	RD
(A4)	Food and beverage and dairies up to 200m ² gross floor area per site	P	RD
(A5)	Food and beverage and dairies more than 200m ² gross floor area per site	NC	NC
(A6)	New roads and pedestrian linkages	RD	RD
(A7)	New vehicle accessways and slip lanes	RD	RD
Subdivision			
(A8)	Subdivision		

Table I603.4.2 Activity Table – Sub-precinct B

Activity		Activity status
Use		
(A9)	Dwellings located more than 400m from the intersection of Hobsonville and Clark/Wisely Roads	D
(A10)	Dwellings located within 400m from the intersection of Hobsonville and Clark/Wisely Roads	P
(A11)	Two supermarkets up to 4000m ² gross floor area each	RD
(A12)	More than two supermarkets	NC
(A13)	Any supermarket of more than 4000m ² gross floor area	NC
(A14)	Roads and pedestrian linkages	RD
(A15)	Vehicle accessways and slip lanes	RD
Subdivision		
(A16)	Subdivision	

I603.5. Notification

- (1) Any application for resource consent for an activity listed in Table I603.4.1 Activity table – Sub-precinct A and Table I603.4.2 Activity table – Sub-precinct B 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).

I603.6. Standards

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

All activities listed in Table I603.4.1 Activity table – Sub-precinct A and Table I603.4.2 Activity table – Sub-precinct B, Table H11.4.1 and Table H13.4.1 except for non-complying activities must comply with the following standards.

I603.6.1. Dwellings

- (1) Dwellings in Sub-precinct A – Area 1 must be located above the ground floor.
- (2) Activities that do not comply with Standard I603.6.1(1) are a non-complying activity.

I603.6.2. Retail

- (1) Food and beverage and dairies in Sub-precinct A – Area 2 must be located on the ground floor.
- (2) Retail in Sub-precinct B must:
 - (a) not exceed 500m² gross floor area; and
 - (b) have a maximum average gross floor not exceeding 300m².
- (3) Activities that do not comply with standards I603.6.2(1) and (2) are a non-complying activity.

I603.6.3. Future Roads

Purpose: ensure that roads are constructed to serve development in general accordance with I603.10.1 Hobsonville Corridor: Precinct plan 1.

- (1) Any new buildings on a site that contains an indicative future road must make provision for the development of that road in general accordance with I603.10.1 Hobsonville Corridor: Precinct plan 1 and I603.10.2 Hobsonville Corridor: Precinct plan 2 – Transport plan.

I603.6.4. Buildings fronting Hobsonville Road

Purpose: ensure buildings define the street edge of Hobsonville Road and contribute to:

- providing an attractive streetscape;
- enhancing pedestrian amenity; and
- making buildings accessible.

- (1) In sub-precincts A and B a new building on a site fronting Hobsonville Road must adjoin the site frontage for its entire length.
- (2) Vehicle access areas in accordance with I603.10.1 Hobsonville Corridor: Precinct plan 1 are excluded from the requirements in I603.6.4(1).

I603.6.5. Building frontage height on Hobsonville Road

Purpose: ensure buildings adequately define the street and provide a sense of enclosure.

- (1) New buildings on sites fronting Hobsonville Road must have a minimum height of 8.5m or two storeys above the finished level of the street for a minimum depth of 10m from the frontage.

I603.6.6. Verandahs

Purpose: provide pedestrians with weather protection, safety and amenity on the frontages of sites on Hobsonville Road.

- (1) In Sub-precinct B the ground floor of a building fronting Hobsonville Road must provide a verandah along the full extent of the frontage.
- (2) 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; and
 - (c) be set back at least 600mm from the kerb.

I603.6.7. Subdivision

- (1) Any subdivision of a site that contains an indicative future road must make provision for the development of that road in general accordance with the position shown on I603.10.1 Hobsonville Corridor: Precinct plan 1.
- (2) The central road connecting Brigham Creek Road to Hobsonville Road, as shown on I603.10.1 Hobsonville Corridor: Precinct plan 1 must be designed as a collector road.

I603.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I603.8. Assessment – restricted discretionary activities

I603.8.1. 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:

- (1) Use, development and subdivision:
 - (a) location, physical extent and design of stormwater management devices and consistency with the integrated catchment management plan and network discharge consent;
 - (b) location, physical extent and design of vehicle accessways and slip lanes;

- (c) design, location and scale;
 - (d) transport;
 - (e) infrastructure;
 - (f) the overall development layout, being the layout and design of roads, pedestrian linkages, open spaces, earthworks areas and land contours, and infrastructure location;
 - (g) the location and design of the open space relative to overall development, including the layout and design of roads, pedestrian linkages, open spaces, earthworks areas and land contours, and infrastructure location; and
 - (h) the proposed subdivision layout relative to the overall development, including the layout and design of roads, pedestrian linkages, open spaces, land contours, and infrastructure location.
- (2) Buildings or development:
- (a) the matters of discretion in H.13.8.1(4) and H11.8.1(4) for new buildings and additions to buildings not otherwise provided for apply;
 - (b) building interface with the public realm;
 - (c) design, location and scale; and
 - (d) the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, pedestrian linkages, open spaces, and land contours, and infrastructure location.
- (3) Roads and pedestrian linkages:
- (a) the location and design of the roads and pedestrian linkages relative to overall development, including the layout and design of open spaces, earthworks areas and land contours, and infrastructure location, and consistency with I603.10.1Hobsonville Corridor: Precinct plan 1.
- (4) Vehicle accessway and slip lanes:
- (a) the matters of discretion in E27.8.1(12) apply; and
 - (b) the location and design of the vehicle access relative to overall development, including the layout and design of roads, pedestrian linkages, open spaces, earthworks areas and land contours, and infrastructure location.

I603.8.2. 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:

- (1) building interface with the public realm
 - (a) Buildings should activate the adjoining street or public open space by:
 - (i) being sufficiently close to the street boundary and of a frontage height that contributes to street definition, enclosure and pedestrian amenity;
 - (ii) requiring buildings on sites adjoining Hobsonville Road, to adjoin the site frontage unless there are exceptional circumstances;
 - (iii) having a pedestrian entrance visible from the street and located sufficiently close to reinforce pedestrian movement along the street;
 - (iv) having a floor to floor height that allows for a range of uses;
 - (v) providing a level of glazing that allows a high degree of visibility between the street/public open space and building interior to contribute to pedestrian amenity and passive surveillance;
 - (vi) providing pedestrian cover from the weather and wind of a design consistent with the pedestrian focal point role of Hobsonville Road;
 - (vii) avoiding blank walls at ground level;
 - (viii) providing convenient and direct entry between the street and building for people of all ages and abilities.
 - (b) Vehicle access should be shared between buildings to reduce gaps in the streetscape and service lanes should be provided within urban blocks in accordance with the I603.10.1 Hobsonville Corridor: Precinct plan 1.
 - (c) Buildings within the Sub-precinct B - Area 2 should be located and designed to encourage pedestrian movement and the support of public transport integration along the Hobsonville Road corridor.
 - (d) Buildings, particularly those adjoining Hobsonville Road, should consider the effects of any infringement on the appearance and integrity of the streetscape as a whole.
- (2) Design, location and scale
 - (a) Buildings, development and subdivision should be consistent with:
 - (i) the policies for that particular sub-precinct;
 - (ii) I603.10.1 Hobsonville Corridor: Precinct plan 1; and
 - (iii) I603.10.2 Hobsonville Corridor: Precinct plan 2 – Transport plan.

- (b) All development should be well-connected and via a public road system that allows for public transport, vehicle and pedestrian connections.
- (c) Provision for storm water management and land use must meet the requirements of the integrated catchment management plan – Waiarohia. Development must not cause a non-compliance with the condition of consent for network discharge consent for Auckland Regional Council Permit 25692.
- (d) Development should retain and enhance riparian margins and provide protection through a range of building setbacks and replanting measures.
- (e) Site works should be undertaken in such a way that avoids adverse effects on watercourses, areas of ecological values and neighbouring properties arising from changes in landform.
- (f) Buildings, vehicle accesses, carparking and other development should be of a size, location, scale and design that complement the character of buildings and development of adjoining land and sub-precincts and surrounding zones, having regard to the existing and potential use of that adjoining land.
- (g) Redevelopment of, or additions or alterations to existing buildings should complement existing development having regard to:
 - (i) the architectural elements of the building which contribute to its character, such as cladding and fenestration;
 - (ii) the visual appearance of the development from the road; and
 - (iii) amenity values and neighbourhood character.
- (h) Landscaping should integrate development into the surrounding area and contribute to the site and surrounding area amenity.
- (i) Development should provide a good standard of aural and visual amenity, particularly between residential activities and non-residential activities and between residential activities and roads.
- (j) Car parking and loading spaces should be designed to be either:
 - (i) located to the rear of the building, in a basement or semi-basement below ground level or within the building at ground level, provided that the building must be able to accommodate a non-residential activity between any ground floor parking area and the street which is oriented towards streets rather than parking areas; or
 - (ii) located according to a perimeter block layout for larger sites, where parking is provided behind or within buildings (except for kerbside parking), and with the active street frontages oriented towards streets rather than parking areas, and/or

- (iii) maximise the opportunity for provision of communal parking areas.

Sub-precinct B

- (k) Retail activities proposed within sub-precinct B should serve the neighbourhood catchment.
- (l) Development or buildings in sub precinct B where street typologies apply, should contribute to high standards of design, pedestrian amenity, safe and attractive streets and public places including open spaces and stormwater features and encourage pedestrian activity through the use of:
 - (i) modulation, and architectural elements;
 - (ii) active street frontages through glazing, lighting, balconies on upper floors and the avoidance of blank walls on street frontages; and
 - (iii) active street frontages and the avoidance of blank walls in the case of large format buildings, and where this is not achieved, buildings should be sleeved with smaller buildings and activities which provide active street frontages.
- (m) Retaining walls on the street frontage should be avoided to ensure the continuity of active street frontages, the visual appearance of the street frontage and easy pedestrian access.
- (n) Development should incorporate crime prevention through environmental design and universal design principles.
- (o) Plazas and seating areas associated with cafes and restaurants should be designed to enhance the streetscape. These should be open to the street with limited use of walls and changes in height to delineate semi-public spaces, so as to maintain a visual connection between the activity and the street.
- (p) The two supermarkets provided for in sub-precinct B should be designed to contribute to the creation of a cohesive local centre.
- (q) The frontage control (refer I603.10.1 Hobsonville Corridor: Precinct plan 1) should be applied where buildings are of a design or function that does not require an active interface with the street, and where a setback is required to maintain a satisfactory standard of visual amenity for any outlook from residential development directly opposite the site on Hobsonville Road.

(3) Transport

- (a) All of the following assessment criteria are to be addressed in an integrated transport management plan prepared in consultation with Auckland Transport and the New Zealand Transport Agency to satisfy the assessment criteria below.

- (b) The design of roads and the development of adjoining sites should ensure well-connected attractive and safe transport routes, with appropriate provision for vehicle, cycle and pedestrian movements, car parking, infrastructure services, street tree planting and landscape treatment.
- (c) The council may require compliance with frontage controls set out in Figure 1 in Hobsonville Corridor: Precinct plan 1 in respect of sub-precinct B.
- (d) A highly inter-connected public road system should be provided so as to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and sub-precincts A and B.
- (e) Any development having access to Hobsonville Road or Brigham Creek Road should be designed to minimise the need for vehicle crossings to Hobsonville Road and achieve safe access, without compromising the ability of those roads and the Brigham Creek interchange to efficiently function as a strategic network. It is expected that the applicant will consult with The New Zealand Transport Agency and Auckland Transport in respect of this criterion.
- (f) Roads and intersection design should create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.
- (g) Stormwater management features such as rain gardens, swales and permeable paving should be incorporated into roading design.
- (h) A pedestrian and cycle network should be provided that safely and directly links schools, reserves, commercial areas and passenger transport routes with living areas.
- (i) The design and construction of on-site roads should be capable of providing access to the wider movement network.
- (j) Traffic generation should not create adverse effects on:
 - (i) the capacity of roads giving access to the site;
 - (ii) the safety of road users including cyclists and pedestrians;
 - (iii) neighbourhood character;
 - (iv) the sustainability of the primary road network and the frequent network (Note: The New Zealand Transport Agency and Auckland Transport interprets sustainability of the primary roading network as preserving the transport function of the state highway network, and regional arterial roads to maintain the optimum level of speed and capacity for both private vehicles and public transport); and

- (k) Good walking and cycle connection should be provided between parks/reserves, town centres and schools.
- (l) The design of roads and slip lanes should utilise land efficiently and encourage walkability by using minimal dimensions for carriageways creating safe entry and exit points on the slip lanes and integrating service lines beneath footpaths or parking bays.
- (m) Development should achieve:
 - (i) an overall level of service of 'E' (or higher) for interchanges and intersections within and immediately adjacent to sub-precinct B;
 - (ii) an overall level of service of 'E' or (higher) or a degree of saturation less than or equal to 0.95 for an individual movement along Hobsonville Road and at Brigham Creek interchange;
 - (iii) safe and efficient stacking capacity within the intersections and interchanges shown on the Hobsonville Corridor urban concept transport plan in I603.10.2 Hobsonville Corridor: Precinct plan 2 – Transport plan; and
 - (iv) the mitigation of any adverse transport effects on the roading network, where practicable.
- (n) Provision should be made for public transport facilities, including a public transport interchange, taxi stops and bus stops.
- (o) Development should be designed to integrate land uses with transport systems, using an integrated transport assessment methodology for major trip generating activities. The integrated transport assessment should include consideration of public transport within each sub precinct, and between sub-precincts.
- (p) Car parking should be designed according to a perimeter block layout where parking is provided behind buildings, except for kerbside parking, and with the main activity frontage for buildings oriented towards public streets rather than parking area.
- (q) Parking areas should be secure, well lit and conveniently accessible for residents in sub-precinct B.
- (r) Parking areas should be located behind buildings, screened with landscaping (not visible from street) or be located in semi or full basements.
- (s) Development should provide for on-site loading facilities for service vehicles, delivery vehicles, including furniture removal and delivery, and rubbish collection vehicles.

- (t) Worker or student parking for non-residential activities should be provided for within a five minute walking distance of land uses, rather than necessarily adjoining each non-residential activity.
- (u) Development should promote a safe environment for pedestrians and cyclists, including adequate lighting and appropriate location and design of entrances, windows and driveways.
- (v) Driveways, parking areas and roads should provide for safe and efficient provision for motor vehicles.
- (w) A travel plan should be developed for the proposed activity that sets out how the development will reduce the number of car journeys generated by the activity and how those on site will be provided with greater transport choices.
- (x) Vehicle accessway and sliplanes - the assessment criteria in E27.8.2(10) apply.
- (y) Roads and pedestrian linkages – refer to the objectives and policies for this precinct.

(4) Subdivision

- (a) The location of infrastructure servicing the area, and open space, should result in an integrated network that is adequate to meet the needs of the overall development area.
- (b) The relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.

(5) Buildings

- (a) The proposed building, alteration or addition relative to the location of infrastructure servicing the area and open space should result in an integrated network that is adequate to meet the needs of the overall development area.
- (b) The relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.

(6) Public open space

- (a) The location of the open space relative to the location of infrastructure servicing the area and existing open space should result in an integrated network that is adequate to meet the needs of the overall development area.
- (b) The relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.

I603.8.2.1. Assessment criteria - Supermarkets in sub-precinct B

In addition to the assessment criteria for new buildings stated above, the following criteria apply to supermarkets in sub-precinct B. Where the assessment criteria for new buildings above is inconsistent with any criteria listed below, the criteria below take precedence.

- (1) Building design and interface with the public realm.
 - (a) The preferred option for development is building up to the street boundary with no car parking to the street.
 - (b) Buildings should address public open space, principal parking areas and in particular the street, by bringing visual activity, pedestrian amenity and activity to these edges. One or more of the following techniques should be used in order of importance, having regard to the context of the site.
 - (i) sleeving street facing building elevations with smaller scale, active uses, such as retail, provided the use is enabled in the zone;
 - (ii) providing a significant amount of ground floor glazing, particularly to street facing facades; and/or
 - (iii) Designing the building to a human scale through facade modulation that visually breaks up longer frontages. This may include use of horizontal and vertical articulation to create a series of smaller elements, structural bays or other similar techniques.
 - (a) Frontages should be integrated with the prevailing rhythm and scale of existing or intended future frontages along streets. The stepping of building mass should be used on street frontages where adjoining buildings are of a smaller scale.
 - (b) Where alterations and additions are proposed to buildings that are set back from the road with parking in front, the continuation of this form of site layout is acceptable.
- (2) Parking, access and servicing
 - (a) Loading bays and site storage should be located away from and/or appropriately screened from public open spaces, pedestrian paths, streets and adjoining residential zones.
 - (b) Where loading bays/service areas front a street, with the exception of service lanes, a high standard of design is expected in relation to that facade to contribute to streetscape and pedestrian amenity.
 - (c) Where loading bays/service areas are located internal to the site a lesser standard of design may be appropriate for that facade.

- (d) High-quality pedestrian connections should be provided between the main building entrances and the street.
- (e) Pedestrian connections through a site should be provided where the site has two or more frontages.
- (f) The development should be designed to provide a high level of pedestrian safety, including movement through the parking area from street frontage to building entrance.
- (g) Parking areas, including parking buildings or at grade parking areas, should be located away from the street frontage, particularly along the street frontage with Hobsonville Road. However, where parking areas are located at or near the street frontage, then that parking building or area should:
 - (i) be designed to contribute to streetscape and pedestrian amenity;
 - (ii) have landscaping, including tree planting, of a scale and amount that visually breaks up the car parking area and as a guide, one tree should be planted every sixth car parking bay; and
 - (iii) be of a depth that minimises building setback from the street.
- (h) Where practicable, delivery vehicles should enter the site by way of a rear lane or access way that leads directly to loading and storage areas.
- (i) Where a site adjoins or contains on its rear or side boundary a service lane or access way (whether private or public ownership) that serves as a significant pedestrian route, that service lane or access way should be considered as a street for the purpose of assessment criteria and in regard to the appropriate level of pedestrian amenity.

1603.9. Special information requirements

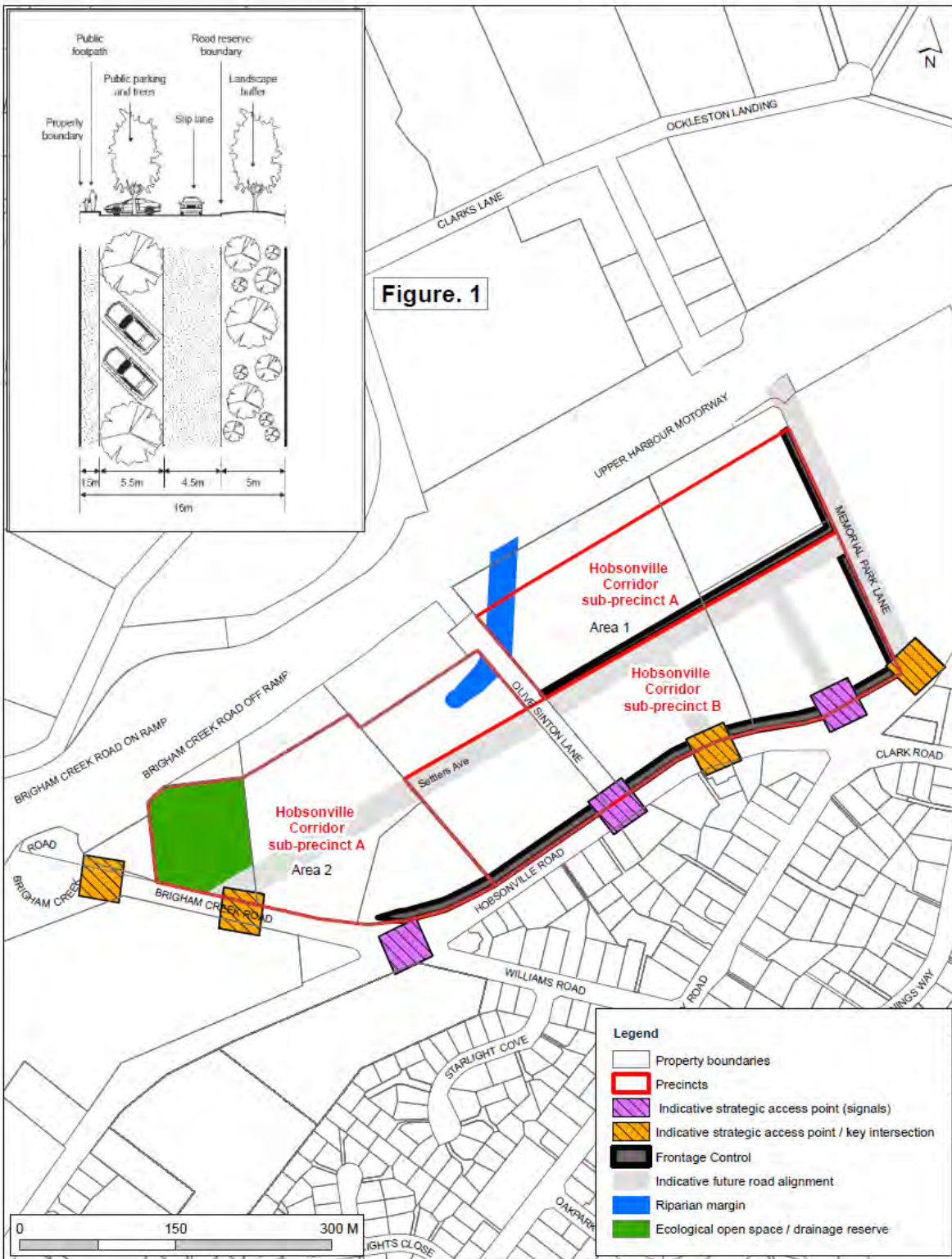
The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct, unless otherwise specified.

- (1) An application for subdivision consent, must be accompanied by the following information:
 - (a) The exact location and design of roads, including the design of all strategic road linkages as identified in Hobsonville Corridor: Precinct plan 1 and Hobsonville Corridor: Precinct plan 2 – Transport plan.
 - (b) An indicative layout of proposed sites.
 - (c) Where changes to site contours are intended, the relationship of those site contours to existing and proposed streets, lanes, any adjacent coastal environment, and, where information is available, public open space.

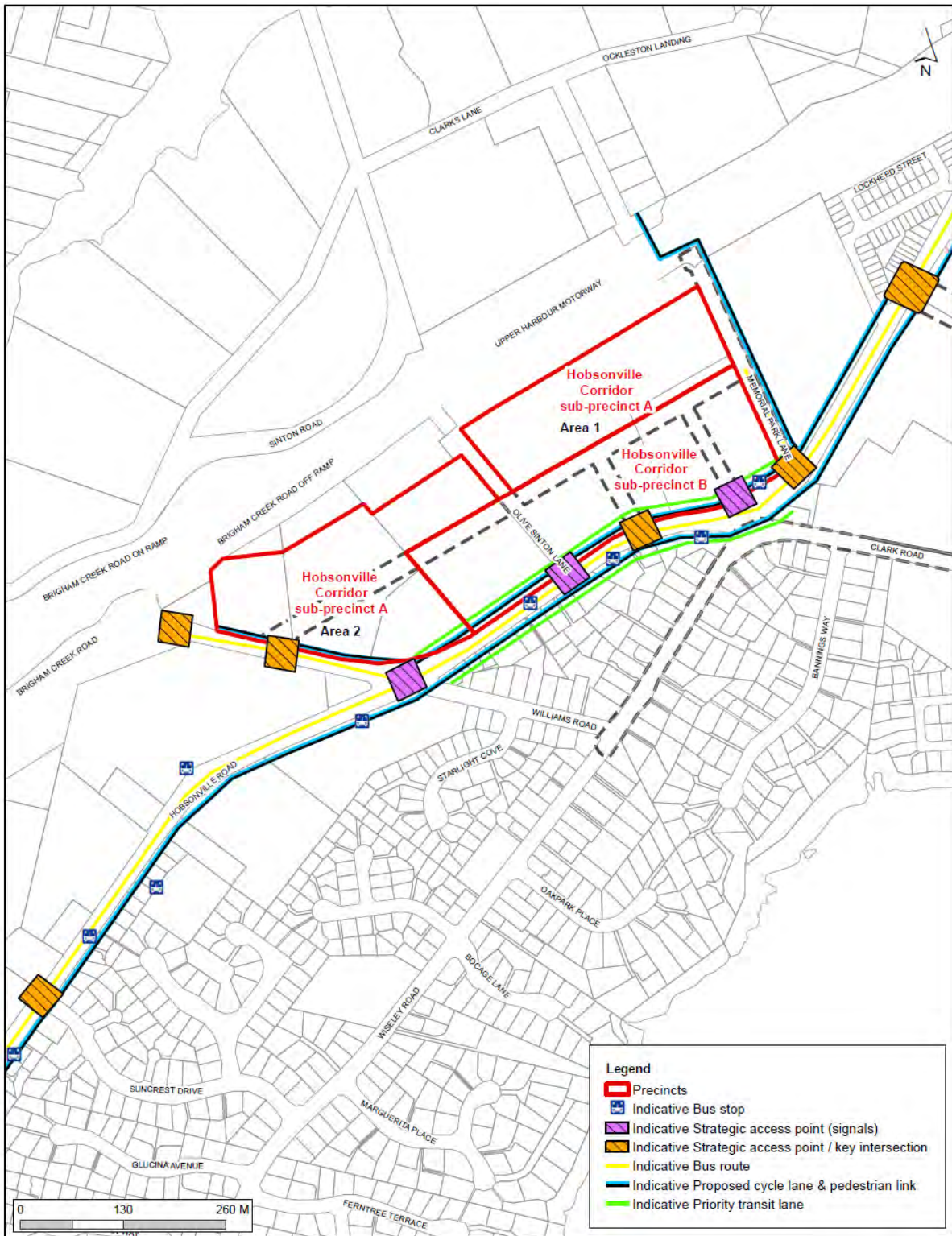
- (d) Identification of the main pedestrian routes that provide circulation around each sub-precinct area and between sub-precincts, to parks and community services, showing how they are integrated with public transport nodes and bus stops.
- (e) Areas to be developed for stormwater treatment and detention purposes consistent with the relevant network discharge consent.
- (f) The location of stormwater, wastewater and water supply infrastructure.
- (g) The location of building platforms.
- (h) How each sub-precinct is to be staged and the means of managing any vacant land through the staging process.
- (i) How the development integrates with other sites within the sub-precinct and neighbouring sub-precincts including details of any development proposals on adjoining sites.
- (j) An integrated transport assessment.
- (k) How the development provides or facilitates adequate transport connections across the precinct and/or sub-precinct, including connections to the surrounding road network.

I603.10. Precinct plans

I603.10.1. Hobsonville Corridor: Precinct plan 1



1603.10.2. Hobsonville Corridor: Precinct plan 2 – transport plan



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

Table I604.4.2 Structures (construction on land (pursuant to section 9 of the Resource Management Act 1991) and in the coastal marine area (pursuant to section 12(1) of the Resource Management Act 1991) and occupation of the common marine coastal area (pursuant to section 12(2) of the Resource Management Act 1991) [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(4) 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 14m Mean Sea Level);
 - (b) Height area 2 – 12m (up to 18m Mean Sea Level);
 - (c) Height area 3 – 15m (up to 18m Mean Sea Level);
 - (d) Height area 4 – 15m (up to 21m Mean Sea Level); and
 - (e) Height area 5 – 9m (up to 13m Mean Sea Level).

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



I605. Hobsonville Point Precinct

I605.1. Precinct Description

The Hobsonville Point Precinct is located approximately 11 kilometres north-west of central Auckland. The precinct is being redeveloped as a sustainable community with a compatible mix of residential and employment activities. Development of this precinct will be guided by the following precinct plans:

- Precinct plan 1 - Hobsonville Point precinct plan;
- Precinct plan 2 - Hobsonville Point features plan;
- Catalina Sub-precinct (Sub-precinct E) plans (precinct plans 3 - 5); and
- Landing Sub-precinct plans (Sub-precinct F) (precinct plans 6-7).

The purpose of the precinct is to provide for a comprehensive and integrated redevelopment of the former airbase, making efficient use of land and infrastructure and increasing the supply of housing in the Hobsonville area. The precinct will provide an integrated residential and marine area, comprising a primary and secondary school, integrated public transport, a range of open spaces and community facilities, and a variety of housing options. The precinct is located near to the local centre being developed within the adjacent Hobsonville Corridor Precinct.

There are six sub-precincts in the precinct being the:

- Hobsonville Point Village Sub-precinct (Sub-precinct A);
- Buckley Sub-precinct (Sub-precinct B);
- Sunderland Sub-precinct (Sub-precinct C);
- Airfields Sub-precinct (Sub-precinct D);
- Catalina Sub-precinct (Sub-precinct E); and
- Landing Sub-precinct (Sub-precinct F).

The Hobsonville Point Village Sub-precinct (Sub-precinct A) has some provision for small-scale retail fronting Hobsonville Point Road. The Buckley, Sunderland and Catalina sub-precincts predominately provide for urban residential living, with areas set aside for retail and community facilities to serve the local community. The Landing Sub-precinct (Sub-precinct F) provides for mixed uses, and is intended to be a vibrant urban node building on its existing heritage and landscape features and taking advantage of its waterside position and ferry service. The Airfields Sub-precinct (Sub-precinct D) is a comprehensive mixed use development for limited retail, business and residential activities.

Stormwater management within the precinct is guided by an integrated catchment management plan and is the subject of a granted stormwater network discharge consent which contains both an overall management approach and specific requirements for both on-site stormwater management and larger scale communal stormwater management ponds and wetlands.

The zoning of the land within the Hobsonville Point Precinct is Residential - Mixed Housing Urban, Residential - Terrace Housing and Apartment Buildings, Business - Mixed Use, Open Space – Informal Recreation, Open Space - Conservation, and Special Purpose – Maori Purpose zones.

I605.2. Objectives

- (1) Hobsonville Point Precinct is developed in a comprehensive and integrated way to provide for a compatible mix of residential living, commercial and employment in order to increase housing supply.
- (2) Development is of a form, scale and design that provides for high-quality on-site amenity for residents and responds to the neighbourhood's planned residential character.
- (3) Different types of housing and levels of intensification are enabled, including medium and high density housing, to provide a choice of living environments while providing for high-quality on-site amenity for residents and maintaining the reasonable amenity of adjoining residential sites.
- (4) Commercial and retail activities are enabled at a scale and intensity which ensures that the adverse effects on the function and viability of the local centre within the Hobsonville Corridor Precinct are avoided.
- (5) Subdivision and development is sensitive to the precinct's historic cultural heritage, natural ecological and open space and coastal values, and those values are a significant feature of the precinct's development.
- (6) Development is integrated with transport networks and supports pedestrian, cycle and public transport use.
- (7) Adverse effects of stormwater runoff are avoided or mitigated.
- (8) Provide for public transport infrastructure and maintain access to this infrastructure within the Landing Sub-precinct (Sub-precinct F) to support the transport needs of the wider Hobsonville Point Precinct.

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

I605.3. Policies

Development

- (1) Promote comprehensive and integrated development of the precinct in accordance with Precinct plan 1 - Hobsonville Point precinct plan.
- (2) Encourage the establishment of land use activities or development within a sub-precinct to ensure that the precinct is developed in a co-ordinated, integrated and comprehensive manner.

- (3) Enable a community that models sustainability, particularly the principles of passive solar design, energy efficiency, sustainable water management, and compact walkable neighbourhoods.
- (4) Encourage higher density and mixed use development, and an integrated urban form, with public transport networks, pedestrian facilities and cycleways movement networks, to provide an alternative to, and reduce dependency on, private motor vehicles as a means of transportation.
- (5) Enable medium and high density housing to make efficient use of the land resource while maintaining the reasonable amenity of adjoining residential sites and providing high-quality on-site amenity.
- (6) Enable retail and commercial activities to service the community while ensuring:
 - (a) the intensity of the use will not detract from the residential amenity of the precinct; and
 - (b) the scale and intensity of the activities will not have an adverse effect on the function and viability of the local centre within I603 Hobsonville Corridor Precinct.

Built form

- (7) Promote principles of urban sustainability and excellence of urban form.
- (8) Require residential development to be of a scale and form that maintains adequate sunlight access to adjoining residential sites and avoids bulk and dominance effects.
- (9) 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) requiring minimum side yards to allow for access to the rear of sites;
 - (d) controlling building coverage, impervious areas and minimum landscaped areas;
 - (e) applying design assessment criteria within sub-precincts to manage privacy effects;
 - (f) specifying minimum setbacks from boundaries for primary and secondary outlooks to minimise overlooking, maximise daylight access and mitigate noise effects;
 - (g) applying energy efficiency standards, water use efficiency standards and standards for use of rainwater for non-potable water; and

- (h) require new buildings and other development in the Landing Sub-precinct (Sub-precinct F) to be located and designed to maintain key identified views between public spaces and the existing hangar buildings and the escarpment.

Historic heritage and public open spaces

- (10) Apply controls which protect and enhance the precinct's historic heritage values, and amenity and character features.
- (11) Encourage recognition and protection of historic and Mana Whenua cultural heritage values in the detailed design for the sub-precincts.
- (12) Encourage the establishment of public open space within the Catalina Sub-precinct (Sub-precinct E) to recognise and protect the collective historic and cultural heritage, natural ecological and open space values of Bomb Point and the adjoining coastal marine areas, and to provide for public access to the coast and protected historic heritage features.
- (13) Require the protection and preservation of no less than two of the former ammunition stores at Bomb Point within the Catalina Sub-precinct (Sub-precinct E).
- (14) Require the retention and adaptive re-use of the hanger building as part of the development of the Airfields Sub-precinct (Sub-precinct D).
- (15) Provide for any identified historic heritage buildings and their surrounds, and heritage landscapes to be managed in accordance with a heritage management plan.
- (16) Require any new buildings to be sensitive to the location and scale of the existing heritage buildings and their surrounds.
- (17) Protect the natural values of, and public access to, the coast.
- (18) Require integrated, accessible and usable public open spaces to be provided within walkable distances for all residents.
- (19) Require the retention and adaptive re-use of existing buildings with historic value as part of the development of the Landing Sub-precinct (Sub-precinct F).
- (20) Encourage the creation of a vibrant promenade in the Landing Sub-precinct (Sub-precinct F) while safeguarding public access along the waterfront.

Infrastructure

- (21) Require the construction of new roads as generally indicated on Precinct plan 1 - Hobsonville Point precinct plan to achieve a highly interconnected pedestrian and roads system that provides for all modes of transport.

- (22) Require pedestrian and cycle links as generally indicated on Precinct plan 2 - Hobsonville Point features plan to allow for safe and efficient movements within the precinct.
- (23) Minimise the effects of off-site disposal of stormwater and wastewater through the use of sustainable infrastructure design.
- (24) Ensure development is consistent with the granted network discharge consent (or variation thereto) and integrated management plan.
- (25) Ensure that space and public access is available with The Landing Sub-precinct (Sub-precinct F) to integrate complementary and public transport facilities for:
 - (26) the movement of ferry passengers and supporting facilities;
 - (27) the efficient access, circulation and manoeuvring of buses servicing the Hobsonville ferry terminal; and
 - (28) the provision of cycle parking within close proximity to the Hobsonville ferry terminal at all times.

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

I605.4. Activity table

The provisions in the zone and Auckland-wide provisions apply in this precinct unless otherwise specified below where an activity status is specified in a table cell. A blank table cell with no activity status specified means that the underlying zone provisions apply.

Table I605.4.1 specifies the activity status of activities in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D), and Catalina Sub-precinct (Sub-precinct E), pursuant to sections 9(3) and section 11 of the Resource Management Act 1991. These sub-precincts are in the residential zones.

Table I605.4.2 specifies the activity status of activities in The Landing Sub-precinct (Sub-precinct F), pursuant to sections 9(3) and 11 of the Resource Management Act 1991. This precinct is in the Business – Mixed Use Zone.

Table I605.4.1 Activity Table – Sub-precincts A-E (Residential Zones)

Activity		Activity status				
		Hobsonville Point Village Sub-precinct (Sub-precinct A)	Buckley Sub-precinct (Sub-precinct B)	Sunderland Sub-precinct (Sub-precinct C)	Airfields Sub-precinct (Sub-precinct D)	Catalina Sub-precinct (Sub-precinct E)
Use						
Commerce						
(A1)	Filming	P	P	P	P	P
(A2)	Retail	RD	RD	RD	RD	RD
(A3)	Retail that does not comply with Standard I605.6.2			D	D	
(A4)	Restaurants and cafes up to 500m ² gross floor area per site			RD	RD	
(A5)	Restaurants and cafes exceeding 500m ² gross floor area per site			D	D	
(A6)	Restaurants and cafes up to 200m ² gross floor area per site	RD	RD			RD
(A7)	Service stations on arterial roads	D	NC	NC	NC	NC
(A8)	Offices			RD	RD	
(A9)	Commercial services			RD	RD	
(A10)	Education facilities			RD	RD	
(A11)	Healthcare facilities			RD	RD	
(A12)	Office or warehousing activities in the Airfields Sub-precinct (Sub-precinct D)	NA	NA	NA	D	NA
(A13)	Any retail, office, commercial service, entertainment recreational or				P	

	community use within the WASP Hangar					
(A14)	Parking and "Park and Ride" facilities				P	
(A15)	Ongoing operation of existing marine industry activities that were in operation at 30 September 2013				P	
(A16)	Five or more dwellings per site within the Residential - Mixed Housing Urban Zone	P	P	P	P	P
Development						
(A17)	Internal alterations to buildings	P	P	P	P	P
(A18)	Buildings and alterations and additions to buildings	RD	RD	RD	RD	RD
(A19)	Complete demolition or demolition of any part of the former ammunition stores in the Catalina Sub-precinct (Sub-precinct E)	N/A	N/A	N/A	N/A	D
(A20)	Infrastructure					
Subdivision						
(A21)	Subdivision					

Table I605.4.2 Activity Table – Sub-precinct F (Mixed Use Zone)

Activity		Activity status
Use		
Commerce		
(A22)	Marine Retail	P
(A23)	Offices greater than 500m ² gross floor area per site	P
(A24)	Walkways, cycling facilities, bus access and circulation, bus stops and shelters	P
Development		
(A25)	Complete demolition or demolition of any part of the frontage of existing buildings of historic value	NC
(A26)	Buildings and alterations and additions to buildings	RD
(A26)	Internal alterations to buildings	P

Subdivision	
(A27)	Subdivision

Note 1

Attached housing is a self-contained dwelling that adjoins another dwelling, sharing walls and/or intermediate floors. Unlike the apartment typology however, all ground floor dwellings must have direct street access.

Note 2

Detached housing is 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.

Note 3

In this precinct 'approved comprehensive development plan' means the comprehensive development plan consents granted for the Buckley and Sunderland sub-precincts and referenced as LUC-2008-389 and LUC-2012-1078, and the comprehensive development plan granted for the Airfields Sub-precinct (Sub-precinct D) and referenced as LUC 2013-1261.

Note 4

The existing buildings of historic value referred in the Landing Sub-precinct (Sub-precinct F), and identified on Precinct plan 6 - Landing Sub-precinct F connections, movement and public spaces plan Precinct plan 7 - Landing Sub-precinct F buildings and views plan are:

- (a) Building A = Fabric Bay;
- (b) Building B = Seaplane Hangars;
- (c) Building C = Workshops;
- (d) Building D = Painting Bay;
- (e) Building E = GRP Building; and
- (f) Building F = Sunderland Hangar.

Note 5

‘Frontage’ has the same meaning as in Rule I605.6.7.2 For the avoidance of doubt, ‘demolition’ does not include the removal and replacement of cladding, roofing, doors, windows, gutters and spouting and the like.

I605.5. Notification

- (1) Any application for resource consent for a restricted discretionary activity for new buildings, alterations and additions, subdivision and development on sites listed in activity tables I605.4.1 and I605.4.2, will be considered without public notification. However, limited notification may be undertaken, including notice being given to any owner of land within the sub-precinct who has not provided written approval to the application.
- (2) Any application for resource consent for an activity listed in activity tables I605.4.1 and I605.4.2 and which is not listed in I605.5(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).

I605.6. Standards

The overlay, zone, and Auckland-wide standards apply in this precinct unless otherwise specified.

All activities listed in Table I605.4.1, Table I605.4.2, Table H5.4.1 in H5 Residential - Mixed Housing Urban Zone , and Table H.6.4.1 in H6 Residential - Terrace Housing and Apartment Buildings Zone, as permitted or restricted discretionary activities must comply with the following standards. All subdivision that is a controlled, restricted discretionary or discretionary activity must comply with the standards I605.6.3, I605.6.5.8, I605.6.8, I605.6.9.1, I605.6.9.2, I605.6.10 and I605.6.10.1.

I605.6.1. Minimum and maximum density

- (1) The number of dwellings within a sub-precinct must be no less than the minimum density and no more than the maximum density specified in Table I605.6.1.1.
- (2) Any activity that does not comply with I605.6.1(1) is a discretionary activity.

Table I605.6.1.1 Density

Sub-precinct	Minimum number of dwellings	Maximum number of dwellings
Hobsonville Point Village Sub-precinct (Sub-precinct A)	274	NA
Buckley Sub-precinct (Sub-precinct B)	1080	1200

Sunderland Sub-precinct (Sub-precinct C)	592	1175
Residential - Mixed Housing Urban zone within the Airfields Sub-precinct (Sub-precinct D)	40 dwellings per hectare net*	150 dwellings per hectare net*
Catalina Sub-precinct (Sub-precinct E)	40 dwellings per hectare net*	150 dwellings per hectare net*

*excluding land used for public roads, public open space or any other land used for a non-residential activity.

I605.6.2. Retail

Within Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E):

- (a) the total gross floor area of retail within a sub-precinct must not exceed 3000m²;
- (b) retail units must not exceed 500m² gross floor area per unit, or maximum average gross floor area of 200m²; and
- (c) a maximum of two adjoining retail units may locate in the same area.

I605.6.3. Stormwater management

- (1) Subdivision and development shall be managed in accordance with the integrated catchment management plan and granted network consent (or approved variation).

I605.6.4. Residential – Mixed Housing Urban Zone

- (1) The standards in the Residential - Mixed Housing Urban Zone apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E) except as specified below.

I605.6.4.1. Height in relation to boundary

- (1) The height in relation to boundary standards H5.6.5 and H5.6.6 in H5 Residential – Mixed Housing Urban Zone do not apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E).

I605.6.4.2. Yards

Purpose:

- Front yard: to provide a transition from the street to the front facade of the dwelling and ensure dwellings address the street where practicable.

- Side yard: a minimum on one side boundary to provide practical access to the rear of the site.
- Provides for garages or carports facing the street to be setback to ensure that parked cars do not overhang the footpath.

(1) The standards for yards in H5 Residential - Mixed Housing Urban Zone under Standard H5.6.8 apply except as specified in Table I605.6.4.2.1:

Table I605.6.4.2.1 Yards

Yard	Minimum depth	Maximum depth
Front (except for garages and carports)	1m	6m
Side yard (detached dwellings and end of row attached dwellings only)	1.2m on one side yard only	None applies.

(2) A garage or carport facing the street must be set back at least 0.5m from the dwelling frontage.

(3) The front of the garage or carport must not be between 1.5m and 5.5m from the front boundary of the site.

I605.6.4.3. Common walls

Purpose: enable attached dwellings in Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E).

(1) The side yard in I605.6.4.2 does not apply where a common wall is proposed.

I605.6.4.4. Maximum impervious area, building coverage and landscaping

Purpose:

- manage the amount of stormwater runoff generated by a development;
- maintain the suburban built character of the zone; and
- provide a good standard of on-site amenity for residents.

(1) The following standards from H5 Residential – Mixed Housing Urban Zone do not apply:

- (a) Rule H5.6.9 Maximum impervious area;
- (b) Rule H5.6.10 Building coverage; and
- (c) Rule H5.6.11 Landscaped area.

(2) The maximum and minimum areas in Table I605.6.4.4.1 apply.

Table I605.6.4.4.1. Maximum impervious area, building coverage and landscaping

Sub-precinct/area	Maximum impervious area	Maximum building coverage	Minimum landscaped area
Buckley Sub-precinct (Sub-precinct B)	70% for detached housing*, or 85% for attached housing*	60% for detached housing, or 75% for attached housing	30% for detached housing, or 15% for attached housing
Sunderland Sub-precinct (Sub-precinct C)	80% for detached housing 85% for attached housing	55% for detached housing 65% for attached housing	15%
Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and, Airfields Sub-precinct (Sub-precinct D)	85%	65%	15%
Riparian yard – in all sub-precincts where a riparian yard exists	10%	NA	NA

I605.6.4.5. Outdoor Living Space

Purpose: provide dwellings with an outdoor living space that is useable and accessible.

(1) The standards for outdoor living space in the Residential - Mixed Housing Urban apply except as specified in Table I605.6.4.5.1.

Table I605.6.4.5.1 Outdoor living space

Sub-precinct	Minimum area	Minimum dimensions
Buckley sub-precinct (Sub-precinct B)	The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply.	The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply.
Sunderland Sub-precinct	18m ² for a 1 bedroom dwelling at ground level;	4m diameter circle for a 1 or 2 bedroom dwelling.

(Sub-precinct C)	<p>40m² for a 2 bedroom dwelling at ground level; 50m² for a 3 bedroom dwelling; or 60m² for a 4 bedroom dwelling.</p> <p>for small houses: 18m² for a 1 bedroom dwelling; or 25m² for a 2 bedroom.</p> <p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. principal living rooms above ground level; and b. entire dwellings above the ground level.</p> <p>Where a dwelling has the principal living room above ground level a balcony or terrace at least 8m²</p>	<p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. principal living rooms above ground level.</p> <p>Minimum depth of 2.4m for a above ground balcony or terrace.</p>
The Airfields Sub-precinct (Sub-precinct D), Hobsonville Point Village Sub-precinct (Sub-precinct A) and Catalina Sub-precinct (Sub-precinct E)	<p>18m² for a 1 bedroom dwelling; or 25m² for a 2 bedroom dwelling.</p> <p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. 3 or more bedrooms; b. principal living rooms above ground level; and c. entire dwellings located above ground level.</p>	<p>4m diameter circle for a one or more bedroom dwelling, or</p> <p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. principal living rooms above ground level; and b. entire dwellings above the ground level.</p>

(2) In the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C) outdoor living spaces must receive at least 3 hours of sunlight on June 21 for at least 50 per cent of the outdoor living space and at least 5 hours on September 21.

1605.6.4.6. Fences

Purpose: provide a reasonable level of privacy for dwellings while enabling passive surveillance over the street and public open space.

(1) Standard H5.6.15 - Side and rear fences and walls, in H5 Residential – Mixed Housing Urban Zone does not apply.

- (2) Fences in a front yard, or adjoining a public open space, must not exceed 0.9m in height.
- (3) Where a dwelling is erected within 1.5m of the frontage a fence must not be erected in the front yard.
- (4) Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be set back at least 1m back from the front corner of the building.
- (5) 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 per cent of the area.
- (6) Fences on a side boundary must not exceed 1.8m in height.
- (7) A combined fence and retaining wall on a front boundary must not exceed 0.9m in height.

I605.6.4.7. Outlook space and building separation

Purpose:

- ensure a reasonable standard of outlook and privacy between dwellings on adjacent sites;
 - maximise daylight into dwellings and outdoor living spaces; and
 - reduce noise disturbance.
- (1) Standard H5.6.12 Outlook space in H5 Residential – Mixed Housing Urban Zone does not apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C).
 - (2) All attached housing and detached housing in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C) must be designed so that each external wall of the building is nominated with a primary outlook, secondary outlook or no outlook.
 - (3) The minimum set-backs from site boundaries are set out in Table I605.6.4.7.1.
 - (4) The outlook area may be over the street, public open space, shared access sites, car parking areas and private lanes.
 - (5) Any building constructed directly adjacent to the primary or secondary outlook of a small house must not exceed a maximum height of two storeys.
 - (6) The underlying zone standards for separation between buildings does not apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C). The nominated outlooks and setback distances in Table I605.6.4.7.1 apply as separation distances between dwellings on the same site.

Table I605.6.4.7.1 Outlook space and building separation

Minimum set back	Dwellings (other than small houses)	Small houses
Primary outlook*	6m	4m
Secondary outlook	3m	2m
No outlook	0m	0m

*Refer to Precinct plan 4 - Catalina Sub-precinct E - building separation diagram

Note:

- (1) A small house is a dwelling with a maximum of two storeys, and a maximum 100m² gross floor area (including garage), and a maximum of three bedrooms.
- (2) Primary outlook relates to a living space, typically comprising a lounge, living or dining space. At least one of the external walls of the principal living space must be nominated with a primary outlook. The primary outlook must have direct access to the private open space provision. A combined open plan lounge, living and dining area may be treated as a single living space in terms of nominating the primary outlook. Any additional living space must have at least one external wall with a secondary outlook.
- (3) Secondary outlook is an outlook from a private space, comprising a bedroom or any living space not included as a primary outlook. At least one external wall of each bedroom must be designed to include one secondary outlook.
- (4) No outlook relates to a service space, typically comprising a kitchen, bathroom, circulation space, laundry or garage. All external walls of each service space may be designed to include no outlook. Although kitchen spaces are service in nature they may form part of living spaces and therefore gain benefit from the outlook requirements of living spaces. If a kitchen is in a separate room, it must have at least one secondary outlook. Any other external walls not required to be nominated as either a primary or secondary outlook, may be nominated as no outlook wall. An outlook space may be used more than once for external walls of different spaces.

I605.6.4.8. Jointly owned access sites

- (1) Jointly owned access sites or rights of way must not exceed 5 per cent or one site, whichever is the greater, per development block.
- (2) A jointly owned access site or right of way must not serve more than four dwellings.

- (3) I605.6.4.8(1) and (2) do not apply to rear lanes that provide secondary access to properties with road frontage.

I605.6.4.9. Energy efficiency and non-potable water supply

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

- (1) All new dwellings are designed to achieve a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.
- (2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.
- (3) All new dwellings are designed to have non-potable water requirements (for toilets, laundry and gardens) supplied by rainwater tanks (or bladders) sized in accordance with the table below. Rain tank/bladder capacity for attached housing and apartment typologies can be provided in either individual or as communal rainwater systems; and
- (4) All new dwellings are fitted with water efficient fixtures, to a minimum 3 Star standard (under the Water Efficiency Labelling Scheme (WELS)).
- (5) The minimum sizes for rainwater tanks (or bladders) in Table I605.6.4.9.1 and Table I605.6.4.9.2 apply to detached and attached housing in all sub-precincts.

(6) Table I605.6.4.9.1 All dwellings except apartments

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	2000L
3 bedroom	3000L*
4 bedroom	5000L (roof area up to 110m ²), or 3000L (roof area greater than 110m ²)
5 bedroom	5000L

* All attached houses to be 3000L max

(7) Table H1.6.4.9.2 Apartments

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	1000L
3 bedroom	1500L*
4 bedroom	2000L
5 bedroom	2500L

I605.6.4.10. Special height and frontage

Purpose: ensure a quality interface between buildings and key street edges to contribute to streetscape amenity and maintain passive surveillance and outlook to the street within the Catalina Sub-precinct (Sub-precinct E).

- (1) Within the Catalina Sub-precinct (Sub-precinct E) buildings fronting roads identified as types A to D on Precinct plan 5 - Catalina Sub-precinct E - special height and frontage must comply with the requirements of the special height and frontage matrix in Table I605.6.4.10.1.
- (2) On frontages where Standard I605.6.4.10(1) applies, where there is a conflict between this standard and any other standard, this standard applies.

Table I605.6.4.10.1 Special height and frontage matrix

	a	b	c	d
Street or Urban Open Space Frontage Typology	Type A Urban Street – Formal	Type B Urban Street – Informal	Type C Suburban Street	Type D Open space / Walkway
Description:	Buildings fronting Type A Urban Streets provide a more formal urban frontage. Scale and density is urban in character. Increased building height, continuous frontage and reduced setback reinforces the urban character of the street. No vehicular access or garaging is permitted to ensure pedestrian safety.	Buildings fronting Type B Urban streets provide a less formal urban frontage that is also envisaged for specific open spaces proximate to a scale and density that is urban in character. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Modest private open space can be accommodated in the front yard, however setback is limited so as to retain an urban character, albeit less formal.	Buildings fronting Type C Suburban Streets provide a suburban frontage, reinforced with a generous building setback and limited building length. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Landscaping helps to reinforce the suburban character of the streets.	Buildings shall front Open Spaces and Walkways in order to provide passive surveillance, ensuring safety for park users. Buildings shall take full advantage of the amenity on offer by actively fronting open spaces and walkways. Building length is controlled to allow buildings further back to participate in the amenity on offer, and to maximise accessibility to open spaces and walkways.
1 No. of floors shall be: [refer also to note i below]	2.5 min [refer to note ii below for definition of 0.5 storey]	2 min	2 min	1 – 3 min – max
2 Threshold conditions shall be: [refer to note iii below for definition]	0.5 – 1.25m min – max	0.5 – 1.25m min - max	0 – 0.9m min – max	
3 Boundary setback: Front shall be:	0 – 2.5m min – max	0 – 3.5m min - max	2 – 5m min – max	2m min
4 Garages and carports front setback shall be:	N/A	Not between 1.5m and 5.5m	Not between 1.5m and 5.5m	Not between 1.5m and 5.5m
5 Continuous frontage required: [refer to note v below for definition]	yes for 80% of development block	no	no	no
6 Solid / void relationship:	65% solid maximum for ground floor 75% solid maximum	65% solid maximum for ground floor 75% solid maximum for	75% solid maximum	75% solid maximum

	[refer to note iv below for definition]	for upper storeys	upper storeys		
7	Max building length shall be:	N/A	60m max	50m max	75m max
8	Vehicular access on street frontage permitted:	no	yes	yes	yes (where street occurs between lot and open space)
9	Landscape treatment plan required:	yes – if front setback is greater than 0m	yes – if front setback is greater than 0m Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping.	yes Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping.	yes
10	Small Houses permitted: [refer to Note 1 in I605.6.4.7.1]	no	yes	yes	yes
<p>i The relevant minimum height is deemed to have been met where the building frontage meets the storey height limit and is at least one dwelling unit depth. Small Houses need not comply with the storey height limits outlined above.</p> <p>ii The definition of 'half' (0.5) storey is a roof space that can be occupied or utilised for storage and has at least one window opening to the street elevation.</p> <p>iii The definition of Threshold is the height difference between street level and the ground floor level of the unit.</p> <p>iv Solid / void relationship is described as the percentage of openings – windows / doors within a building façade (excluding garage doors)</p> <p>v. The definition of continuous building frontage is a row of buildings with no more than 2m separating adjoining residential units with no driveways servicing the front.</p>					

I605.6.4.11. Garages

Purpose: Minimise the dominance of garages as viewed from the street.

- (1) A garage door facing a street must be no greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.
- (2) Garage doors must not project forward of the front facade of a dwelling.
- (3) For the avoidance of doubt these standards apply in place of any and all parts of the Residential - Mixed Housing Urban Zone standard for garages.

I605.6.4.12. Minimum dwelling size

Purpose: Dwellings are of a sufficient size to provide for the day-to-day needs of residents.

- (1) Studio dwellings must have a minimum net internal floor area of 30m².
- (2) One-bedroom dwellings must have a minimum net internal floor area of 40m².

I605.6.5. Terrace Housing and Apartment Buildings zone

- (1) The standards in the Residential - Terrace Housing and Apartment Building zone apply in the Buckley, Sunderland and Catalina sub-precincts except as specified below.

I605.6.5.1. Building height

Purpose: manage the scale of development to provide for medium-rise terrace housing and apartments.

- (1) Standard H.6.6.5(1) in H6 Residential – Terrace Housing and Apartment Buildings Zone does not apply in the Catalina Sub-precinct (Sub-precinct E)
- (2) Buildings in the Catalina Sub-precinct (Sub-precinct E) must not exceed 20.5m in height.

I605.6.5.2. Yards

Purpose: provide an attractive transition from the street to the front facade of the terraced housing or the apartment building.

- (1) In the Sunderland and Catalina sub-precincts the standards for front, side and rear yards set in Rule H6.6.9(1) in in H6 Residential – Terrace Housing and Apartment Buildings Zone do not apply, and the minimum depths in Table I605.6.5.2.1 apply.

Table I605.6.5.2.1 Yards

Yard	Minimum depth
Front (except for garages and carports)	1m
Side yard (detached dwellings and end of row terrace dwellings and apartment buildings only)	1.2m on one side only for 1 to 2 storeys and 3m on one side only for 3 or more storeys
Rear yard (apartments only)	6m for up to 2 storeys and 9m for 3 or more stories

- (2) A garage or carport facing the street must be set back at least 0.5m from the dwelling frontage.

- (3) The front of the garage or carport must not be between 1.5m and 5.5m from the front boundary of the site.

I605.6.5.3. Maximum impervious area, building coverage and landscaping

Purpose:

- manage the amount of stormwater runoff generated by a development
- enable an intensive built character for apartment buildings
- provide a good standard of on-site amenity for residents.

(1) The following standards in H6 Residential – Terrace Housing and Apartment Buildings Zone do not apply:

- (a) Standard H6.6.10 maximum impervious area,
- (b) Standard H6.6.11 building coverage and
- (c) Standard H6.6.12 landscaped area.

(1) The maximum and minimum areas in Table I605.6.5.3.1 apply.

Table I605.6.5.3.1 Maximum impervious area, building coverage and landscaping

Maximum impervious area	Maximum building coverage	Minimum landscaped area
Apartments 100% Detached or attached housing 85% Any site not connected to stormwater 10% Riparian yard 10%	Apartments 100% Detached or attached housing 65%	Apartments 0% Detached or attached housing 15%

I605.6.5.4. Outlook space

(1) Standard H6.6.13 outlook space in the Residential - Terrace Housing and Apartment Buildings Zone does not apply in the Sunderland and Catalina sub-precincts.

I605.6.5.5. Building separation

Purpose:

- ensure a reasonable standard of outlook and privacy between dwellings on adjacent sites
- maximise daylight into dwellings and outdoor living spaces
- reduce noise disturbance.

- (1) Attached housing and detached housing in the Sunderland and Catalina sub-precincts must be designed so that each external wall of the building is nominated with a primary outlook, secondary outlook or no outlook.
- (2) The minimum set-backs from site boundaries are set out in Table I605.6.5.5.1 and Table I605.6.5.5.2.
- (3) The outlook area may be over streets, public open spaces, shared access sites, and private lanes and parking areas.
- (4) Any building constructed directly adjacent to the primary or secondary outlook of a small house must not exceed a maximum height of two storeys.
- (5) The nominated outlooks and setback distances in Table I605.6.5.5.1 apply as separation distances between dwellings on the same site.

Table I605.6.5.5.1 Attached housing and detached housing*

Residential Building Typologies	Housing (except small houses*)	Small Houses*
Primary Outlook*	6m min	4m min
Secondary Outlook*	3m min	2m min
No Outlook*	0m min	0m min

*Refer to Precinct plan 4: Catalina sub-precinct building separation diagram

Note:

- (1) A small house is a dwelling with a maximum of two storeys, and a maximum 100m² gross floor area (including garage), and a maximum of three bedrooms.
- (2) Primary outlook relates to a living space, typically comprising a lounge, living or dining space. At least one of the external walls of the principal living space must be nominated with a primary outlook. The primary outlook must have direct access to the private open space provision. A combined open plan lounge, living and dining area may be treated as a single living space in terms of nominating the primary outlook. Any additional living space must have at least one external wall with a secondary outlook.
- (3) Secondary outlook is an outlook from a private space, comprising a bedroom or any living space not included as a primary outlook. At least one external wall of each bedroom must be designed to include one secondary outlook.
- (4) No outlook relates to a service space, typically comprising a kitchen, bathroom, circulation space, laundry or garage. All external walls of each service space may be designed to include no outlook. Although kitchen spaces are service in nature they may form part of living spaces and

therefore gain benefit from the outlook requirements of living spaces. If a kitchen is in a separate room, it must have at least one secondary outlook. Any other external walls not required to be nominated as either a primary or secondary outlook, may be nominated as no outlook wall. An outlook space may be used more than once for external walls of different spaces.

(6) **Table I605.6.5.5.2 Apartments**

Outlook	Minimum set back below 8.5m height	Minimum set back over 8.5m height
Front to front*	15m	18m
Front to side	10m	15m

*Refer to Precinct plan 4 - Catalina Sub-precinct E building separation diagram

Note 1

Front means the external face of any building or portion thereof that has a minimum habitable space facing a street or public or communal open space.

Note 2

Side means the external face of any building or portion thereof that does not have a habitable space with its primary access or window facing out.

I605.6.5.6. Fences

Purpose: provide a reasonable level of privacy for dwellings while enabling passive surveillance over the street and public open space.

- (1) Standard H6.6.16 side and rear fences and walls in H6 Residential – Terrace Housing and Apartment Buildings Zone does not apply.
- (2) Fences on a road boundary, or adjoining a public open space, must not exceed 0.9m in height.
- (3) Where a dwelling is erected within 1.5m of the road boundary a fence must not be erected in the front yard.
- (4) Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be set-back at least 1m back from the front corner of the building.
- (5) 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 per cent of the area.
- (6) Fences on a side boundary must not exceed 1.8m in height.
- (7) A combined fence and retaining wall on a front boundary must not exceed 0.9m in height.

I605.6.5.7. Energy efficiency and non-potable water supply

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

- (1) All new dwellings are designed to achieve-a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.
- (2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.
- (3) All new dwellings are designed to have non-potable water requirements (for toilets, laundry and gardens) supplied by rainwater tanks (or bladders) sized in accordance with the table below. Rain tank/bladder capacity for attached housing and apartment typologies can be provided in either individual or communal rainwater systems.
- (4) All new buildings are fitted with water efficient fixtures, to a minimum 3 star standard (under the Water Efficiency Labelling Scheme (WELS)).
- (5) The minimum sizes for rainwater tanks (or bladders) in Table I605.6.5.7.1 and Table I605.6.5.7.2 apply to detached and attached housing and apartments in all sub-precincts.

Table I605.6.5.7.1 Detached housing and attached housing

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	2000L
3 bedroom	3000L*
4 bedroom	5000L (roof area up to 110m ²), or 3000 L (roof area greater than 110m ²)
5 bedroom	5000L

* All attached houses to be 3000L max

Table I605.6.5.7.2 Apartments

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	1000L
3 bedroom	1500L*
4 bedroom	2000L
5 bedroom	2500L

I605.6.5.8. Special height and frontage

Purpose: ensure a quality interface between buildings and key street edges to contribute to streetscape amenity and maintain passive surveillance and outlook to the street within the Catalina Sub-precinct (Sub-precinct E).

- (1) Within the Catalina Sub-precinct (Sub-precinct E) buildings fronting roads identified as types A to D on Precinct plan 5 - Catalina Sub-precinct E special height and frontage must comply with the requirements of Table I605.6.4.10.1 above.
- (2) On frontages where this standard applies, where there is a conflict between this standard and any other standard, this standard applies.

I605.6.5.9. Height in relation to boundary

- (1) Standard H6.6.8. Height in relation to boundary adjoining lower intensity zones in H6 Residential – Terrace Housing and Apartment Buildings Zone does not apply in the Hobsonville Point Precinct.

I605.6.5.10. Outdoor living space

Purpose: provide dwellings with an outdoor living space that is useable and accessible.

- (1) Standard H6.6.15 Outdoor living space in the Residential - Terraced Housing and Apartment Buildings Zone applies; except that a dwelling with the principal living room at ground level must have an outdoor living space capable of containing a delineated area measuring at least 18m² which has no dimension less than 4.5m.

I605.6.5.11. 4.Garages

- (1) Purpose: Reduce the dominance of garages as viewed from the street.
- (2) A garage door facing a street must be no greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.
- (3) Garage doors must not project forward of the front facade of a dwelling.

- (4) For the avoidance of doubt these standards apply in place of any and all standards in the Residential - Terraced Housing and Apartment Zone for garages.

I605.6.5.12. Minimum dwelling size

Purpose: dwellings are of a sufficient size to provide for the day-to day-needs of residents.

- (1) Studio dwellings must have a minimum net internal floor area of 30m².
- (2) One-bedroom dwellings must have a minimum net internal floor area of 40m².

I605.6.5.13. Daylight

- (1) Standard H.6.6.14. Daylight in H6 Residential – Terrace Housing and Apartment Buildings Zone does not apply in the Hobsonville Point Precinct.

I605.6.6. Business - Mixed Use Zone

- (1) The standards in the Business - Mixed Use Zone apply in the Landing Sub-precinct (Sub-precinct F) apply except as specified below.

I605.6.6.1. Building height

Purpose:

- manage the effects of building height;
- allow reasonable sunlight and daylight access to public open space excluding streets and nearby sites;
- manage visual dominance;
- allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility to provide variation and interest in building form when viewed from the street; and
- enable greater height at the eastern end of the sub-precinct in an area identified as suitable for intensification.

- (1) Standard H13.6.1 Building height in H13 Business – Mixed Use Zone does not apply.

- (2) Buildings must not exceed the height in metres in Table I605.6.6.1.1. Average height is based on building footprint.

Table I605.6.6.1.1 Height

Area (as shown on Precinct plans 6 and 7)	Average height for all new buildings	Maximum height for any single building
Development Area 4	21.5m (6 storeys)	32.5m (10 storeys)
All other areas	8m (2 storeys)	13.5m (4 storeys)

I605.6.6.2. Building setback at upper floors

Purpose: to ensure that buildings maximise sunlight access to streets, mitigate adverse wind effects and do not dominate the street.

- (1) For any new building in Development Area 4 (as shown on precinct plans 6 and 7) over 21.5m or 6 storeys, the front of the building must be setback from the frontage by a minimum of 6m for those parts of the building which exceed 3 storeys (or 11m) in height.
- (2) Frontage means a side of a building facing public open spaces (either in public or private ownership) including:
 - (d) roads;
 - (e) lanes;
 - (f) squares;
 - (g) parks and reserves; and
 - (h) esplanade reserves and esplanade strips.

I605.6.6.3. Maximum tower dimension

Purpose:

Ensure that high-rise buildings:

- are not bulky in appearance;
 - provide adequate sunlight access to streets;
 - provide adequate sunlight and outlook around buildings; and
 - mitigate adverse wind effects.
- (1) For any new building in Development Area 4 (as shown on precinct plans 6 and 7) which will exceed 21.5m or 6 storeys in height, the maximum plan dimension of that part of the building above 3 storeys (or 11m) must not exceed 35m.
 - (2) The maximum plan dimension is the horizontal dimension between the exterior faces of the two most separate points of the building.

I605.6.6.4. Yards

Purpose: to enable the creation of a vibrant waterside promenade while ensuring that buildings and outdoor seating are adequately set back from the coastal edge to maintain unobstructed pedestrian access along the waterfront.

- (1) Coastal protection yard.
 - (a) Buildings: 10m measured landwards from the top of the reclamation seawall.

- (b) Seating/tables and decks no more than 1m in height associated with food and beverage activities in buildings: 5m.
- (c) The coastal protection yard can be reduced in front of the existing Fabric Bay building (Building A on precinct plans 6 and 7) such that a minimum width of 2m is provided to ensure continuous public access to the waterfront.

I605.6.6.5. Landscaping

- (1) Standard H13.6.6 in H13 Business – Mixed Use Zone does not apply.

I605.6.6.6. Energy efficiency and non-potable water supply

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

- (1) All new dwellings are designed to achieve-a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.
- (2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.
- (3) All new buildings are fitted with water efficient fixtures, to a minimum 3 star standard (under the Water Efficiency Labelling Scheme (WELS)).

I605.6.7. Subdivision - Hobsonville Point Village, Buckley, Sunderland and Airfields sub-precincts

- (1) The subdivision standards in the Auckland wide rules apply in these sub-precincts, except that in the Residential - Terraced Housing and Apartment Buildings Zone, the minimum vacant net site area is 300m².

I605.6.8. Subdivision - Catalina Sub-precinct (Sub-precinct E)

- (1) The subdivision standards for the Catalina Sub-precinct (Sub-precinct E) are those applying to the underlying residential zones and listed in the Auckland-wide subdivision rules. In addition, the following standards apply.

I605.6.8.1. Super site subdivision

- (1) Following the super site subdivision for one or more development blocks, the first resource consent for each approved development block must provide information:
 - (a) demonstrating compliance with the relevant street height and frontage;
 - (b) demonstrating complying private outdoor living space;

- (c) demonstrating complying solar access to outdoor living space including shadow diagrams;
- (d) nominating outlook types – primary, secondary and no outlook; and
- (e) showing building height, building type, access lanes, parking, site services.

I605.6.8.2. Vacant lot subdivision

- (1) Any application for a vacant lot subdivision with a site of less than 450m², must include a plan showing a building envelope that complies with the standards.

I605.6.9. Subdivision - Landing Sub-precinct (Sub-precinct F)

- (1) The subdivision standards for the Landing Sub-precinct (Sub-precinct F) are those applying to the underlying residential zones and listed in the Auckland-wide subdivision rules. In addition, the following standards apply.

I605.6.9.1. Esplanade reserves

- (1) Where any subdivision involving the creation of sites less than 4ha, is proposed of land adjoining the mean high water springs, the application plan and the subsequent Land Transfer plan, must provide for a minimum esplanade or esplanade strip in accordance with section 230 of the Resource Management Act 1991, to be measured follows and as indicatively illustrated on Precinct plan 6.
 - (a) Between the top of the reclamation sea wall and the Fabric Bay building: 2m.
 - (b) Elsewhere: 5m landwards from the top of the reclamation seawall so that there is 5m width of flat pedestrian-usable land.
- (2) Any esplanade reserve or esplanade strip must be measured in a landward direction at 90 degrees to mean high water springs.
- (3) Any reduction in width or any request to waive the esplanade reserve or esplanade strip requirement is a discretionary activity.
- (4) The provision of an esplanade strip rather than an esplanade reserve no less than 5m wide is a discretionary activity.

I605.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I605.8. Assessment – restricted discretionary activities

I605.8.1. 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 zone, Auckland-wide provisions:

- (1) Restaurants and cafes up to 200m² gross floor area per site, retail, offices, commercial services, educational facilities, healthcare facilities:
 - (a) design, location and integration; and
 - (b) consistency with an approved comprehensive development plan where relevant.
- (2) Alterations and additions to buildings:
 - (a) design, location and integration.
- (3) New buildings:
 - (a) design, location and integration.
- (4) Subdivision:
 - (a) design, location and integration;
 - (b) Infrastructure; and
 - (c) transport.
- (5) All subdivision and development:
 - (a) sub-precinct specific criteria to the extent that:
 - (i) they are relevant to the location and scale of the development;
 - (ii) the criteria remain relevant given development already implemented;
 - (iii) consistency with the integrated catchment management plan and granted network discharge consent (or variation thereto); and
 - (iv) consistency with an approved Comprehensive Development plan (where relevant).
- (6) In addition to the above, for the Landing Sub-precinct (Sub-precinct F), consistency with policies and objectives.

I605.8.2. 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, and Auckland-wide provisions.

Development may differ from the precinct plans, where it is demonstrated that a different approach will result in a better quality outcome for the community, or where it is necessary to integrate with authorised development on land outside the precinct that was not anticipated at the time the design guideline and plans were prepared.

I605.8.2.1. Design location and integration

- (1) All activities should implement and generally be consistent with precinct plans 1, 2, 6 and 7.
- (2) redevelopment, additions and alterations to buildings should complement the existing character, form and appearance of development and have regard to:
 - (a) the heritage values of the Hobsonville Point Precinct;
 - (b) the architectural and heritage elements of the building which contribute to its character, such as cladding and fenestration;
 - (c) the visual appearance of the development from the road and reserves;
and
 - (d) amenity values and neighbourhood character.
- (3) The design of buildings, driveways, parking and other development should complement the character of existing buildings and development, features and uses of adjoining land.
- (4) Landscape treatment should maintain and enhance the natural landscape character of adjoining land, the coast margin and views into the land from the Waitemata Harbour.
- (5) Buildings, driveways, parking and other development should be of suitable size, location and scale to accommodate the proposed activity.
- (6) Retail serving the local neighbourhood should be designed, developed and operated to:
 - (a) be easily accessible by walking, cycling and car;
 - (b) provide adequate cycle and car parking and infrastructure; and
 - (c) have an attractive street frontage, with buildings located on the street frontage providing generous display space serve the local neighbourhoods, rather than a wider area, recognising that the local centre within the Hobsonville Corridor Precinct is the focus for future retail and commercial development in the Hobsonville area.
- (7) Building design themes should achieve:
 - (a) a community that models sustainability, particularly the principles of passive solar design and walkable neighbourhoods;
 - (b) a character and appearance that will ensure a high standard of amenity values;

- (c) a design that avoids conflicts between activities within the relevant precinct and between that precinct and other precincts;
 - (d) maintenance and enhancement of existing airbase houses, hangers and other ex-airforce buildings through comprehensive development planning and heritage management plans;
 - (e) enhancement of existing airbase houses, hangers and other ex-airforce buildings that provides design integration with the intended surrounding development;
 - (f) a consistent and attractive streetscape character;
 - (g) variations in building footprints, form and style;
 - (h) articulation of any building facades which are visible from roads;
 - (i) access by windows of habitable rooms to sunlight, daylight and outlook;
 - (j) permeable fencing, except where residential activities need clear separation from non-residential activities; and
 - (k) incorporation of existing views and natural features around the sub-precincts, including the natural landscape qualities of the environment adjacent to the coastal esplanade reserve.
- (8) A comprehensive landscape theme should ensure that potential adverse effects of development are avoided, remedied or mitigated and that a high standard of amenity is achieved consistent with the overall existing or introduced environmental context.

1605.8.2.2. Sunderland Sub-precinct (Sub-precinct C)

- (1) High-quality landscape treatments should be achieved for the Catalina Green and adjacent streets.
- (2) Design and orientation of buildings located south of Hudson Bay Road should accommodate mixed use activities, avoiding more than minor adverse effects in respect of noise, odour and visual amenity for activities located within the Airfields Sub-precinct (Sub-precinct D).
- (3) A design theme should be established for the entire sub-precinct which reflects an inter-war air force theme.
- (4) Offices, a neighbourhood retail centre and education activities should be provided.
- (5) Adequate cycle and car parking and infrastructure should be provided.

I605.8.2.3. Buckley Sub-precinct (Sub-precinct B)

- (1) The design and operation of schools should meet the criteria in I605.8.2.1(2) above.
- (2) A neighbourhood retail centre south of the intersection of Squadron Drive and Buckley Avenue should provide an attractive gateway to the community and to meet the criteria in I605.8.2.1(1) above.

I605.8.2.4. Hobsonville Point Village Sub-precinct (Sub-precinct A)

- (1) Provision should be made for retail activities to serve the local neighbourhoods, rather than a wider area, recognising that the local centre within the Hobsonville Corridor Precinct is the focus for future retail and commercial development in the Hobsonville area.

I605.8.2.5. Airfields Sub-precinct (Sub-precinct D)

- (1) Provision should be made for:
 - (a) open space sufficient to service the residential development in the sub-precinct;
 - (b) proposed park and ride, office or warehousing activities servicing marine activities in adjacent sub-precincts; and
 - (c) the retention, and adaptive re-use, of the hanger building.

I605.8.2.6. Catalina Sub-precinct (Sub-precinct E)

- (1) Development should be in general accordance with:
 - (i) the design guidelines for the Catalina Sub-precinct (Sub-precinct E) in Appendix 1;
 - (ii) Precinct plan 3 - Catalina Sub-precinct E, where this is relevant to the scale of the development; and
 - (iii) the Hobsonville Point Precinct and Catalina Sub-precinct(Sub-precinct E) policy, where relevant to the scale and type of development;

Note: development may differ from the design guidelines and precinct plans, where it is demonstrated that a different approach will result in a better quality outcome for the community, or where it is necessary to integrate with authorised development on land outside the precinct that was not anticipated at the time the design guideline and plans were prepared.

- (2) The extent to which the development complies with the design assessment report of the Hobsonville Design Review Panel.

- (3) Development should be within a density range of between 40 to 150 dwellings per hectare net (excluding land used for public roads, public open space or any other land used for a non-residential activity).

I605.8.2.7. Landing Sub-precinct (Sub-precinct F)

- (1) The extent to which buildings, including alterations and additions, are designed as a coherent scheme and demonstrate an overall design strategy that positively contributes to the visual quality of development.
- (2) The extent to which the location and scale of new buildings would adversely affect the amenity value of the adjoining coastal environment, including views of the site from the harbour and over the site to the harbour as identified on Precinct plan 7 - Landing Sub-precinct F buildings and views plan.
- (3) Development should not adversely affect the historical, cultural or spiritual significance of the Landing Sub-precinct (Sub-precinct F) to iwi.
- (4) 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.
- (5) New buildings adjoining or in close proximity to existing buildings of historic value:
 - (a) should be located and designed to have regard to the identified historic elements and form of the building; and
 - (b) should use materials and/or design details that respect rather than replicate any patterns or elements of the existing building.
- (6) Development within development areas 3 and 4 should maintain continuous building frontages (i.e. in the manner of perimeter block frontages), a relatively solid appearance, and horizontal proportions.
- (7) Within the development areas 1 and 2 development:
 - (a) should be separated by frequent views, have a fine grain, and light appearance;
 - (b) should result in the tops of the historic buildings being visible from the harbour and in particular:
 - (i) any new building in the vicinity of the seaplane ramp shall maintain views to the Seaplane Hangar's parapet, and tops of the hangar doors, when viewed from the harbour;
 - (ii) any new building in front of the Sunderland Hangar shall maintain some views to the distinctive curved roofline of the Sunderland Hangar, when viewed from the harbour (to avoid doubt, this

criterion does not require that the entire roofline is visible from all locations on the harbour);

(iii) any new building in front of the GRP building shall maintain views to the roofline if the GRP building from the harbour.

(8) In the event that a high rise building is built in Development Area 4 – the podium should be 3 storeys and maintain a building frontage consistent with the Sunderland Hangar and a tower portion above the three-storey level should:

(a) be designed to be seen from all sides (i.e. 'in the round') with no 'back' or 'blank' facades;

(b) have design quality suitable for this landmark location.

(9) For existing buildings of historic value:

(a) proposed works should be undertaken in accordance with good practice conservation principles and methods;

(b) proposed works should be undertaken in a manner that is based on a clear understanding of the historic character values of the building and this understanding should be informed by a Heritage Assessment;

(c) proposed works should maintain or enhance the historic character values of the building, including by:

(i) recovering or revealing the historic character values of the building;

(ii) complementing the form and fabric which contributes to, or is associated with, the historic character values of the building.

(10) New buildings should be located in a way which maintain or enhance the views identified on Precinct plan 7 - Landing Sub-precinct F buildings and views plan.

(11) Parking areas should be located in order of preference; within buildings, to the rear of buildings or separated from the street frontage by uses that activate the street, and visible, surface parking should be avoided.

(12) Parking areas and vehicle access ways should provide safe and efficient access for vehicles to the site and the ferry terminal.

(13) Shared pedestrian and vehicle access is appropriate for pedestrian connections / lanes and the identified internal vehicle circulation route within the site and the shared access should prioritise pedestrian movement.

- (14) The internal pedestrian and vehicle circulation route should be aligned with the frontages of existing buildings of identified historic value.
- (15) Pedestrian access should be maintained through the sub-precinct from the Launch Road staircase to the entrance of the Hobsonville ferry terminal.
- (16) Space for bus access and circulation facilities should be provided for within the sub-precinct and as a guide, a bus stop should be located within 100m of the ferry terminal entrance.
- (17) Development or subdivision should not compromise the continued safe and efficient operation of bus movements and public access to and from the Hobsonville ferry terminal.
- (18) The development must be able to be adequately serviced by wastewater, stormwater, water supply, power, telecommunications and transport infrastructure.
- (19) Provisions should be made for stormwater treatment in a way that does not detract from the unifying flat plane of the apron.
- (20) Open spaces and pedestrian connections should be designed to be visually attractive and positively contribute to the streetscape and sense of place.
- (21) The existing concrete apron's flat ground plane should be retained as a unifying element of the site (for instance by eschewing kerbs).
- (22) A central open space should be located in front of the most prominent existing building of identified historic character (the Seaplane Hangar), is to be open to the seaplane ramp into the harbour, and is to command views along the seawall.
- (23) Pedestrian connections should be publicly accessible, preferably with 24 hour a day and seven day a week access.
- (24) Open spaces should provide a high level of pedestrian safety and prioritise pedestrian and cycle movement over vehicle and service traffic.
- (25) Publicly accessible open spaces and pedestrian connections should be designed and managed to be accessible to people of all ages and abilities.
- (26) Where provided, landscaping should:
 - (a) integrate the development into the surrounding area and complement the existing natural landscape character, including the natural character of the coast;

- (b) maintain the personal safety of people and enhance pedestrian comfort; and
 - (c) be designed for on-going ease of maintenance.
- (27) Building platforms, parking areas and vehicle entrances should be located and designed to respond to and integrate with existing landscape features and site orientation.
- (28) The existing vegetated escarpment should remain as a unifying natural backdrop to the site.
- (29) Where earthworks or retaining walls are required, they should be incorporated as a positive landscape or site feature by:
- (a) integrating retaining walls as part of the building design;
 - (b) stepping and landscaping earthworks or retaining walls over 1m in height, to avoid dominance or overshadowing effects;
- (30) Retention of mature trees is particularly encouraged where their size, location or species makes a significant contribution to the existing landscape character of the site.
- (31) Any proposed vegetation removal should be off-set by the provision of new, native vegetation to ensure no overall net loss of on-site vegetation; and
- (32) Development should maintain the amenity values of the coastal environment and natural landscape of the area.
- (33) Subdivision building and development should be in general accordance with Hobsonville Point Precinct and Landing Sub-precinct(Sub-precinct F) objectives and policy.

1605.8.2.8. Transport

- (1) Development should be designed to integrate land uses with transport systems through an integrated transport assessment methodology for major trip generating activities and this should include provision for public transport within the precinct, between precincts, and beyond the Hobsonville Point precinct.
- (2) the council, Auckland Transport and New Zealand Transport Agency should be consulted.
- (3) A design theme for streets and public lanes should ensure well-connected, attractive and safe transport routes, with appropriate provision for:
- (a) pedestrian, cycle and vehicle movements;

- (b) car parking;
 - (c) infrastructure services; and
 - (d) street tree planting and landscape treatment consistent with the overall existing or introduced environmental context.
- (4) The local road network should provide a highly inter-connected roading system so as to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and retail activities.
- (5) Provision should be made for public transport, including public transport facilities.
- (6) Traffic generation from proposed activities should not create adverse effects on the:
- (a) capacity of roads giving access to the site;
 - (b) safety of road users including cyclists and pedestrians;
 - (c) sustainability of the primary road network; activity and capacity; and
 - (d) neighbourhood character.
- (7) Provision should be made for a pedestrian and cyclist network throughout the precinct, and linked to adjoining precincts including the Hobsonville village town centre, and beyond Hobsonville.

1605.8.2.9. Infrastructure

- (1) Roads should create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.
- (2) The street lighting theme should be consistent with wider Hobsonville air base precinct and with the overall existing or introduced environmental context.
- (3) The design of streets and public lanes should conserve land and encourages walkability by:
- (a) using minimal dimensions for carriageways; and
 - (b) integrating service lines beneath footpaths or car parking bays.
- (4) Infrastructure for stormwater, wastewater and water supply are designed to ensure minimisation of water use, storm and wastewater generation and maximise water re-use.

- (5) Infrastructure provided to serve any new development models a range of different methods to achieve sustainability, with a particular emphasis on the efficient use and natural treatment of water systems.
- (6) An integrated approach to stormwater management should be adopted for stormwater mitigation, with the emphasis being on water reuse and water sensitive design the reduction of stormwater generated from sites through reuse and an increase of permeable areas.
- (7) Consistency with the integrated catchment management plan and relevant network discharge consent.
- (8) Catchment wide stormwater management facilities such as wetlands and treatment ponds should only be used as a final form of treatment, not the primary form.
- (9) Stormwater retention and treatment facilities are to be designed to retain in-stream ecological values and added additional habitat where possible.
- (10) Development should retain, enhance and provide protection for riparian margins, coastal edges and esplanade reserves.
- (11) Public open spaces should be provided and developed so that they are:
 - (a) readily visible and accessible by adopting methods such as a generous street frontages or bordering onto yards of sites and front faces of buildings that are clear of visual obstructions;
 - (b) located to provide visual relief, particularly in intensively developed areas;
 - (c) integrated with surrounding development;
 - (d) sized and developed according to community and neighbourhood needs;
 - (e) consistent with any current and/or proposed council parks strategy; and
 - (f) easy to maintain.
- (12) The coastal walkway and all other walkways should be designed to be:
 - (a) suitable and safe for regular pedestrian use;
 - (b) easily visible and accessible;
 - (c) located seaward of adjoining development; and
 - (d) linked to the public walkway and cycleway network.

I605.9. Special information requirements

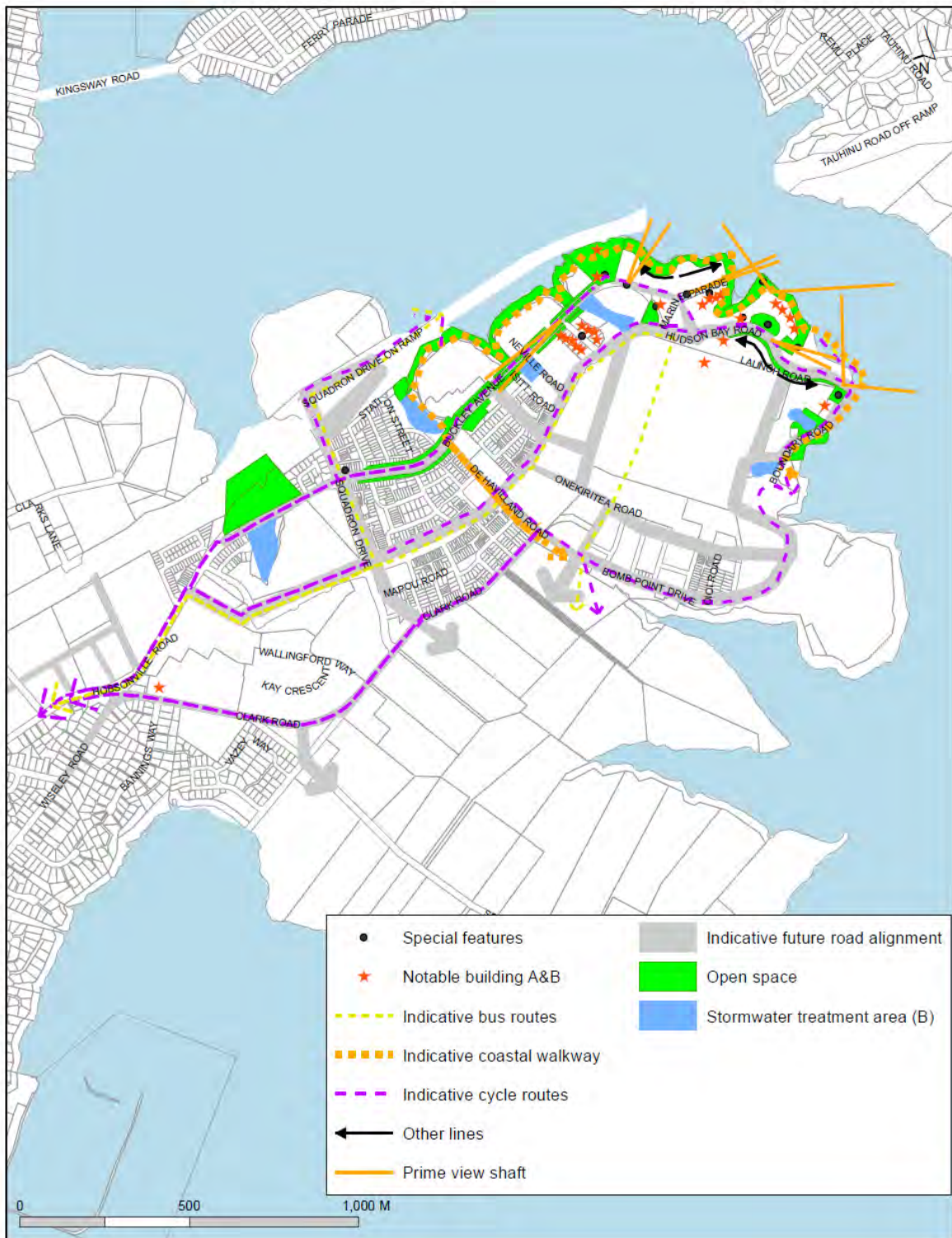
- (1) The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct. In addition, the following information requirements apply.
- (2) A resource consent application for any development must include a design assessment report from the Hobsonville Design Review Panel.
- (3) Applications for dwellings in Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C) must include shadow diagrams demonstrating compliance with standard I605.6.4.5(2).

1605.10. Precinct plans

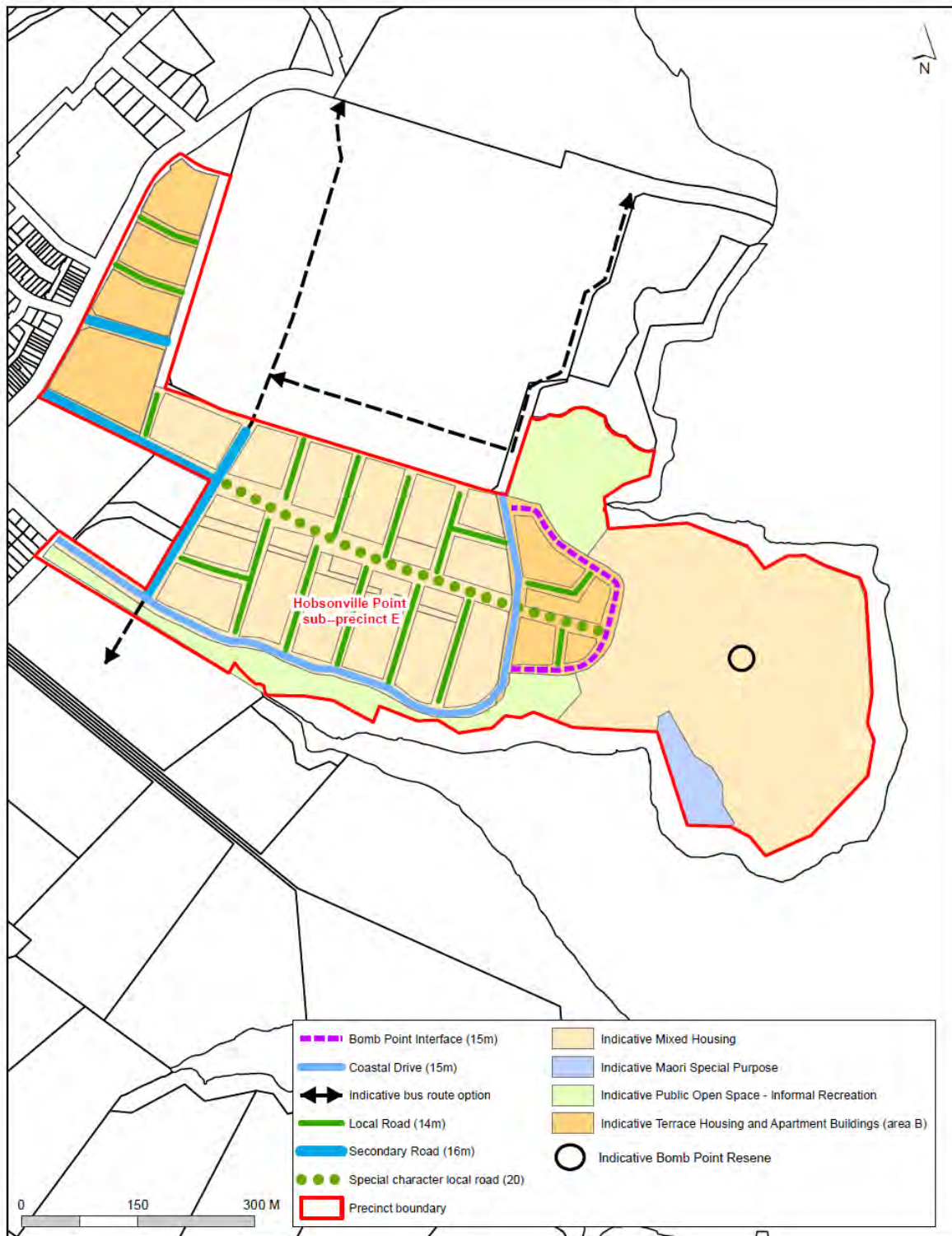
1605.10.1. Hobsonville Point: Precinct plan 1 - Hobsonville Point precinct plan



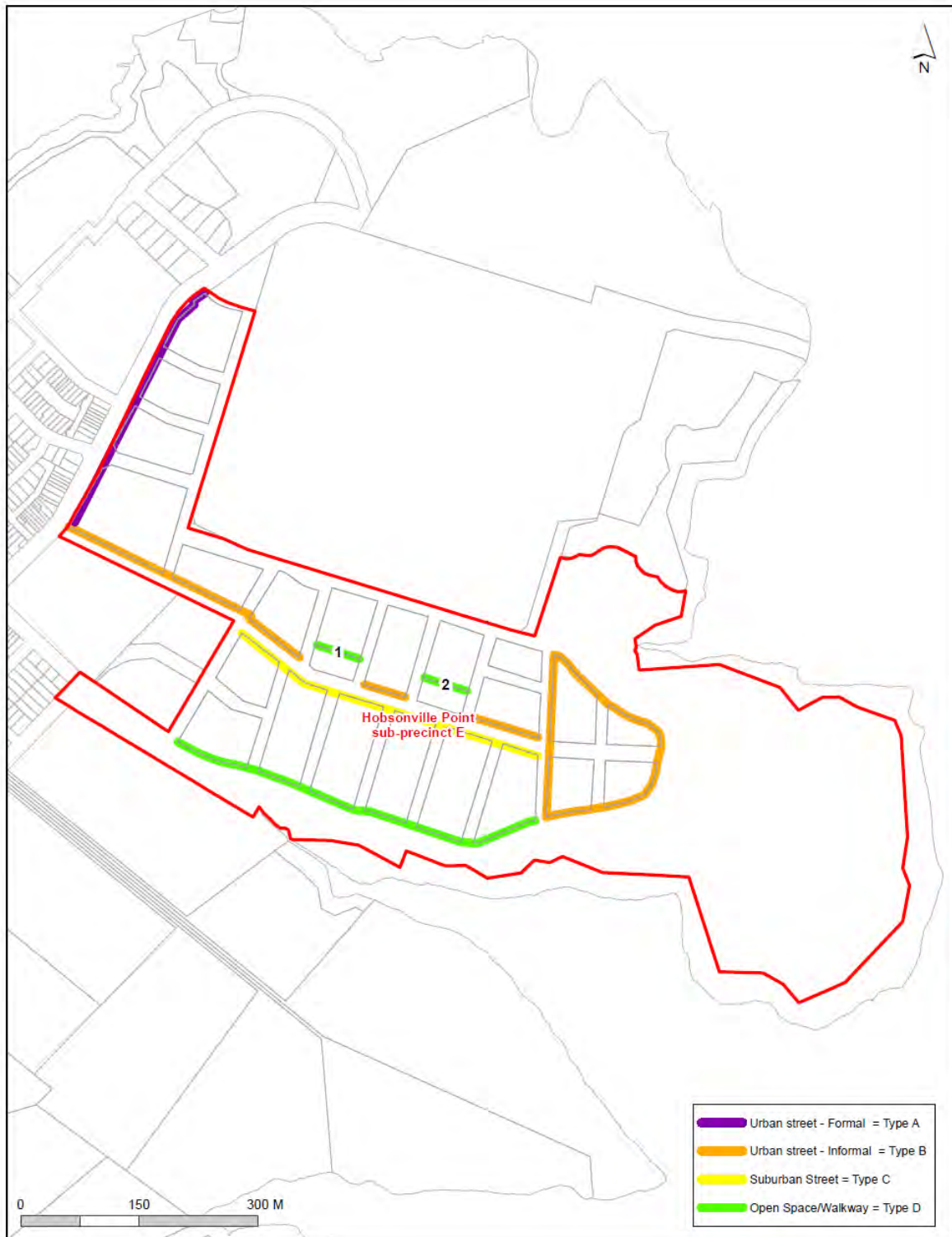
1605.10.2. Hobsonville Point: Precinct plan 2 - Hobsonville Point features plan



I605.10.3. Hobsonville Point: Precinct plan 3 - Catalina Sub-precinct E



H1.10.5 Hobsonville Point: Precinct plan 5 - Catalina Sub-precinct E special height and frontage



H1.10.6 Hobsonville Point: Precinct plan 6 - Landing Sub-precinct F connections, movement and public spaces plan



H1.10.7

Hobsonville Point: Precinct plan 7 - Landing Sub-precinct F buildings and views plan





Design Guidelines
Catalina Sub Precinct, Hobsonville Point

July 2013



1

CATALINA SUB PRECINCT DESIGN GUIDELINES

1.1.1 INTRODUCTION TO DESIGN GUIDELINES

Purpose

- Retain and/or enhance existing features, including Notable buildings and spaces of heritage value.
- Ensure new development is of a coordinated, high quality that interacts positively with the public realm.
- Make provision for a choice of living environments, (including affordable typologies) commercial, social and community facilities and employment opportunities.
- Achieve a high standard of pedestrian amenity through design.
- Pursue principles of urban sustainability and excellence of urban form, including the maintenance of amenity values.

The Design Guidelines articulate the development vision for the Catalina Precinct, and prompt a considered design response to all subsequent development. They explain the character and standard of the detailed design that is expected of individual buildings and landscapes, while allowing flexibility and innovation.

Application of Design Guidelines

The assessment criteria for the construction of dwellings require consideration against the guidelines. In recognition that competing drivers can result in some specific design matters in these guidelines being achieved better than others, the assessment criteria requires an overall judgement as to whether an appropriate design outcome is achieved.

Objectives of the Design Guidelines

The overall objective is to provide a guide for developers and design consultants on design matters to be considered in the development of housing designs and as guidance for the Council's (or delegates) assessment of any application submitted.

The guidelines provide for the development of a specific Hobsonville Point character.

Document Structure

The Design Guidelines are structured in five parts as follows:

1. Introduction
2. Overall Design Approach
3. Architecture
4. Landscape
5. Heritage

1.2.1 HOBSONVILLE POINT DESIGN VALUES

Hobsonville Point will become a vibrant, relatively densely populated coastal settlement, bounded by the upper Waitemata Harbour. The architecture and landscape of all developments should celebrate the special qualities of the peninsula, which include access to the coastal edge and deep water, outlook over the harbour, and features which reveal its historical use as an airbase.

The casual, friendly characteristics of a coastal settlement are interpreted through integrated yet distinctive neighbourhoods, and a quality design approach that caters for lifestyle rather than just style. It calls for an expression of relaxed outdoor living through design values that are associated with a coastal village, including:

Directness	honesty and authenticity expressed in contemporary building styles
Openness	a relaxed relationship between buildings and open space
Lightness	the appearance of lightness rather than massiveness in building form and materials
Informality	the impression of a relaxed, open plan living style
Variety	individuality, complexity and richness created within each building, street or neighbourhood
Connectedness	making linkages to and around the coastal edge with streets and parks
Greenness	an overall impression of greenness, reinforcing coherence within the street
Setting	responsiveness to context and topography

1.2.2 HOBSONVILLE POINT BUILT ENVIRONMENT CHARACTERISTICS

These characteristics apply equally to the character and quality of both the architecture and landscape of Hobsonville Point.

Design for Community

The value of community is implicit in the design characteristics intended for the coastal settlement of Hobsonville Point. In this context, community relates particularly to matters of urban form and responsibility to the public realm.

The application of best practice urban design principles will ensure that buildings are good neighbours to one another, and contribute to safe, integrated living environments with a sense of identity and community. For architecture, this includes the way in which buildings address the street or an adjoining open space, and their contribution to the quality of the public realm through detailing and variation in form. For landscape, it includes the consistency and legibility of the public realm that contributes to the character of a place.

Distinctive urban design elements are required to define neighbourhoods, assist with orientation and reinforce the character of Hobsonville Point. Buildings that define key streets, corners and intersections have a particularly important role to play in this.

Openness, lightness and outdoor living are attributes that are appropriate to a coastal settlement and the Kiwi way of living. To achieve openness, the demarcation between public and private must be clear, with defined edges between private and public space.

A textured and defined interface at the street edge allows for an extension of living space, while still maintaining surveillance and outlook to the street. Front yards overlook the street and contribute to a sense of community and being neighbourly.

A wide range of housing prices is encouraged for the area, from quality, simple, small and affordable homes to large high value homes.

Design for Living

The expression of a casual and relaxed outdoor living style is intrinsic to Hobsonville. This means creating functional features that allow open plan living, such as verandahs and terraces, and functional entrances and front yards that are open and welcoming. Attention to sustainable design requirements will give an overall impression of directness, usefulness and authenticity. These considerations cater for lifestyle, rather than just 'style'.

A feeling of space rather than crowding can be created by orientation of the house on the lot to minimise overlooking, and to provide outlook to borrowed views and public space.

Design for Quality

A combination of visual richness and coherence is created by an appropriate architectural language and composition, **construction systems, materials, finishes, colour and detail** that together provides a sense of quality.

Architectural elements should be honest, direct, functional and an integrated part of the built form. Combinations of materials and their careful application are important to create rich textures and contrast. Individuality and personalisation are encouraged.

Therefore, with the exception of some excluded materials that do not meet requirements for quality and longevity, the Design Guide will primarily control the application of materials to achieve quality detailing. Materials should be used in a way that reveals their integrity and permanence, with current technology and sustainable design principles informing material choice and performance.

1.3.1 ARCHITECTURAL VALUES

The following architectural values are regarded as distinctive and appropriate to the Hobsonville neighbourhood. They are to be achieved by all buildings and peripheral elements whether they front onto streets, parks, or rear lanes.

Directness

Directness is expressed in the way building components are selected and put together. Architecture should be contemporary in style, technology and materials, except in special cases to be agreed. Historicist reconstructions and fake facades are not appropriate. Buildings and groups of buildings should be visually coherent.

Openness

Openness is expressed in the relationship of buildings to private open space, to streets, to parks and to the larger context. An easy and relaxed relationship is appropriate. This affects the architectural gestures which building forms make, and the architectural vocabulary used.

Appropriate examples include:

- open gable roof forms addressing the street
- cantilevered roofs and floors
- prominent balconies and verandahs
- strong modelling of walls
- emphasising solid and void, as in recessed doorways
- added pergolas, awnings, window boxes
- openable windows and doors (natural ventilation preferred over air conditioning)
- emphasis on passive ventilation as part of an over-all environmental performance strategy for Hobsonville.

Lightness

Lightness is expressed in structure and material, physically and visually. Generally, an appearance of lightness rather than massiveness is favoured. This does not exclude the possibility of a structure which appears to float over a solid base, or other cases in which lightness is intensified by contrast with solidity.

Examples include:

- roofs which visually 'float' above walls.
- framed structures with panel infill.
- use of glass to separate and visually lighten more solid elements.

Informality

Informality is expressed through a relaxed architectural manner rather than a formal one. Incorporation of mock-formal architectural statements, such as Greek porticos on applied columns for example, is not appropriate.

Variety

Variety is expressed in form, colour and material. Individual buildings require the considered and coherent use of material and colour, but with a higher degree of variety than is usual in most housing developments. Generally, crisp contrasts in colour will help achieve the required sense of lightness and openness, and will more successfully evoke seafront associations than sombre colours of similar hue.

Setting

Setting is honoured through the form, colour, material and positioning of a building on the lot and how it addresses its frontages. As with 'openness' it is expressed through the relationship of the building to the street and any adjacent public open space. Further to this, the design of a building should carefully consider the topography of the site, the neighbouring dwellings (which may or may not be built at the time), views and sunlight, along with proximity to and association with buildings and spaces of heritage value.

1.3.2 DESIGN FOR COMMUNITY

Facade diversity

Facades are described as the street frontage or frontages of any building. Facades should be designed to:

- create a diverse, interesting street appearance,
- avoid excessive building mass,
- include variation in the use of materials.
- provide a strong and coherent human scale street frontage

Facade composition and scale

Facade composition includes the arrangement of windows, doors and architectural detailing to provide variety and rhythm to a facade.

The design of facades should emphasise the width of individual residential units. For example, where a building contains more than one unit the facade should be designed to articulate the individual units and in this way break the facade into smaller vertical elements.

Building scale and hierarchy

The principal façade of a commercial or mixed use building should be articulated in a way that visually diminishes the overall bulk of the building, and provides balanced proportion and scale relative to height.

Roofscape

The roofscape is described as the part of the building above the eave or projected ceiling line of any building

- Buildings should be designed to provide a varied roofline.
- The profile of the roofline against the sky should have interest and variety.
- The construction of attic spaces and useful roof space is to be encouraged and should be visually apparent through windows and roof vents.

Building line variation

Buildings will be sited to a building line determined by front setbacks. Building line variation is defined as the portion of the building form that must be separated from the primary frontage on the building line.

Some secondary elements may extend beyond the building line, including:

Chimneys, bay windows, balconies, entrance canopies, sun shade devices, louvres, eave depths up to 600mm, rainwater goods (gutters, downpipes, rainwater heads).



Facade diversity



Facade composition and scale



Roofscape



Building line variation

1.3.2 DESIGN FOR COMMUNITY continued.

Buildings at T-Road intersections

Buildings at important intersections should provide some special architecture features to take advantage of the terminating vistas at these alignment points.

Rear and side elevation treatments

Special architectural attention should be given to the side and rear elevations of buildings that are visible from streets, parks, institutional sites, open spaces, public walkways and commercial blocks. The architectural treatments of these elevations should maintain the same quality as the front elevation in respect of materiality, placement of windows and other architectural elements.

Buildings fronting open spaces and pedestrian walkways

Buildings fronting an open space or walkway should be regarded as an occupied frontage and should be treated in the same way as buildings which directly address the street. There should be no 1.8m privacy fencing to park frontages, and the building frontage should be kept as open as possible to provide good informal surveillance. Refer to Coastal Edge and Public Open Space Fencing in the Landscape section for fence heights.

Upper Level Setback

In some cases it may be appropriate to set back upper levels, on a building over 4 stories, from the building facade. A recommended upper level setback is 3m. Secondary architectural elements such as balconies, cornices or other detail protrusions within the set back may be deemed appropriate in the context of the buildings overall design and shall be subject to consideration by the Design Review Panel.

The intention of the upper level setback is to maintain a human scale building frontage without restricting the overall height and consequent intensity and land value.



Buildings at T-Road intersections



Rear and side elevation treatments

Marker buildings

Marker buildings should be located at key street junctions where sightlines down a street terminate or change direction creating a focus of view, they should also be located at key positions on the coastal edge and on the edge of heritage open space. The Catalina Precinct should contain a hierarchy of Marker Buildings, based on their location, bulk and form.

A marker building is a complete building design that sets itself apart from its surroundings. It can be achieved through a stronger articulation of existing context or the development of a new form. In all cases, the architectural form should be clear and coherent, the building may increase in scale and the public and private interface is critical.

Marker buildings play an important role in a community:

- They provide a natural reference point to act as an organiser for one's mental map of the area;
- They have the potential to be functionally different (all or in part) from a more general surrounding function;
- They have the ability to heighten a sense of connection and community for the inhabitants of the area;
- They have the ability to shape and organise adjacent buildings and public open space.

A marker building should therefore receive added prominence by:

- Being "obvious" in its makeup and placement within the spatial framework;
- Being able to accommodate activities other than, or in addition to, nearby largely residential occupancy;

- Evoking a distinctive, high quality and well-articulated building form;
- Demonstrating a clear appreciation of the urban context unique to its setting

All marker buildings should have regard for their specific location and should be designed to:

- display added prominence through their building form and/or height and to enhance existing site qualities.
- ensure that ground floors have additional ceiling height;
- achieve a positive interface with the adjacent public realm;
- be architecturally superior through high quality design and detailing;
- be skillfully integrated into its setting by careful consideration of the space around.

It may also be appropriate for marker buildings to exceed the standard specified building heights.

The maximum floor to ceiling height for an additional floor in a marker building should not exceed 3.5m.

Three general location categories for marker buildings have been identified:

Where a marker building occurs on the coastal edge, it should be considered as a focal point within a significant natural surrounding landscape. It should have an obvious "object-in-the-landscape" design approach and should benefit from space or run-up surrounding the building.

Where a marker building is a new building close to identified heritage features it should demonstrate a sympathetic response to such buildings or spaces. It should have regard to scale, proportion and setting, but should employ a contemporary design approach to materials and detailing to compliment identified heritage and architectural values.

A marker building occurring at a junction should address and activate all its street frontages and should observe the minimum allowable setback. The design of the building should acknowledge the significance of the corner location and it may have a minimum additional height (all or in part) of 1.5m above the roof line of adjacent buildings.



1.3.2 DESIGN FOR COMMUNITY continued.

Corner lot treatment

Buildings on corner lots should be designed to address both street frontages. These buildings should have some special architectural features to reinforce the corner. Impermeable privacy fencing of these lots should only be used to screen rear yards.

Rear lots

Hobsonville Point is masterplanned to provide street and lane based housing. "Jointly owned access lots" or "Rights of Way" created for the access to individual or small groups of rear lot housing are to be discouraged. All attempts should be made in the masterplanning of the final roading and lot layout design to discourage these forms of development and create street fronted lots.

Block sizes

Perimeter blocks should be modestly sized in order to preserve permeability and the creation of walkable neighbourhoods.

Street frontage

Street frontage is described as being the parts of a building that are specifically designed to overlook the street and thereby create a positive frontage. As a minimum street frontages should include windows from a habitable room, e.g. lounge or kitchen, overlooking the street. On corner sites the front door access should face the street with the highest priority. In situations where the two intersecting streets have the same priority (such as two local / minor streets), the main entry may directly face the corner or either of the two street frontages, but the approach should be varied for each corner lot. The building form and architectural detailing of street frontages should be articulated to clearly define entrances.

Group Carparking

Off street group car parking areas may be associated with apartments, retail activities, schools and other similar land use activities. The following design principles relate to both public and private group car parking:

- A positive frontage should be presented to the street with high quality boundary landscaping treatment such as permeable fencing and hedge planting less than 1.5m in height to screen cars but allow for passive surveillance from the street
- Adequate space for landscaping should be provided, including a recommended 1 medium scale tree and groundcover planting for every 3 car park spaces where carparks occur in a single row, or every 6 car park spaces where carparks occur in a double row, back to back.
- Shared surfaces may be used to indicate equal status for vehicles and pedestrians, footpaths may not be required
- Vehicle speeds may be reduced through the use of landscaping and tree planting for enclosure. Changes in surface material that differentiate parking bays from manoeuvring aisles will also assist.
- Lighting should be provided for security
- Permeable surface materials and Low Impact Design [LID] treatment should be used where possible
- Adjacent buildings should be designed with an active frontage to car park areas
- If physical speed restrictions are required these can include vertical displacement e.g. raised tables and horizontal displacement e.g. narrowing at entry and exit points



Corner lot treatment



Street frontage

Marine Industry Precinct Interface

The Marine Industry Precinct (MIP) has southern and western boundaries adjacent the Residential zoned land of the Catalina Precinct.

This interface requires careful consideration because of the dissimilar land use and building typologies adjacent to one another. The Catalina Precinct edge presents a residential frontage that can range between 1 and 3 floors, depending on building typology. That equates to a height range of between 4 - 10.5m (as seen from the street), 1-3 storeys lower than the MIP edge which has a height range of between 12 and 15m proximate to the street boundary.

The residential frontage on the south edge has a northerly aspect onto the MIP which presents issues of sensitivity to some extent in that primary living spaces and balconies are likely to face the MIP to achieve solar gain. Street activation, screening and overlooking must therefore be carefully considered in that these face onto a predominantly marine shed and carparking frontage. The aspect of the buildings fronting the western edge of the MIP is such that private open space could be located away from the MIP interface, however street activation through positive frontage will still be important.

There is however, a landscape buffer proposed along the boundaries which should go some way to mitigate these issues.

Outcomes sought for MIP interface streets:

- Buildings that are at the upper end of the height scale for the zone so as to give a strong and balanced edge condition to both sides of the street and provide as much screening of the MIP sheds from the surrounding area as possible.
- Buildings that offer visual interest and richness of materials, textures and colours as a counterbalance to the marine sheds.
- Buildings that offer good levels of surveillance from balconies and living spaces.

Bomb Point Interface

It is important that apartments at the eastern end of Catalina have a positive relationship with the Bomb Point landscape.

Buildings are best orientated in an east west alignment to maximise views from and between them. Taller buildings should be located in the centre along the parkway character street. This helps to frame views out to Bomb Point and the harbour, creating a sense of approach and arrival for visitors, as well as maximising opportunity for views from the upper floor apartments over potential surrounding buildings.

Facades of apartment buildings adjacent Bomb Point should incorporate shadow, change of material and other architectural treatments that enable the buildings to feel finely grained and textural in their appearance. This 'grain' should be at a scale complimentary to the individual buildings and bunkers on Bomb Point. Apartment buildings should give the impression they are made up of many individual units, any feeling of excessive building mass is to be avoided.

Apartments at street level should have their own private access off the street, apartments above may share an access lobby and/or elevator well, or be accessible by individual 'walk up' entrances.

1.3.3 DESIGN FOR LIVING

GENERAL

Architectural character will in part be determined by functional requirements of the housing types described in this document, rather than by exterior styles. An example is the relation of house units to private open spaces, and to the street or other public space. Another is making the best use of the sun's energy through passive solar design. Following are specific requirements affecting form and the appearance of buildings, in context:

Environmental response

- Good environmentally responsive design will generate –
- Creative architectural forms, which are functional and useful.
 - Economic viability for the duration of Hobsonville.
 - Comfortable light and energy efficient homes through the application of passive solar design principles.
 - Reduced environmental impact and running costs through energy and water efficiency and the use of environmentally preferable materials.

Examples - orientation of living spaces to the north, the use of eaves and other external shading structures to avoid overheating, good insulation and applied mechanisms such as water tanks and solar collectors.

Private open space

Demarcations apply to front yards and between adjoining private open spaces at ground level. Visual separations should be constructed between adjoining balconies or terraces to separate upper level houses or apartments.

Private open spaces should be directly accessible from main living areas, and whether at ground floor or at upper levels (balconies and verandahs), should be proportioned to comfortably accommodate outdoor living functions.

Outdoor living areas should be partly covered for shade and rain protection, preferably from the access doors outward.



Environmental response



Private open space



Solar access to private open space

Explanation

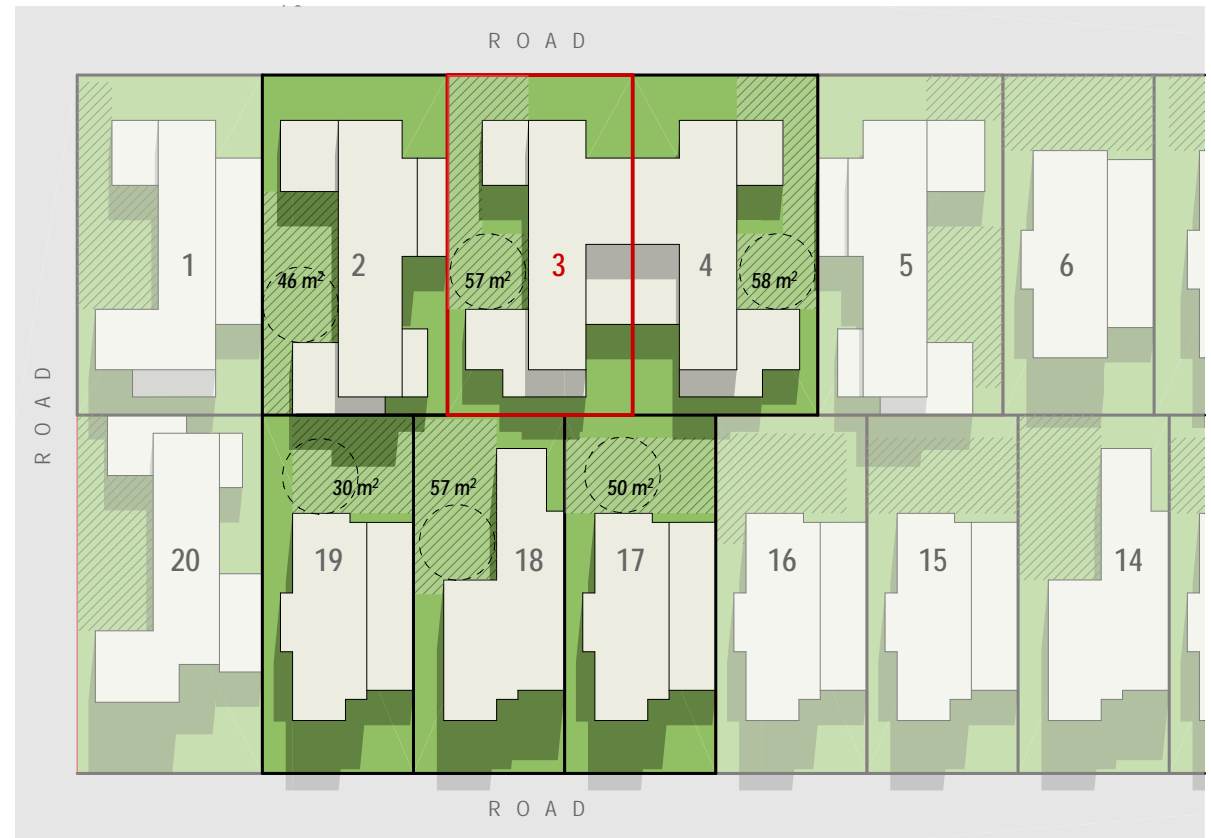
Buildings should not significantly overshadow private open spaces (including neighbouring private open spaces) or significantly obstruct daylight into habitable room windows of adjacent buildings. Buildings should be designed to allow private open spaces to receive at least 3 hours of sunlight on June 21st for at least 50% of the private open space area, or 5 hours on 21st September for at least 50% of the private open space area. This should be demonstrated by shadow diagrams that include neighbouring sites. Private open space should not be located in the south east / south west quadrant of a site.

Shadow diagrams

Shadow diagrams should be used to illustrate the shadows cast on private open spaces by the proposed buildings at hourly intervals.

Shadow diagrams are to be provided for the site and neighbouring sites and are to include the following information:

- Extent of building bulk
- Location and extent of private open spaces
- Area or percentage of private open space that receives direct sunlight at hourly intervals



Legend

- Building bulk
- Private open space
- Extent of private open space in shadow
- Extent of private open space receiving sunlight

SHADOW DIAGRAM SUMMARY - 21 SEPTEMBER 12pm

	Unit 2	Unit 3	Unit 4	Unit 17	Unit 18	Unit 19
POS area	60m ²	60m ²	60m ²	50m ²	60m ²	50m ²
Area in sun	46m ²	57m ²	58m ²	50m ²	57m ²	30m ²
>50% in sun	✓	✓	✓	✓	✓	✓

1.3.3 DESIGN FOR LIVING continued.

Building entrances

Entrances to houses or housing should be protected from rain, and preferably recessed from the general wall plane. They should be sited so they are not compromised by pedestrian and vehicular traffic.

Garages and car parking

Minimising the visual impact of car parking and garage doors is a priority, particularly at street frontages.

Heat gain and loss

Windows and doors should be sized and positioned to control excessive heat gain and loss, and external shading provided to assist this where appropriate. This should reduce dependence on the need for internal control of solar heat gain (e.g. by curtains or blinds).

Natural ventilation

All habitable rooms should be naturally ventilated with opening windows and/or doors or vents. Cross-ventilation is highly desirable. A proportion of windows must be able to be left open without compromising security to allow for cross ventilation. This can be achieved through high level windows or security stays.

Artificial ventilation or air-conditioning is not encouraged.

Service areas

Service areas for rubbish bins, clotheslines and garden storage should be sited in rear or side yards, so as not to compromise private outdoor space or be visually obtrusive. Clotheslines should be linear and retractable or fold away. Care must be taken to ensure areas are large enough for wheelie bins for rubbish, recycling and garden rubbish. Bins should be able to be stored out of the rain, and out of the view of the public when seen from the street.

Waste-water plumbing, drainage pipework and other services ducting should generally be concealed from view from the street.

Rain-water pipes and tanks should be as unobtrusive as possible, and down-pipes run with minimum bends. A mid-range neutral paint colour is appropriate. Unpainted upvc is unacceptable.



Heat gain and loss



Natural ventilation

Outlook and Privacy

Television and radio antennae. The development will be providing fibre for triple play services (internet, telephone and television) to every building. This should ensure that there is no need for external antennae. Dwellings should be wired to supply at least one data point per level. If antennae are installed they should not be visible from the street. They should be mounted in a way which does not compromise the weatherproofness of the roof (i.e. with flashed brackets, or with raised pads in low-pitch membrane roofs).

Heat Pumps pool pumps, and other mechanical plant should be sited out of public view, and positioned to minimise noise nuisance to neighbours.

Water Tanks and associated pipework should be unobtrusive. Tanks may only be sited in front yards if they are underground.

Signs should fit their architectural context, and the total area of all signs should be no greater than 0.10 square meters for all home occupation or 0.25 square metres for any other premise.

Designs should encourage an attractive interface between public and private realms that facilitates outlook and social interaction whilst balancing the need for privacy.

Care must be taken to provide privacy for occupants, particularly when the separation distance between windows is less than 6m. In general, directly facing windows should be avoided where the separation distance is less than or equal to 6m. Any sense of being observed while going about one's daily life in the house or apartment must be minimised. This applies to being overlooked from both the street and adjacent dwellings.

Direct views into adjacent private open spaces and habitable room windows of adjacent dwellings should be avoided. If a private open space area cannot deliver an appropriate level of visual privacy for occupants (e.g. the space is on the street frontage and is overlooked) a secondary secluded private space area may be required for that dwelling.

Windows should be located and sized to provide outlook and also offer appropriate visual privacy using a combination of:

- screening, including curtains and blinds
- planting
- separation distance
- offset windows a min of 1m
- have sill heights above 1.6m
- have fixed obscure glazing in any part of the window below 1.6m or:
- be behind a fence if on the ground floor.



Overlooking



1.3.3 DESIGN FOR LIVING continued.

Lanes

Rear access lanes provide access to garages and parking spaces at the rear of properties. They are typically associated with attached housing and some apartment style housing. Whilst their primary function is one of access, they also play an important communal role as “shared” community spaces for the participating residents, and are part of a wider network of connections for the local community.

To ensure a good design outcome for rear lanes, the following design principles are proposed:

- Gateway buildings should be provided at the entrance point to rear lanes, to overlook the laneway. These may take the form of individual buildings or loft apartments over garages [not a separate dwelling].
- Shared surfaces should be used to indicate equal status for vehicles and pedestrians, so that footpaths will not be required.
- Garage setbacks should be varied to provide variety to the streetscape, and trees, shrubs and surfaces will add visual interest.

- Opportunities for the provision of lofts over garage units (in addition to gateway buildings) are encouraged to improve surveillance.
- Semi-transparent fencing may be used in rear lanes to provide privacy with a degree of overlooking of lanes.
- Adequate space for quality landscaping should be provided.
- Gateways to properties should be provided within the rear fence and the garage unit.
- Lighting should be provided along lanes.
- Vehicle speed will be lowered through reduced carriageway widths and block lengths, and the use of tree planting and building height to create enclosure.
- If physical speed restrictions are required, these can include vertical displacement - eg speed tables, horizontal displacement, chicanes and road narrowing, and permitting on-street parking in combination with narrower roads.
- All rear lane accesses should provide a continuous connection through their respective blocks to ensure permeability, and to allow rubbish truck access for refuse collection from individual homes.

Since rear lanes perform several functions, accommodating pedestrians as well as vehicles, it is important that they are pleasant places to be in. For this reason a number of architectural devices are appropriate to enliven lanes and improve safety:

- A pleasing mix of garage doors is desirable in conjunction with gateways, fences, and trees.
- No more than two adjoining double garage doors should be located without some intervening break.
- The material and patterning of garage doors should be designed to reduce their blandness and bulk.
- Verandahs or balconies serving accommodation built over garages should be used to increase surveillance of lanes, and add formal variety to the public space.
- Careful attention should be given to the size, setback and detailing of gates to allow good pedestrian access combined with ease of access for items such as wheelie-bins.
- The practical and aesthetic standards which apply to buildings and fences in general, apply also to lane frontages.



Lanes

Homezones

A homezone is a communal lane which provides for the gathering of residents and a safe play area for children. The physical layout and design of the homezone will encourage reduced vehicle speeds to 20 kph and below, without the need for signage or road markings.

Homezones and shared surface streets are part of the public realm and will be designed and approved at the superlot subdivision stage. There will need to be a review of these types of streets at the time the adjoining lot development is designed. This may require some changes made to the original street designs prior to construction. It will be critical that the Council or its delegate review the Homezones and shared surface street designs when the adjoining lot development is detailed to ensure integrated design is achieved between the street and the adjoining buildings.

Unlike lanes, homezones will function as the front address for some, if not all, of the units located on them.

They should be designed in accordance with the principles related to lanes, and in addition to these, homezones also require careful consideration of the following:

- Letterboxes should be incorporated where the homezone is the unit's front address.
- Street elements should be used to create a more accentuated horizontal shift in vehicle paths, helping to reduce traffic speeds.
- Gateway treatments at entrances to homezones set the tone and character for each zone and should include feature planting along with more prominent architectural form.

- Ensure entrances to units are clearly articulated, not compromised by pedestrian or vehicular traffic and suitably sheltered to function as the building's front door, especially where the homezone operates as the unit's front address.
- Buildings should be designed to ensure positive street frontage and overlooking to the homezone.



1.3.3 DESIGN FOR LIVING continued.

APARTMENTS

In addition to the Design for Living requirements relating to all housing typologies, there are some design requirements that apply specifically to apartments. Apartment style living requires an exceptional level of amenity based on a strategy of place-making. Proximity to services, schools, public transport, convenience shopping, open spaces and social infrastructure are fundamental considerations.

The following additional requirements for apartments affect form, function and appearance, and should be taken into consideration

Overshadowing

Environmentally responsive design should explore creative architectural forms that avoid overshadowing and optimise solar access for dwellings, both within the development and on neighbouring sites.

Ground level design

The ground level in all units is significant because it offers the potential for a different set of amenities to both the residents and the public realm over that of the upper levels. To maximise the opportunities of the ground level the following principles should be considered:

- Maximise the number of individual entrances at ground level in order to contribute to safe and active streets and provide visual interest to the public realm.
- Provide clear demarcation between private, semi public and public space, particularly at ground level.
- Provide outlook from living rooms fronting streets and open spaces while maintaining visual privacy for occupants by the use of appropriate fencing, landscape treatment and changes in level.
- Incorporate universal design principles (i.e. accessible for all).
- Avoid blank facades and ground floor parking beneath apartment buildings visible from the public and semi public realms.

Building Access

Access to apartment buildings should:

- ensure that buildings are accessible for all (including able bodied and mobility- or sensory-impaired people),
- create legibility and contribute to the street quality by ensuring entrances are integrated yet identifiable elements,
- ensure pedestrian entrances are well lit, highly visible, and sheltered from the elements,
- provide separate pedestrian and vehicular access for residential and other activities to ensure security and safety for all users and to animate the street, and
- minimise the number and width of vehicle entry/exit points in order to maximise the potential for active street frontages, and
- where possible, organise vehicle access points off side streets or lanes.



Ground level design



Building access



Communal open space

Communal open space should be considered in terms of the urban context and proximity of public open space. Communal spaces should be clearly defined from private and public open spaces. Trade-offs can be considered between the amount of communal and private open space.

The massing, location and orientation of apartment buildings should enhance the quality of communal open space areas. Communal open space should be located to optimise solar access to buildings and the open space, to minimise overshadowing and provide outlook from units. At the same time, such spaces should themselves have ample access to sunlight.

*Communal open space***Visual and Acoustic Privacy:**

Apartment units should be arranged within a development to minimise noise transmission between units, by:

- grouping noisy areas next to each other and away from quieter areas,
- locating storage or circulation zones to buffer noise from adjacent units, and
- minimising the quantity of inter-tenancy walls.

Visual privacy for apartments can be optimised without compromising view, outlook or ventilation. Visual privacy should be achieved between buildings both within the site and between neighbouring properties by:

- ensuring adequate building separation and setback internally,
- providing adequate separation between apartment windows and communal open space and through-site access routes,
- utilising changes in level between ground floor apartments and public space, and
- using building design elements such as: recessed balconies, vertical fins, screen panels, etc.

*Visual and acoustic privacy**Above ground private open space***Above ground private open space**

Balconies may be used to meet the provision for private open space in the upper levels of apartment buildings (i.e. all levels above the ground floor). However, alternative solutions are encouraged to provide variation and diversity, for of both outdoor living options and the visual appearance of the building. For example, some above ground private open space may be recessed back from the building facade, providing integrated solutions for shade and shelter.



1.3.3 DESIGN FOR LIVING continued.

SMALL HOUSES

In addition to the Design for Living requirements relating to all housing typologies, there are some design requirements that apply specifically to small houses. The intent is to create high quality, high amenity, small houses on small lots, arranged to create positive social dynamics including; active street frontage; sunny outdoor space with good indoor-outdoor flow; well integrated into the wider Hobsonville Point development.

Living Amenity – Indoor-Outdoor Flow

To ensure a high level of living amenity for small houses on small lots, principal internal living spaces should open directly to the allocated private outdoor space, with the private outdoor space located in a part of the site that receives good solar access.

To make the best use of the site it is recommended that the long side of the house is positioned on the zero lot side boundary where possible, enabling the dwelling to be used as a fence.

Private Outdoor Space

Designs for small houses on small lots should take into account the location and arrangement of private outdoor space, and the elements within it to optimise visual and acoustic privacy between neighbouring properties. Visual and acoustic privacy can be optimised through careful consideration of the arrangement of fencing &/or planting &/or the grouping of external storage elements.

To encourage an active street frontage, soft landscape elements e.g. low level planting should be considered to demarcate the front boundary in lieu of fencing. Soft landscaping elements can also be used to demarcate rear and side lot boundaries & private outdoor space where privacy is not paramount, to facilitate a more shared approach to outdoor space.

Outdoor space may be located in the front yard where this makes good use of a sunny aspect.



Group Size & Variety

The group size and variety of small house typologies within a grouping is significant because it offers the potential for establishing a community of different household make-ups in close proximity, and enables a cohesive spatial group to be formed. Layouts should take into account an optimum amount of variety to avoid complete repetition in a group, and to avoid 'one of everything' creating lack of cohesion.

Limiting the group size will avoid the creation of 'precincts' of small houses. To limit the creation of 'precincts' a maximum of six small houses in a group is recommended.

Massing & Arrangement

The massing and arrangement of small houses is significant because it influences how the small houses can positively effect the quality of the overall development, create good urban form outcomes, and ensure good solar access and amenity to each house.

Small houses should be aligned to face the street or lane, taking into account how groupings of small houses 'turn corners' to enable both streets to be activated by building frontage.

It is important that designs take into account the mix, massing and arrangement of stand-alone, duplex, &/or terraced; single and two-storey houses in relation to surrounding built form context to:

- orientate small houses for good solar access;
- ensure good solar access to the individual lots;
- avoid overshadowing of neighbouring houses;
- avoid overbearing by neighbouring houses.
- provide consistency of streetscape appearance in terms of height, scale and rhythm of buildings.

Car Parking

Car parking for small houses can be provided on site by way of garage, carport or car pad. Regard should also be given to the potential for car parking to be provided in small groups nearby, as part of the overall site master plan, enabling the small houses to be moved forward on their individual lots to maximise solar access to private outdoor space.

When designing small houses developments, carparking can have the potential to have adverse visual effects on the streetscape. Careful design needs to be completed to ensure the building mass, entries to the house and carparking are fully integrated with the landscape treatment for the site and the streetscape. Limiting the number of carparks in a row, ensuring good landscape treatment to reduce visual impact and integrating with the existing street trees should all be encouraged to help avoid any adverse visual effects.

External Storage & Service Areas

It is recommended that external storage units, rain water tanks and clotheslines are grouped together where practicable, and located within the rear or side yard of the small house lot.

Designs should take into account opportunities where these elements can be arranged with neighbouring properties to help with privacy and fencing between lots.

A minimum of 6m³ of storage should be provided per small house lot. This may be provided externally or could also be provided internally, such as within a garage.

1.3.4 DESIGN FOR QUALITY

The visual richness and coherence of Hobsonville will be affected by a combination of architectural language and composition, construction system, materials, finishes, colour and detail. This applies equally to peripheral elements such as fences and letterboxes.

Coherence and variety

Care should be taken in the design of the architecture to reinforce the urban design intentions. The Design Guidelines for Catalina Precinct have been carefully formulated to ensure that built form contributes to the creation of street spaces and groups of buildings with specific qualities and differing scales. Each building should be designed with consideration for its setting within the group, so as to ensure a sense of overall coherence. Within each group, variety in detail and the use of materials will create an environment of richness without forced variety. It will not be appropriate to design different facades for adjacent buildings which are of the same form, where these occur in large numbers.

There will be occasions where coherence may be achieved by a single façade treatment which continues the length of a block on one or both sides of a street. In other cases, the facades may vary as they progress along the block. As with any city which has developed over generations, both will be acceptable as long as the other requirements listed in this Design Guide are incorporated. In all cases, the individuality of each unit or residence within the block should be expressed.

In many cases blocks will incorporate distinctive 'gems' in previously identified locations, such as corner sites. Here the architectural language may vary in accordance with the location and form.

The compositional possibilities for each site or block should be discussed by the designer/developer with the Design Panel before the design stage begins. Pre Design briefings by the Design Panel will assist with this process.

Construction systems

Buildings are to be constructed using contemporary systems and materials. Materials should be incorporated in such a way as to reinforce the expressive gestures of the building – for example: solid forms will suggest the use of solid materials, lighter more open forms will suggest visually lighter materials. Functional and sustainable detailing is expected, to ensure durability of the resulting building.

Materials

Materials should wherever possible express what they are, rather than attempting to represent another material. The intention is to maintain quality standards for the development. The extent to which certain materials are used, and manner in which they are detailed, should be thoroughly considered by the designers. Materials such as upvc weatherboarding, pressed metal roofing tiles, and fibre-cement products must be shown to be appropriate for the circumstances of their use, and may not be specified if the way in which they are to be used results in lowering the overall quality of the development. Certain materials and systems are excluded for aesthetic and/or practical reasons.

These are:

- Timber or steel framed wall constructions supporting monolithic plaster systems. (Plaster is acceptable on concrete and masonry, including brick veneer)
- Pre-rusted steel cladding panels as weatherproofing skins
- Expanded polystyrene panel systems covered with high build paint.
- Exposed tanalised pole retaining walls. (Visual impact to be mitigated by planting and or screening)
- Lead.
- Galvanised and zinc/aluminium-coated steel internal guttering
- Aggregate chip-coated waterproofing membranes to gutters
- Aggregate chip-coated roofing tiles
- Fibre cement fencing of any profile or sheet form
- Unpainted or unstained Pine timber walls, fencing, or ancillary structures

Combinations of colour, texture and materials to achieve variety and interest along a street and express a sense of place





1.4.1 LANDSCAPE VALUES

The landscape values of connectedness, greenness and setting are regarded as distinctive and appropriate to the Hobsonville neighbourhood. These are to be achieved through the design of both the public, and private realms where these are visible from public spaces (i.e. the way that front yards interface with streets and open spaces should reinforce the character of the peninsula).

The design principles for the public realm are explained further under **Design for Community and apply to:**

- streets
- the coastal edge
- neighbourhood open space
- heritage landscapes

The design principles for the private realm are explained further under **Design for Living and apply to:**

- detached housing
- heritage buildings
- attached housing
- apartments and communal open space

The landscape values are reinforced through planting themes that define street and open space character areas; (Refer to Street and Lot Frontage Planting Themes Plan and associated explanation on the following page).

Connectedness

Connectedness is achieved by developing a logical network of streets and open spaces that allow pedestrians to easily access the coastal edge and neighbourhood services. Connected networks maximise recreational use and enjoyment of the entire peninsula, and provide for functional ecological corridors across the peninsula and around the coastal edge.

The landscaping of front yards contributes to the continuity of planting themes in character areas.

Connectedness with the past (i.e. the former use of the site as an airbase) is achieved through preservation, enhancement, interpretation and design reference to historical features. Heritage landscapes and buildings will be embedded into the character of the development, and should be referenced in the design of streets and parks

Greenness

The quality of the landscape and an overall impression of greenness created by street tree planting and front yard landscaping will result in an overall consistency and character for each neighbourhood.

The landscaping of private front yards can be used to supplement the street tree and public realm planting, while clearly differentiating private and public space. (Refer to Street and Lot Frontage Planting Themes Plan and associated explanation on the following page).

Setting

Setting overlaps both 'connectedness' and 'greenness'. In Landscape it is honoured and reflected particularly through vegetation species selection, the configuration of the site whether public or private and fence/wall heights. Designs should take into account their context in relation to cultural and social features (including buildings and spaces of heritage value) alongside their landscape context including topography, the coastal edge etc.

Plant selection, in particular tree selection should be considered carefully to ensure appropriate species are used in the right location. Character zone, size, sightlines, views and solar aspect, growing conditions and leaf drop should all be taken into account.



0 50 100 150

LEGEND

- Precinct Boundary
- Indicative Block Boundary
- Coastal Edge
- Urban Boulevard
- Park / Greenway

1.4.2 STREET AND LOT FRONTAGE PLANTING THEMES



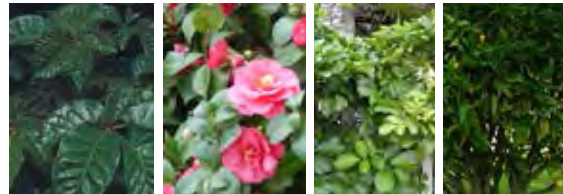
STREET AND LOT FRONTAGE PLANTING THEMES- EXPLANATION

Coastal edge

- Tree and plant species in this zone should be native coastal species.
- Trees with native bird attracting properties should be given preference over those without.
- Species should be ecologically appropriate for use in Auckland's upper harbour

**Park / Greenway**

- Fronts of lots should be hedged
- Street and park trees should include native bird attracting species e.g. *Vitex lucens*, *puriri*
- Native species should be considered a priority but exotic species may be used.
- Shrub planting should be 'lush' and 'glossy green' in character and should include shrubs with large glabrous, leaves
- Alpine or desert species are not acceptable
- More traditional flowering shrub or hedge species such as *Camellia* spp. are appropriate in this theme provided they are green and lush in their aesthetic.
- Trees in front yards should include fruit trees where possible

**Urban boulevard**

- Large scale deciduous street trees: *Liriodendron tulipifera*
- Planted berms to contain robust shrub species with architectural form e.g. *Phormium* spp
- The large pohutukawa tree on Hobsonville Point Road should be retained in its current position, gardens (including front of lots) adjacent this tree are to have native coastal shrub planting to create a feature node of coastal character in street

**Notes**

- Refer: *Native to the West, A guide for planting and restoring the nature of Waitakere City* for guidance on selection of appropriate native species.
- Where native species are used, eco-sourced plants (grown from local seed) should be used wherever possible to maximise ecological outcomes.

1.4.3 DESIGN FOR COMMUNITY

The following design principles relate to the way in which the consistency and legibility of the public realm contributes to the character and urban form of Hobsonville, and includes:

- streets
- the coastal edge
- neighbourhood open space
- heritage landscapes

Streets

The urban form for Hobsonville Peninsula is 'street based'. This means that the concentration of density, energy and activity is focussed along key avenues or urban boulevards, with priority given to Hobsonville Point Road. Therefore, attention to the quality and detail of these streets is critical to achieve the landscape characteristics of connectedness and greenness, and to reinforce the distinctive character intended for specific streets.

The following principles apply for street planting:

- Where relevant, street trees should be selected to achieve the effect intended by the Street and Lot Frontage Planting Themes Plan.
- At maturity, trees should reach a scale that is appropriate for the width and proportion of the street, and the height of the building frontage to the street.

- The number of tree species used in any street should be limited to achieve continuity and a discernible character for that street. Streets are to have one species of street tree unless otherwise specified by the Street and Lot Frontage Planting Themes Plan.
- Street gardens (e.g. planted berms where indented carparking occurs) are to have one species of shrub consistent for the length of the street.
- Growing conditions (including the size of the tree pit) should be optimised for all street trees to ensure successful establishment and growth.
- The spacing of trees should be minimised to achieve an avenue effect contributing to a high amenity urban environment. This should result in at least one tree per street garden (i.e. where indented carparking occurs).



Example of minor street under construction (Buckley Precinct)



Street trees and street gardens as consistent species.

Coastal Edge Streets

Coastal edge streets require individual and specific design at the time of development to ensure their functional performance is consistent with the development occurring around them, while also allowing access to the coastal edge and coastal walkway for both residents and visitors.

- They should include special carriageway treatment (raised and/or flush) in the form of material and finish, to encourage pedestrian crossings.
- They may also be flush with the coastal walkway for portions.
- Permeable surface materials and Low Impact Design [LID] treatment should be used in these areas where possible.
- Views to the harbour that are opened through vegetation removal must be maintained.
- Any street trees should be native coastal species, in particular pohutukawa.

Coastal Edge Streets: Bomb Point Interface

The street between the apartment zoned land and Bomb Point Reserve requires a high level of individual and specific design .

In addition to the guidelines outlined for coastal edge streets, it should also:

- Be at a level higher than the landscape to allow outlook over Bomb Point.
- Incorporate a footpath only on the inside edge so as to promote the development and use of a pedestrian promenade set into the bank between it and the main body of Bomb Point.

Park / Greenway Streets

The Park/Greenway streets

The Park/Greenway helps create a 'green core' to the Catalina Precinct with a community and pedestrian focus.

- Neighbourhood open space should be located on a Park/ Greenway street
- It should be depicted by way of signage, a change in pavement treatment and or street furnishings, in addition to the asymmetrical street design.
- Raised crossings or special carriageway treatment should be provided for pedestrians on the Park/Greenway street, wherever it crosses another street typology.
- Permeable surface materials and Low Impact Design [LID] treatment should be used in these areas where possible.
- Street trees and planting shall be in accordance with the Street and Lot Frontage Planting Theme

1.4.3 DESIGN FOR COMMUNITY continued

The coastal edge

The continuous vegetated character of the harbour edge is critical to the character of the peninsula, and the integrity of its ecological functions. In addition the following design principles apply:

- An ongoing programme of weed removal and supplementary revegetation planting should be implemented.
- Outlook to the harbour should be provided where feasible along the coastal walkway.
- Plant species should be selected to achieve the effect intended by the Street and Lot Frontage Planting Themes Plan.
- Multiple entry and exit points should be provided to the coastal walkway.
- Passive surveillance (overlooking provided by adjoining houses and streets) should be provided for the coastal walkway where possible, without detracting from the natural experience. Where possible, a minimum of 2m either side of the walkway should be kept open (e.g. no, or only low vegetation present) to provide for passive surveillance and visibility. Alternate walking routes may be provided to access any special features along the walkway.
- Lighting should not be provided for the coastal walkway except in circumstances where there is already partial ambient lighting from adjoining streets, or where full lighting is required for pedestrian safety. A clear entry and exit point exists for this section of walkway.
- Open spaces on headlands should be landscaped to include picnic spaces and allow views of the harbour, the coastal walkway and native coastal vegetation, with some open areas of lawn to allow passive and informal recreation activities.
- Where possible there should be a small carpark at the end of each road adjoining a headland open space to allow access to the coastal walkway for visitors transporting children, bicycles, elderly people etc.
- Seating should be located along the coastal walkway to take advantage of sun and shade, and should include a range of seating options for all ages and abilities, including benches and seats with backs and arms. These should be located with appropriate surrounding space so as not to impede walkway activity when in use.
- The coastal walkway should have its own suite of park furniture and signage, different from that of neighbourhood open space and standardised across all coastal reserves, unless incorporated into low walls and other features that are specific to the design of a space.



Neighbourhood open space

The open space network shall be a connected series of spaces which together perform a variety of functions, including providing for:

- active and passive recreation,
- pedestrian access to the coastal edge
- community and public gatherings
- community groups (i.e. community building)
- amenity for intensive urban areas
- stormwater collection and treatment
- the preservation of heritage features and significant existing vegetation
- ecological linkages

Neighbourhood open spaces are those which cater for the immediate local area and are within an easy 5 minute walking distance of surrounding houses. This excludes the harbour edge, and heritage landscapes. The following general design principles apply to neighbourhood open space:

- Large existing trees in healthy condition should be incorporated for their character, scale and shade value where possible
- New trees should be planted to achieve character, scale and shade, and may be used as a landscape structuring device e.g. to denote entrances, frame views etc.



Planting contributing to ecological linkages.



Play spaces for a range of ages.



Incorporate large existing trees.

- Open lawn areas designed for informal ball sports should be of an appropriate size and proportion, and adequately drained to ensure suitability for the intended level of use.
- Seating should be located to provide options for sun and shade and should include a range of seating options for all ages and abilities such as benches and seats with backs and arms.
- Footpath access should be provided along desire lines, providing logical connections between park features, road crossings and other local services, and should be of a width and surface material that is appropriate for its intended use.
- Universal access should be provided on sloping sites (i.e. where there are steps into a park, an alternate ramped access must also be provided).
- Hard spaces (other than footpaths) should only be incorporated for a specific function (such as ball courts, skate areas, plaza space located on Hobsonville Point Road etc), and should be rationalised across the open space network so that provision is justified in specific locations.
- Perimeter fencing and bollards should be limited in use, particularly where other design features such as planting or earth contouring may be used to deter vehicles.
- All planting when mature and fully maintained (e.g. hedges), should maintain sightlines into and out of open spaces for passive surveillance.
- Any play spaces should be located near other community facilities where possible, and designed to cater for a range of age groups and abilities, and incorporate shade, seating and containment for junior play equipment.
- Areas of planting should be designed to contribute to ecological linkages or neighbouring heritage landscapes where applicable.
- Park furniture should be standardised across neighbourhood open spaces, unless incorporated into low walls and other features that are specific to the design of a space.
- Lighting may be provided along main pedestrian routes and where partial ambient light from adjoining streets may create CPTED issues. Feature lighting may be incorporated into plaza spaces or used to highlight special park features.

Heritage landscapes

The design and management of Bomb Point will be subject to a specific landscape and heritage management plan. It must respect and reflect the heritage character of the landscape and built features within it.

1.4.4 DESIGN FOR LIVING

Detached housing typologies

Detached housing typologies typically have a greater setback between the building frontage and the street than attached housing typologies or apartments. Building setbacks are also likely to be greater on north facing sections, to allow for private outdoor living space.

A front yard is the realm between public and private and shares elements of both, i.e:

Semi-public: Front yards overlook the street and contribute to a sense of community and being neighbourly. Tree planting in front yards helps to reinforce an overall impression of greenness and consistency relating to the character and scale of street tree planting.

Semi-private: Front yards are an extension of the house and reflect the lifestyle of the people living there. Front yards are personalised by planting, and reflect a keen interest in gardening and outdoor living.

The following design principles apply to the front yards of detached housing (i.e. private yards that are visible from the public realm):

- Where fences and walls are used to demarcate front yard boundaries, the height and location of these elements must provide a degree of privacy while still allowing outlook and surveillance of the street. The distinction can be assisted with planting, changes of level and surface material.

- Corner lots require special treatment. Where a lot has two frontages they should both positively address the street. In these situations the front yard treatment should extend around the corner for at least the same distance as the lot width. Semi-transparent fencing and screen planting must be used for the rear yard.
- North facing front yards should accommodate private outdoor living areas that do not necessitate high fences on the front boundary, including corner sites. This can be achieved with planting and/or pergolas, partially enclosed decks and verandahs, changes in levels, or other architectural structures set back from the street and associated with the house.

Further detail on private outdoor living is provided in the Architecture section of this document.



Low fence on corner lot extends around corner.

Attached housing typologies

Attached housing typologies typically have a small front yard that is predominantly planted, and may include a change in level, and/or a low wall or fence to demarcate the front yard boundary and create a distinction between public and private space. As with the detached housing, building setbacks are likely to be greater on north facing sections, to allow for private outdoor living space.

For attached dwellings, particular attention is required to address privacy, overlooking, connection to a living area, and sunlight access to private outdoor living areas. This is covered in more detail under 1.3 Architecture.

The following design principles apply to the front yards of attached housing (i.e. private yards that are visible from the public realm):

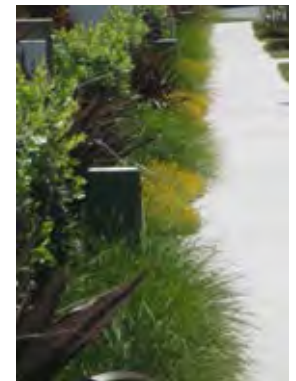
- Front yard landscaping may provide some coherence to a block of attached dwellings, with repetition of some elements. However the individuality of each unit should also be expressed in the design of each yard.
- Corner lots require special treatment where a lot has two frontages that must positively address the street. In these situations the front yard treatment should extend around the corner for at least the same distance as the lot width. Semi-transparent fencing and screen planting should be used for the rear yard.
- Where possible, north facing front yards should have architecturally designed solutions for private outdoor living that are integrated parts of the building, such as a raised terrace or front verandah.



Front yard landscaping provides coherence along block.



Smaller front yard planted to boundary.



1.4.4 DESIGN FOR LIVING continued

Apartments and communal open space

Apartment open space and landscaping should improve the overall living environment for residents, and enhance the amenity of the development for both residents and the public. Open space may be private, public, or communal, and a clear distinction should be made between each of the different types of ownership.

Private open space may be provided in the form of a balcony, deck, terrace, ground level courtyard garden, or roof terrace. For the private open space of apartments, particular attention is required to protect privacy, minimise overlooking and overshadowing, and optimise sunlight access. This is covered in more detail under 1.3 Architecture.

Where open space is visible (and possibly accessible) from the public realm it should help to integrate the development into the surrounding area. The following design principles apply:

- Where an apartment frontage is set back from the front boundary, landscaping should contribute positively to the overall coherence and character of the street.
- Where the building frontage incorporates separate entrances to ground floor units, these entrances should be individually defined by landscaping.
- Good connections, layout, and internal way finding should be provided
- Good passive surveillance should be provided
- An appropriate balance of both hard and soft landscaping should be provided, incorporating trees that are of an appropriate scale in relation to the building, and providing an attractive outlook for residents.
- Seating, shade and lighting should be provided as a minimum.
- An outdoor children's play area may be required as part of a communal space, depending on the size of the apartment development and the proximity of public open space with play equipment.

Communal open spaces are shared by residents and allow community identity to develop. In addition to the design principles for communal open space covered under 1.3 Architecture, the following design principles apply for landscaping:

- The size and proportion of the communal open space should be proportionate to the scale of the building, and configured to be usable and accessible for all ages.



Passive surveillance



Seating and shade



1.4.5 DESIGN FOR QUALITY

The character and amenity of a street or neighbourhood is affected by the quality of planting and hard landscaping in both the public and private realm. Each street should have a coherent spatial composition and use consistently high quality plants, materials, finishes and construction methods. Front yards also introduce variety, personality, visual richness and texture to the street through planting, fencing and paving.

The quality of open space, both public and private, is critical for neighbourhood amenity, image and liveability. All landscape elements should:

- reinforce the character of the street or open space,
- provide coherence as well as variety and interest,
- contribute to the connectedness and greenness of the neighbourhood.

The design principles for public areas, i.e. streets and open spaces, are included under Design for Community. The following design principles apply as a benchmark for the quality of private front yards where visible from the street.

Trees

- At maturity, trees should reach a scale that is appropriate for the width and proportion of the street and the height of the building frontage to the street.
- The selected tree species should be appropriate for the character of the street, e.g. where existing trees influence character, or to complement a chosen street tree theme.
- Where applicable, tree species should be in keeping with the Street and Lot Frontage Planting Themes Plan in this document.
- Trees planted in front yards should be accommodated inside the front boundary where the setback clearance between the front wall / fence and the building is 2m or greater in distance. Care should be taken not to plant trees in conflict with buildings or other structures, or hedges.
- Trees planted in front yards should be a minimum size of Pb 150 (exceptions may be considered subject to availability for particular species such as fruit trees)
- Trees are best integrated within the front yard planting, with shrubs or groundcovers at their base so as not to compromise usable lawn space on lots with larger setbacks.
- If Nikau or Cabbage trees are chosen as front yard trees, these would be planted in groups, with multiple trees per lot where possible.
- Streets are to have up to three species of trees in front yards.
- Trees in front yards in a non themed area may include fruit trees where practical



Coherence and variety in streetscape



Evergreen trees in front yards compliment deciduous street trees



Trees to be located inside front boundary fence and/or hedge with shrub planting at base.



Nikau in group of three



1.4.5 DESIGN FOR QUALITY continued.

Front yard planting

Front yard planting must define front boundaries, reinforce entrances, soften hard surfaces, screen services, and provide privacy and separation between each lot. Where front yards are being actively used as private living spaces such as courtyards for seating and eating, designs should enable the creation of spaces that help reinforce these activities. E.g. through incorporating raised courtyards, simple hedges up to 1.2m and deeper shrub planting beds that help create a feeling of privacy without unduly screening the area completely from view.

Planting should be designed to create layers of height, texture and colour.

All front yards with a setback of less than 3.5m should be entirely planted (as opposed to lawn) where soft landscaping is required.

Where applicable, plant species should be in keeping with the Street and Lot Frontage Planting Themes Plan in this document.

All front yard planting (excluding trees) must be:

- limited in overall height to maintain outlook to the street
- mass planted to achieve a continuous and even coverage once mature.
- a minimum grade of PB12 for hedges and screen planting, and min Pb5 elsewhere
- a single species used for hedges
- selected and sited for optimum growing conditions (e.g. for shade /shelter)
- appropriately selected for intended purpose (e.g. larger shrubs for screening)

Fences and walls

Fences and walls on the front boundary should not be more than 900mm in height, with the exception of heritage buildings and their yards where fences may be up to 1500mm in height.

All lots should have a front fence or low wall combined with planting on the boundary line, except in the following circumstances:

- Where the building is within 1.5m of the front boundary and separation is created by planting or other architectural elements (e.g. steps, terrace, verandah).
- At the front yard interface with the Coastal Edge character area where the Coastal Edge boundary setback is 5m or greater.



Layers of height, texture and colour.



Outlook to street maintained.



Hedges of consistent species.



Setbacks less than 3.5m are entirely planted.



Setbacks more than 3.5m can include lawn.

When designing the style of front yard fencing, care should be taken to avoid:

- long stretches of the same fencing type along a street,
- a different type on every lot, or
- predictable and repeated patterns of fencing types.

Front yard fencing should be designed to:

- be in keeping with the architectural character of the house without needing to match it in appearance, colour or materials,
- achieve an appearance of substance and depth, using high quality detailing, construction and materials (i.e. not sheet panels)

Service plinths may be integrated with, recessed within, or placed behind the front fence so that they are not prominent in view. Where a fence or wall is set back from the front boundary (typically by 0.6m) to allow for a service plinth, planting should be incorporated in front of the wall to assist with screening.

Where a 1.8m high privacy fence is visible from the public realm (e.g. corner lots and rear lanes), the top 0.5m portion of the fence should be semi-transparent.

Coastal Edge and Public Open Space Fencing

Where a boundary is shared with an open space, fences and or walls are encouraged to be not more than 900mm high regardless of front, side or rear boundary situation. Where this is not practical, a higher fence may be constructed provided it is visually permeable. Fences and walls on a boundary shared with an open space or the coastal edge should not be higher than 1.5m and should be permeable when higher than 1.2 (refer definition diagram in Technical Annexures).

- Fencing should be treated similarly to street front fencing in design and materials.
- Lots interfacing with the coastal edge character area should reinforce it by extending planting themes into front yards to maintain a natural and informal interface, and should,
- use low planting to allow passive surveillance of the walkway,
- have a similar or complementary theme to the adjoining coastal edge or public open space planting.



Service covers located in 600mm strip in front of fence, planting to screen.



Example of low wall on Buckley Ave.



Examples of low fences with good level of detailing.



Privacy fence with permeable top.

1.4.5 DESIGN FOR QUALITY continued.

Gates

- Gates may be incorporated into fences and walls for pedestrian entrance paths or across driveways. The gate should be in keeping with the scale of the fence or wall with which it is associated, and should be permeable (semi-transparent).
- Gates to back yards visible from the street should appear seamless with privacy fences separating front and back yards.
- Where a property is located on a boundary with public open space, for example the coastal edge, a gate may be located within the boundary fence allowing access from the yard. This gate should appear seamless with the fence.

Retaining walls

- Timber pole retaining walls to the front yards should be planted, or screened from view. Treated pine walls should be stained or painted black.

Letterboxes

- Each house or attached unit should have an individual letterbox, with the exception of apartment blocks which may have grouped postal boxes. Letterboxes must be located on the front boundary and accessible from the path or driveway providing access to the front door.
- Letterboxes should be fit for purpose and functional, and designed with balanced proportions and robust, quality materials. House numbers should be clearly visible from the street.
- Letterboxes should be integrated with a blade wall or fence.



Gates to back yards incorporated in privacy fences.



Concrete block retaining wall to front boundary with planting to screen.



Examples of letterboxes incorporated into walls.



Driveways

- The material should be concrete paving or a similar material with a high quality finish and sawcut pattern. Black oxide should be added to the concrete mix to soften its appearance when constructed.

Entrance paths

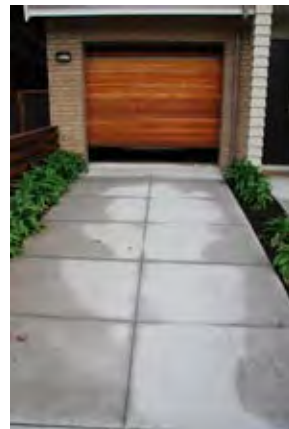
- Paths should be provided for each house or unit and should be connected to the footpath in the adjacent street or park. Steps, terraces or other architectural features may replace paths where there is a reduced setback and where a change in level is created.
- The path width should be appropriate for the building type and its intended use i.e. the path width may be wider for an apartment building than for a townhouse.
- The material and finish may vary, however a durable paved surface should be used (as opposed to loose material).

Signage

- All signs should be visually appropriate to the amenity and heritage values and neighbourhood character of the surrounding environment.
- Signs should avoid creating any situation hazardous to the safe movement of traffic.
- Signs should avoid dominating the neighbourhood and nearby structures.
- Sensitive design is required for any signage associated with existing heritage buildings and places.



Driveway width = garage door width.



Examples of suitable entrance paths.



The retention and enhancement of the existing coastal and stream network is key. Development should seek to enhance the biodiversity of the site by creating an enhanced ecological environment where rare or threatened species can exist or obtain passage through, while at the same time providing an attractive environment for communities to recreate through active and on-going participation.

The management of biodiversity will be addressed at subsequent resource consenting stages for physical works within the application site, including future open space areas. This will include a variety of plans/initiatives e.g. a coastal revegetation plan, weed and pest management, general landscaping plans, lizard management plan etc.

Threatened species and habitats are to be enhanced throughout the proposed local reserve network, particularly along the coastal edges and within riparian areas of the site. The development of walkways, infrastructure and associated structures shall be undertaken in a manner that maintains and enhances the biodiversity potential of these environments.

This network of green space should create connections between habitat nodes along existing natural coastal and stream networks allowing for safe passage of wildlife populations. The quality and quantity of stormwater inputs in to the harbour receiving environment will be enhanced. In addition, an integrated network of public open space will provide local communities with the opportunity to explore and enjoy the natural environment.

Any walkways or board walks should be designed to avoid or minimise adverse effects on the plant and animal communities that are present.

Where possible all permanent streams should be retained and enhanced to provide suitable fauna habitat. Where this is not possible, any loss of fresh water habit will need to be mitigated.

There is the presence of a range of notable plants at Hobsonville Point. In addition, there are a number of threatened plant species in the area.

The careful consideration of these species should be an integral part of area specific landscaping/development plans with their retention and enhancement being the key aims.

It is noted that saltmarsh habitats may contain locally uncommon plants. These are important components of the overall biodiversity, and provide the interface between the coastal edge and CMA, and as a result may require site-specific management strategies.

The coastal edge provides important habitats generally to avifauna and there is need for site-specific management in some areas (e.g. predator control adjacent to rushmarsh used by banded rail – as in Catalina Bay).

A lizard survey has been undertaken and this will include the development of a lizard management plan for the site.

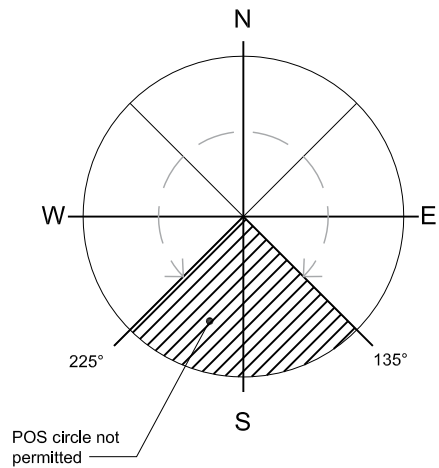
The above matters will need to be addressed through the subsequent resource consenting phase for physical works.



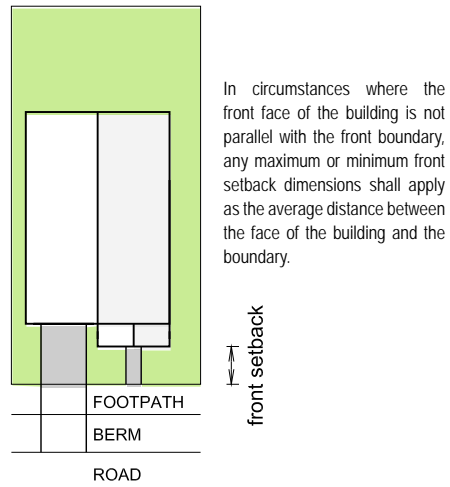
2

CATALINA SUB PRECINCT TECHNICAL ANNEXURES

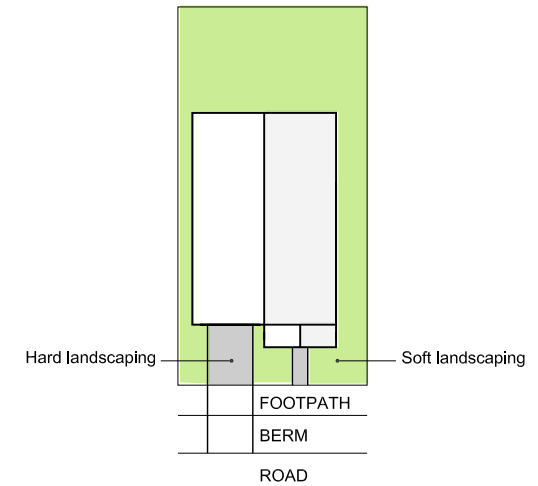
1. LOCATION OF PRIVATE OUTDOOR SPACE



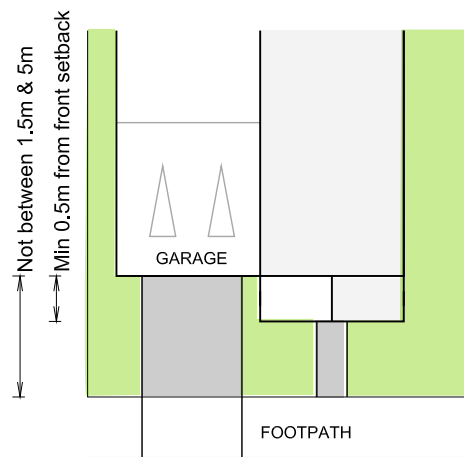
2. FRONT SETBACK



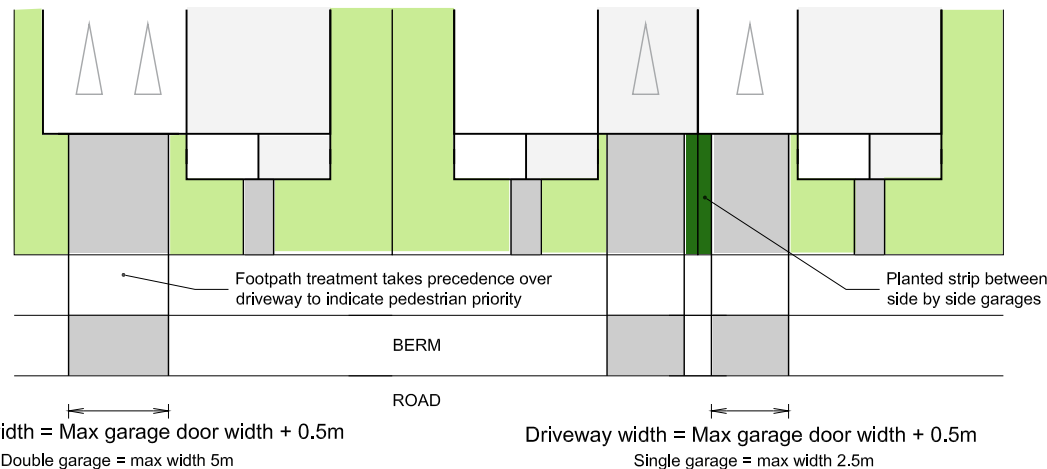
3. FRONT YARD LANDSCAPING



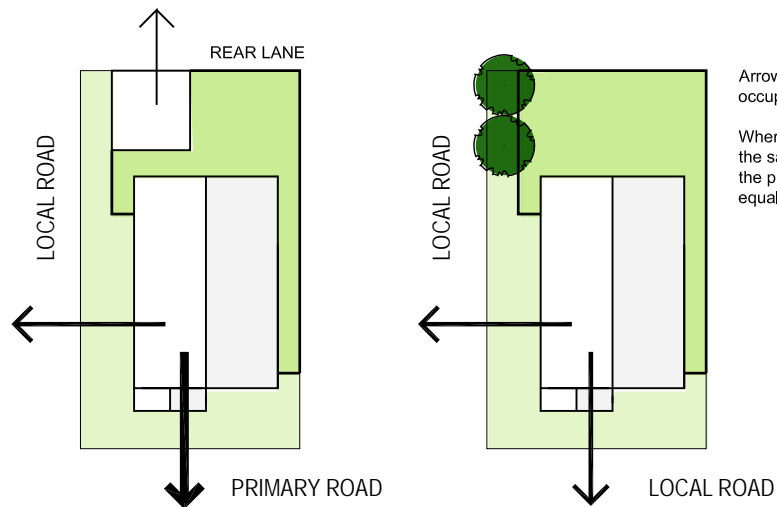
4. GARAGE SETBACK



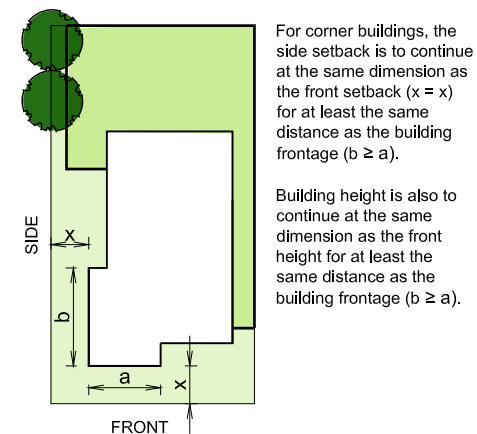
6. DRIVEWAY CROSSINGS



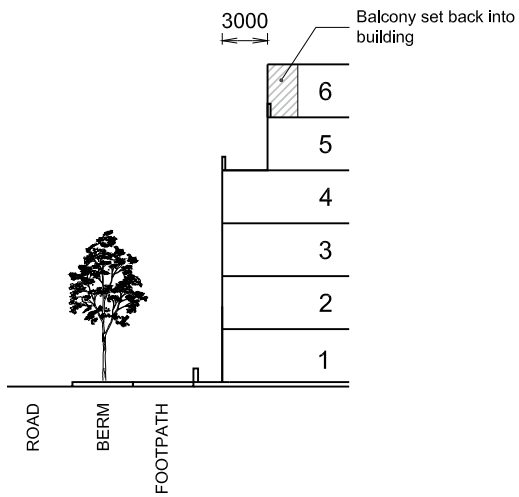
5. OCCUPIED FRONTAGE



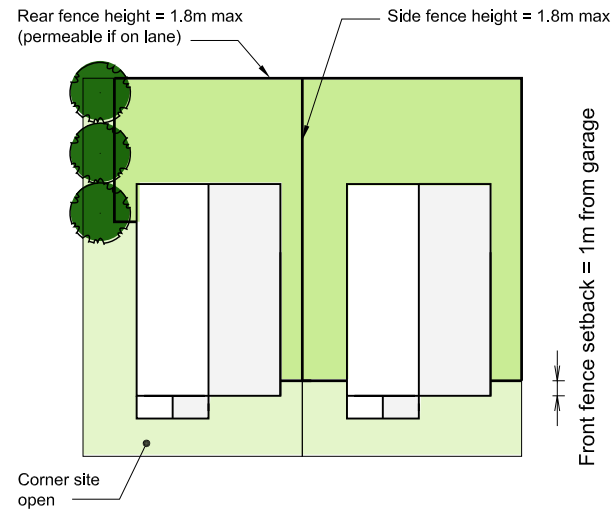
7. CORNER HEIGHT AND SETBACK



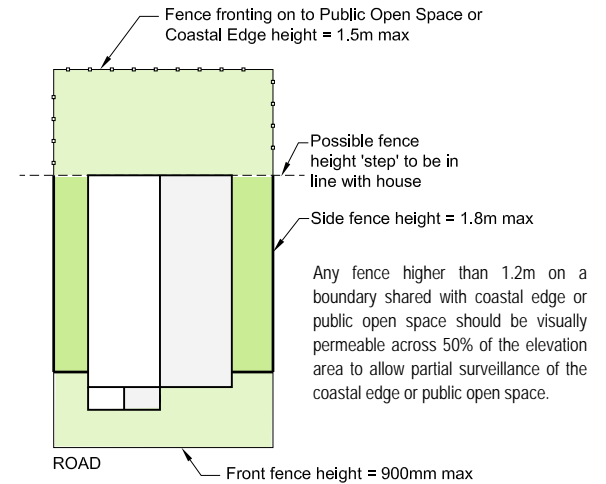
8. BUILDINGS >4 FLOORS HIGH



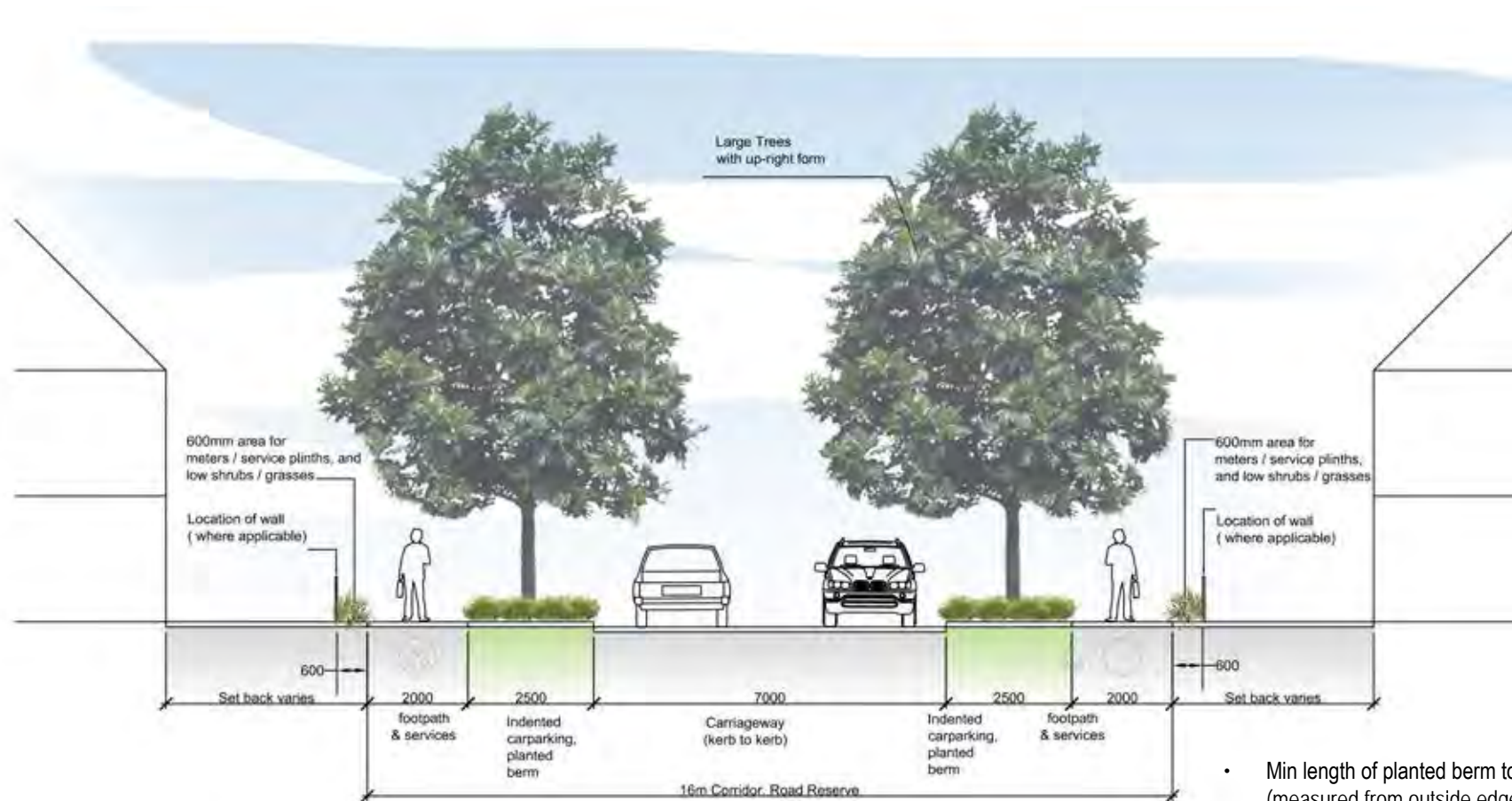
9. FENCING



10. FENCING - LOTS ON COASTAL EDGE OR PUBLIC OPEN SPACE BOUNDARY

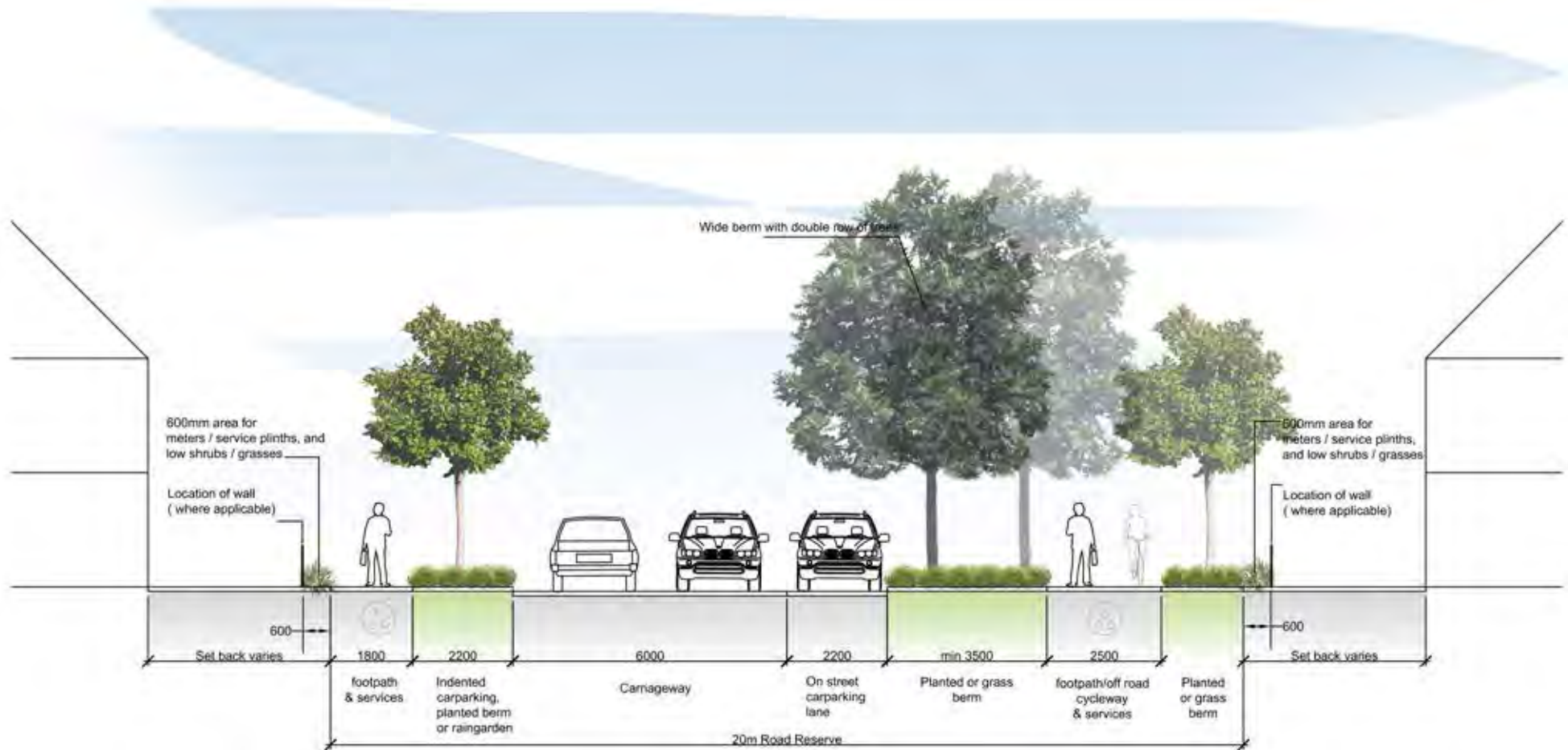


INDICATIVE STREET CROSS SECTION - SECONDARY ROAD



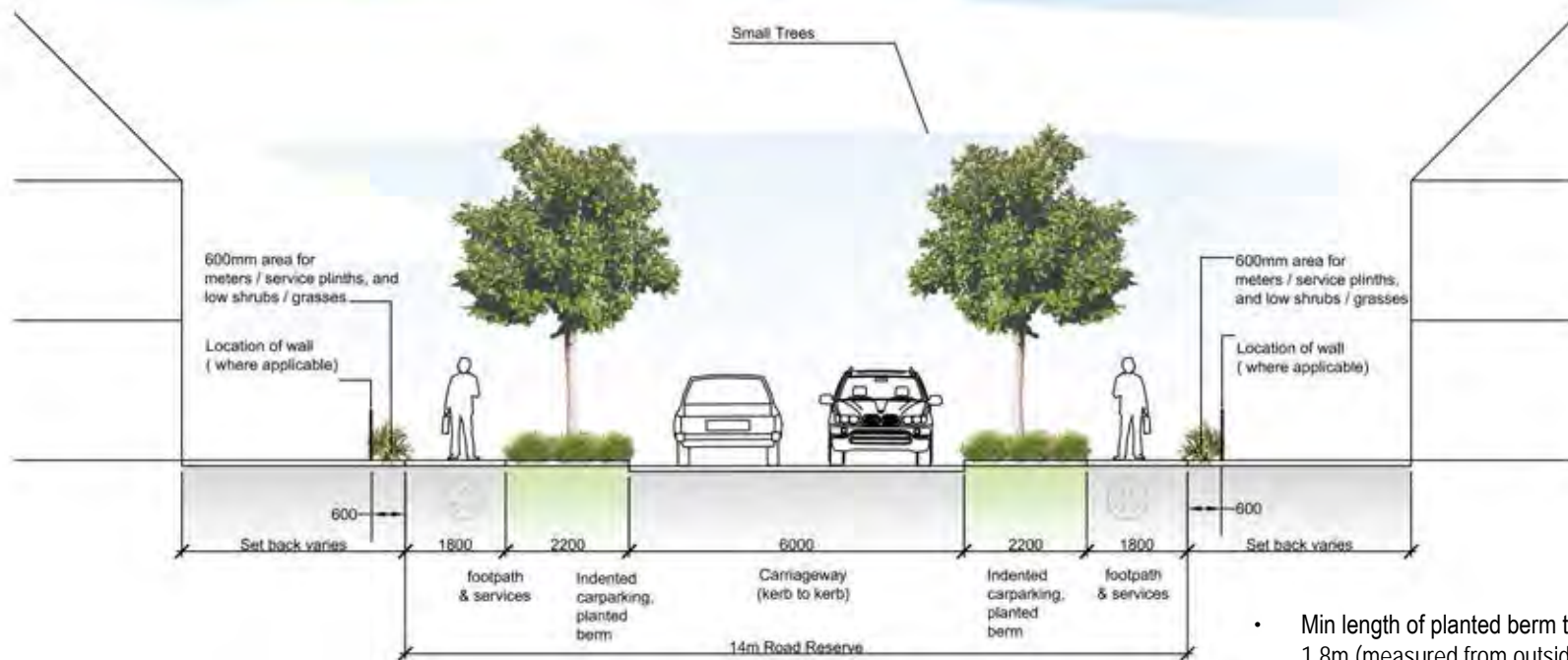
- Min length of planted berm to contain trees: 2.5m (measured from outside edges).
- 600mm area for plinths to be within private property with access by utility companies (no walls to be allowed in front of 600mm area).
- Mountable kerbs to be used for indented carparking.

INDICATIVE STREET CROSS SECTION - SPECIAL CHARACTER LOCAL ROAD



- Min length of planted berm to contain trees: 1.8m (measured from outside edges).
- 600mm area for plinths to be within private property with access by utility companies (no walls to be allowed in front of 600mm area).
- Mountable kerbs to be used for indented carparking.
- Stormwater low impact design devices may be incorporated and carriageway, parking and planting dimensions may be adjusted accordingly.

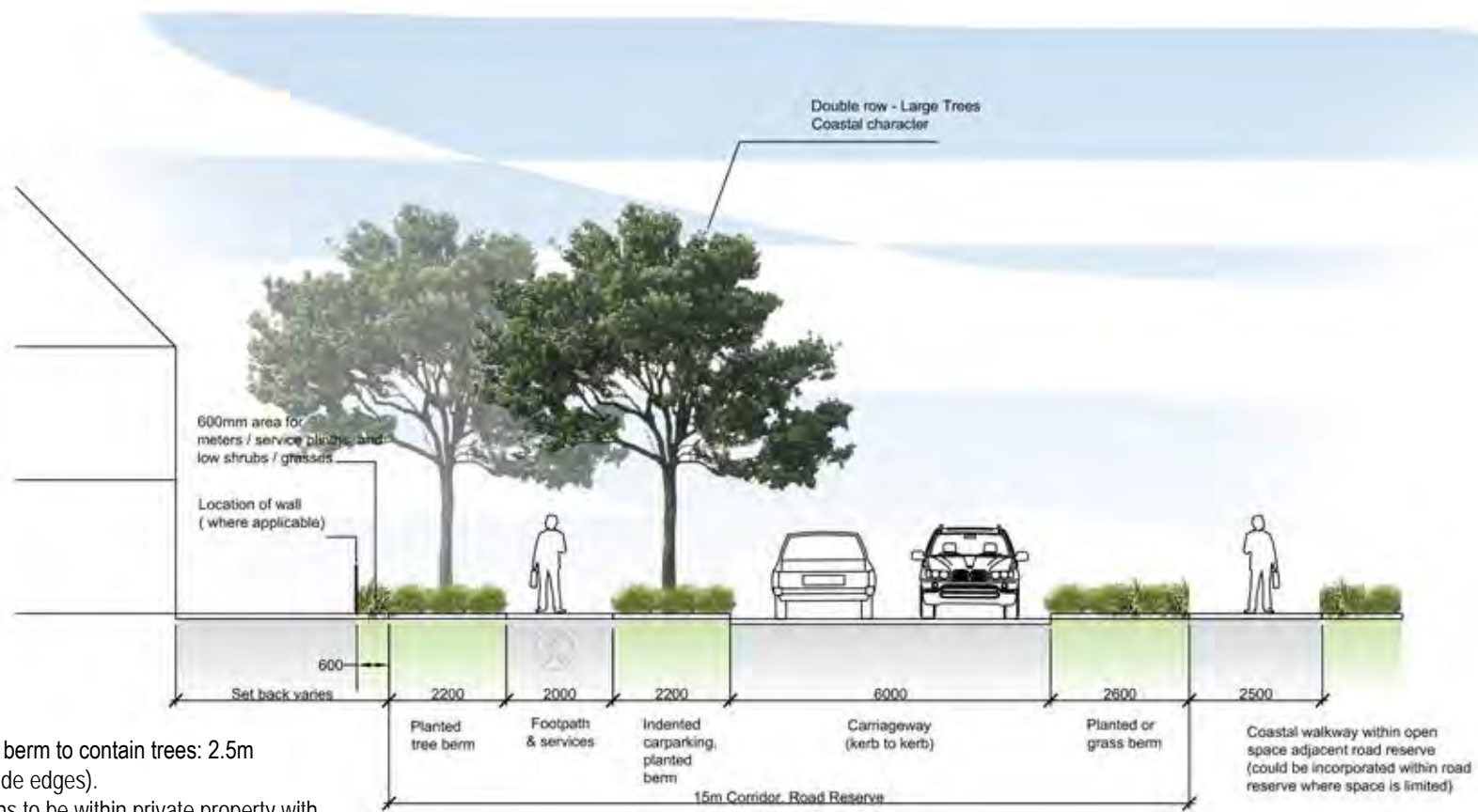
INDICATIVE STREET CROSS SECTION - LOCAL ROAD



- Min length of planted berm to contain trees: 1.8m (measured from outside edges).
- 600mm area for plinths to be within private property with access by utility companies (no walls to be allowed in front of 600mm area).
- Mountable kerbs to be used for indented carparking.

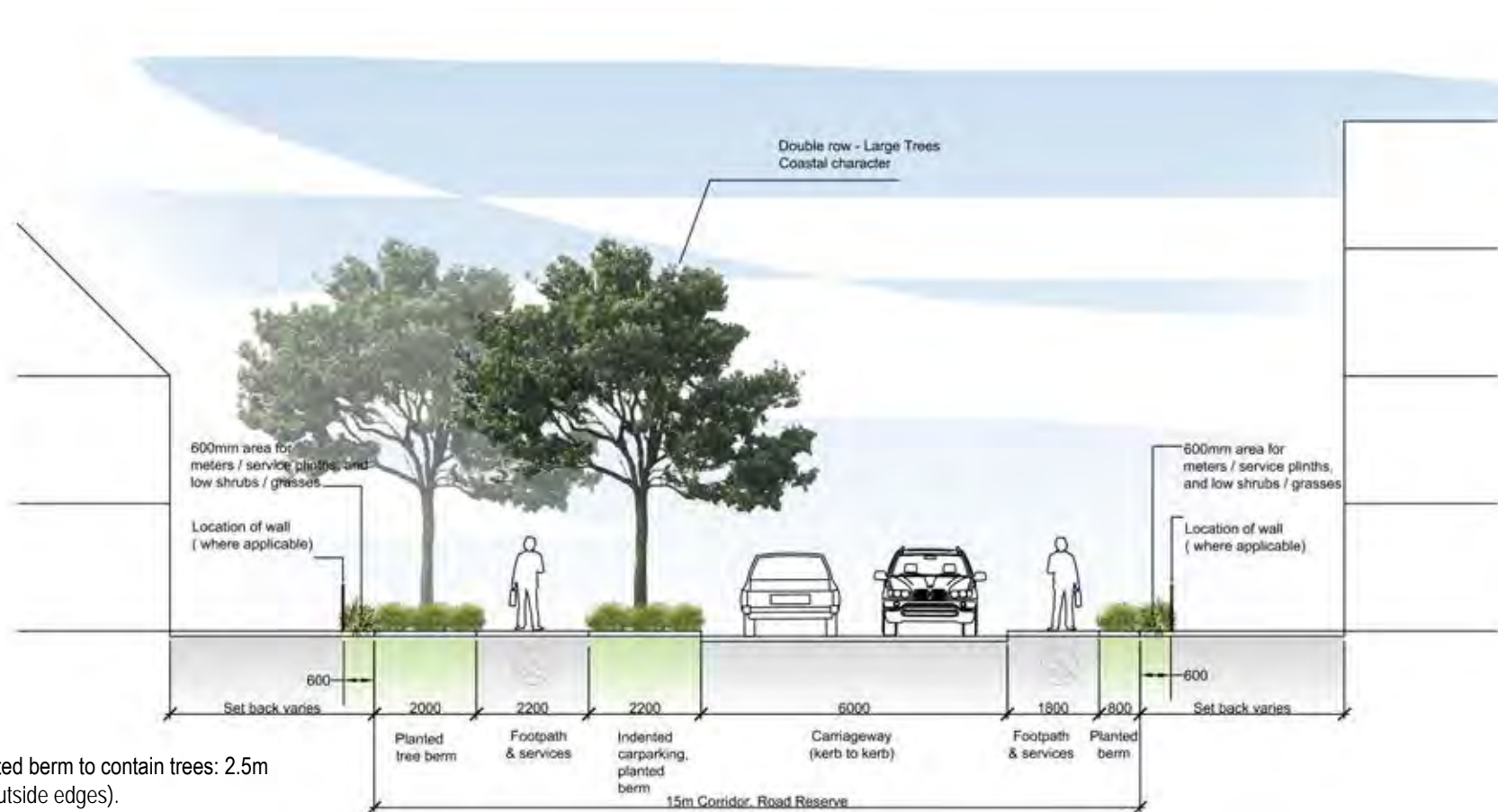
2.2 STREET CROSS SECTIONS

INDICATIVE STREET CROSS SECTION - COASTAL DRIVE (ADJACENT COASTAL WALKWAY)



- Min length of planted berm to contain trees: 2.5m (measured from outside edges).
- 600mm area for plinths to be within private property with access by utility companies (no walls to be allowed in front of 600mm area).
- Mountable kerbs to be used for indented carparking.

INDICATIVE STREET CROSS SECTION - COASTAL DRIVE (BETWEEN SUPERLOTS)



- Min length of planted berm to contain trees: 2.5m (measured from outside edges).
- 600mm area for plinths to be within private property with access by utility companies (no walls to be allowed in front of 600mm area).
- Mountable kerbs to be used for indented carparking.

I606. Lincoln Precinct

I606.1. Precinct description

The zoning of land within this precinct is Business - Mixed Use Zone and Business - Light Industry Zone. The Lincoln precinct applies to the Laidlaw College site and adjoining properties.

The Lincoln precinct is located between Lincoln Road, Clemway Place and Central Park Drive, in Henderson. The Lincoln precinct has been split into three sub-precincts. Lincoln sub-precinct A and sub-precinct C applies to the Laidlaw College site. Sub-precinct B applies to the remaining land within the precinct.

Sub-precinct A enables a range of activities to cater for the unique and diverse requirements of the Laidlaw College and its student population, employees and visitors.

Sub-precinct B provides more stringent standards than those allowed for in the Business - Light Industry zone, in order to manage reverse sensitivity effects on Sub-precinct A.

Sub-precinct C provides more stringent standards than those allowed for in the Business - Mixed Use Zone in order to manage reverse sensitivity effects on Sub-precinct A.

Refer to the planning maps for the location and extent of the precinct.

The zoning of land within this precinct is Business – Mixed Use Zone and Business – Light Industry Zone.

I606.2. Objectives

- (1) The operation of facilities within Sub-precinct A that meet the educational needs of students, facilitate research and development, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities in Sub-precinct A integrate positively with the wider community and environment.
- (3) The operation of tertiary education facilities within Sub-precinct A meet the residential accommodation needs of students and staff members whose role requires them to live on the site.
- (4) Education and business activities that are compatible with and accessory to the primary activity both benefit from co-location in this precinct.
- (5) Adverse reverse sensitivity effects from activities on sites adjoining Sub-precinct A are managed.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I606.3. Policies

- (1) Enable a wide range of activities in Sub-precinct A including early childhood, primary and tertiary education, research, recreation, student and staff accommodation and appropriate accessory activities.

- (2) Provide for accessory activities to meet the needs of employees, students and visitors of Sub-precinct A without undermining the function of the Henderson Metropolitan Centre as the primary location for business activities.
- (3) Require the design and location of buildings and structures in Sub-precinct B and Sub-precinct C to not adversely affect the amenity values of Sub-precinct A.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I606.4. Activity table

The provisions in any relevant overlays, zone and the Auckland-wide provisions apply in this precinct unless otherwise specified below.

Table I606.4.1 Activity table specifies the activity status of land use and development activities in Sub-precinct A of the Lincoln Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in Table I606.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I606.4.1 Activity table

Activity		Activity status
(A1)	Activities and development in Sub-precinct B	
(A2)	Activities and development in Sub-precinct C	
Use		
Residential		
(A3)	Dwellings accessory to education facilities	P
(A4)	Dwellings not associated with education facilities	RD
(A5)	Employees accommodation	P
(A6)	Student accommodation	P
(A7)	Visitor accommodation accessory to education facilities	P
Commerce		
(A8)	Commercial services	P
(A9)	Conference facilities	P
(A10)	Dairies up to 100m ² gross floor area	P
(A11)	Drive-through restaurant	NC
(A12)	Entertainment facilities accessory to education facilities	P
(A13)	Existing lawfully established commercial activities as at the date the Unitary Plan becomes operative	P
(A14)	Bars and taverns accessory to education facilities	P
(A15)	Garden centres	NC

(A16)	Licensed premises accessory to education facilities	P
(A17)	Laboratories	P
(A18)	Offices accessory to education facilities	P
(A19)	Offices not accessory to education facilities	NC
(A20)	Restaurants and cafes accessory to education facilities	P
(A21)	Service stations	NC
(A22)	Show homes	NC
(A23)	Trade suppliers	NC
Community		
(A24)	Artworks	P
(A25)	Care centres	P
(A26)	Community facilities	P
(A27)	Displays and exhibitions	P
(A28)	Education facilities	P
(A29)	Healthcare facilities accessory to education facilities	P
(A30)	Informal recreation	P
(A31)	Marae and associated activities	P
(A32)	Organised sport and recreation	P
(A33)	Tertiary education facilities	P
Industry		
(A34)	Industrial activities	NC
Development		
(A35)	Accessory buildings	P
(A36)	Buildings, alterations, additions and demolition	P
(A37)	Floodlighting, including exterior lighting, fittings, supports and towers	P
(A38)	Sport and recreation structures	P

I606.5. Notification

- (1) Any application for resource consent for an activity listed in Table I606.4.1 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).

I606.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, in addition to the following standards.

All activities listed as permitted, controlled and restricted discretionary in Table I606.4.1 Activity table must comply with the following standards.

I606.6.1. Floodlight tower heights

- (1) In Sub-precinct A floodlight towers must not exceed a maximum height of 18 metres.

I606.6.2. Height and height in relation to boundary

- (1) Buildings within Sub-precinct B and Sub-precinct C must not project beyond:
 - (a) a 35 degree recession plane along the southernmost boundary of sites which adjoin the northern boundary of Sub-precinct A;
 - (b) a 45 degree recession plane along all other site boundaries which adjoin Sub-precinct A.
- (2) The recession plane controls apply as specified below:
 - (a) unless specified otherwise, the recession plane must be measured from any relevant point 2.5 metres vertically above ground level on any site boundary adjoining Sub-precinct A;
 - (b) for Lot 4 DP 120941 (203 Lincoln Road) the recession plane must be measured from any relevant point 6 metres vertically above any site boundary relating to this lot; and
 - (c) the recession plane must not apply in respect to the eastern boundary of Lot 4 DP 146207, the northern boundary of Lot 7 DP 118962 and the western boundary of Lot 10 DP 118962 (7 Clemway Place).

I606.6.3. Yards

- (1) Buildings in Sub-precinct B and Sub-precinct C must be located greater than 3 metres from the boundary with Sub-precinct A, provided that no setback must apply to the eastern boundary of Lot 4 DP 120491 (203 Lincoln Road), the northern boundary of Lot 7 DP 188962, and the western boundary of Lot 10 DP 118962 (7 Clemway Place).

I606.6.4. Air conditioning equipment and air discharge devices

- (1) Buildings in Sub-precinct B and Sub-precinct C must not have air conditioning equipment or air discharge devices located within 20 metres of the boundary with Sub-precinct A.

I606.6.5. Fencing

- (1) A minimum 1.8 metre high close-boarded fence and a minimum 1 metre wide planted strip along the site boundary of any site in Sub-precinct B and Sub-precinct C, where the site boundary adjoins sub-precinct A must be provided.

I606.6.6. Landscaping

- (1) A minimum of ten per cent of the net site area of Sub-precinct A must include or remain as a landscaped area specifically incorporating trees and shrubs when any new development is implemented.

I606.6.7. Noise

- (1) Any activity in Sub-precinct B and Sub-precinct C must meet the noise controls set out in Table I606.6.7.1 Noise controls as measured in accordance with NZS 6801:2008 Acoustics – Measurement of Sound and NZS 6802:2008 Acoustics – Assessment of Environmental Sound at an appropriate part of the site (comprising any part of the Sub-precinct B and Sub-precinct C area bounding the northern boundaries of Lots 4 and 5 DP 146207 and Lots 10, 11, 12 and 14 DP 118962 and the southern boundaries of Lots 1 and 3 DP 168946).

Table I606.6.7.1 Noise controls

Time	Noise Level
Monday – Saturday 7.00am – 7.00pm	50dB $L_{Aeq(15min)}$
Monday – Saturday 7.00pm-10.00pm; Sundays and public holidays 7.00am-10.00pm	45dB $L_{Aeq(15min)}$
All other times	40dB $L_{Aeq(15min)}$ 70dB L_{AFmax}

- (2) Where any existing or new building or part thereof is to be used for residential activity in Sub-precinct A, an acoustic design report from a person suitably qualified and experienced in acoustic design must be provided. The report must confirm that the building, if constructed is designed to achieve the specified internal noise levels inside any habitable room not exceeding 35dB $L_{Aeq(15 min)}$ between the hours of 10.00pm – 7.00am at the time of application for either a building consent (in the case of a permitted activity for a building or residential activity) or resource consent for a building or residential activity.

I606.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I606.8. Assessment – restricted discretionary activities**I606.8.1. 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) Dwellings not associated with education facilities:
 - (a) the effect on the amenity of residents and the site.
- (2) Activities that do not comply with Standards I606.6.1 to I606.6.6:
 - (a) the effect on the activities within Sub-precinct A; and
 - (b) the effect on the outcomes envisaged for the precinct.
- (3) Infringement of Standard I606.6.7 Noise:
 - (a) the matters of discretion in E25 Noise and Vibration E25.8.1 Matters of discretion.

I606.8.2. 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) Dwellings not associated with education facilities:
 - (a) the effect on the amenity of residents and the site:
 - (i) the extent to which dwellings are located in a position to receive adequate sunlight;
 - (ii) the extent to which the outdoor and living rooms are protected by dwelling layout, screening, separation or appropriate landscaping; and
 - (iii) whether the design promotes a safe environment for residents, including adequate lighting and appropriate entrance location and design.
- (2) Activities that do not comply with Standards I606.6.1 to I606.6.6:
 - (a) the effect on the activities within Sub-precinct A;
 - (i) refer to Policy I606.3.(3);
 - (b) the effect on the outcomes envisaged for the precinct:
 - (i) refer to Policies I606.3.(1) and I606.3.(2).
- (3) Infringement of Standard I606.6.7 Noise:
 - (a) the matters of discretion in E25 Noise and Vibration E25.8.1 Matters of discretion:
 - (i) the assessment criteria in E25 Noise and Vibration E25.8.2 Assessment criteria.

I606.9. Special information requirements

There are no special information requirements in this precinct.

I606.10. Precinct plans

There are no precinct plans for this precinct.

I607. New Lynn Precinct

I607.1. Precinct Description

The purpose of the New Lynn precinct is to enable the growth and development of the metropolitan centre, while providing for existing activities. Achieving this purpose requires:

- enabling development that supports public transport facilities;
- enabling intensive, high amenity retail, commercial and residential development;
- providing for existing industrial activities; and
- providing for the road network and new proposed roads.

Additional controls in addition to the underlying zones are required to achieve the expected outcomes, including quality urban design, mixed use developments and new connections, within and adjoining the metropolitan centre.

Sub-precincts are utilised to address unique outcomes specific to a particular site or group of sites. These include the urban form approach of particular developments, along with the extent of mixed use activities anticipated in parts of the Residential -Terrace Housing and Apartment Buildings Zone.

The zoning of land within this precinct is the Business – Metropolitan Centre Zone, Business - Mixed Use Zone, Open Space Zone, Residential - Terrace Housing and Apartment Buildings Zone, Open Space – Conservation Zone, Open Space – Informal Recreation Zone and Open Space – Civic Spaces Zone.

Sub-precinct A

Sub-precinct A presents an opportunity to develop intensive, high quality residential living close to the New Lynn Metropolitan Centre and the New Lynn public transport interchange. To take advantage of this strategic location, Sub-precinct A enables more intensive built form, and provides for taller buildings than those permitted in the Residential - Terrace Housing and Apartment Buildings Zone.

The scale of retail activities are controlled by the zone with some additional non-residential activity provided for in Sub-precinct A where these activities complement intensive residential living and contribute to the high amenity public realm.

Sub-precinct B

Provisions are required to manage the scale of retail activities to minimise adverse effects on the transport network, and to manage the design of retail activities where it fronts proposed open space.

Sub-precinct C

Sub-precinct C covers an area currently occupied by Lynn Mall. Redevelopment in this area provides an opportunity to enhance the relationship between Lynn Mall and the adjacent pedestrian environment. This Sub-precinct introduces standards and criteria to ensure that new development provides active frontages and shop entrances close to the street boundary.

Sub-precinct D

Sub-precinct D provides an opportunity to develop intensive, high quality residential living close to the New Lynn Metropolitan Centre and the New Lynn public transport interchange.

To take advantage of this strategic location, Sub-precinct D enables more intensive built form, and provides for taller buildings than those permitted in the Residential - Terrace Housing and Apartment Buildings Zone. The scale of retail activities is controlled by the zone with some additional non-residential activity provided for in Sub-precinct D where these activities complement intensive residential living and contribute to the high quality public realm.

I607.2. Objectives

- (1) Intensive, high amenity retail, commercial and residential development occurs to support the public transport facilities in the developing metropolitan centre.
- (2) The development of new roads and open space infrastructure in accordance with New Lynn: Precinct plan 1.

Sub-precinct A

- (3) High amenity medium and high density and intensity residential living with supporting complementary non-residential activities is enabled.

Sub-precinct B

- (4) High amenity development is enabled while enhancing the amenity of adjacent open space.
- (5) Development maintains the safety and efficiency of the transport network.

Sub-precinct C

- (6) New development supports and enhances the adjacent pedestrian environment on Memorial Drive, Great North Road, Veronica Street and Totara Avenue.

Sub-precinct D

- (7) High amenity and high density residential living, with supportive complementary non-residential activities, is enabled.

The underlying zone, Auckland-wide and overlay objectives apply in this precinct in addition to those specified above.

I607.3. Policies

- (1) Require the development of new roads, lanes, connections and open space in accordance with New Lynn: Precinct plan 1.
- (2) Require that new buildings and development do not compromise the provision of new roads, connections and open space as shown on New Lynn: Precinct plan 1.

Sub-precinct A

- (3) Enable development of a greater height and intensity than that provided in the Residential - Terrace Housing and Apartment Buildings Zone.
- (4) Ensure that development fronting proposed open space is of a scale, height and form that contributes to the amenity of the open space.
- (5) Provide for non-residential development which complements intensive residential living.

Sub-precinct B

- (6) Development adjoining or adjacent to open space should contribute to the amenity of that open space.
- (7) Development is designed to maintain the safety and efficient functioning of the adjoining transport network.

Sub-precinct C

- (8) Require new development to:
 - (a) be designed and located in a manner that enables convenient pedestrian access to shops and the mall.
 - (b) respond to the pedestrian environment through active building frontages.
 - (c) enhance the safety and amenity of pedestrians through passive surveillance and weather protection and by consolidating parking away from the street.
 - (d) maintain the location of the Memorial Drive entrance so that it remains opposite McCrae Way and Memorial Square.
- (9) Require new outdoor spaces to be designed and located in a manner that enhances the adjacent streetscape.

Sub-precinct D

- (10) Enable development of a greater height and intensity than that provided in the Residential - Terrace Housing and Apartment Buildings Zone.
- (11) Ensure that development fronting open space is of a scale, height and form that contributes to the amenity of the open space.
- (12) Provide for non-residential development which complements intensive residential living.

The underlying zone, Auckland-wide and overlay policies apply in this precinct in addition to those specified above.

I607.4. Activity table

Table I607.4.1 specifies the activity status of land use and development in the New Lynn Precinct pursuant to section 9(3) of the Resource Management Act 1991. The provisions in the underlying zone, Auckland-wide provisions and any relevant overlays apply in this precinct unless otherwise specified below.

Table I607.4.1 Activity Table

Activity		Activity status
Infrastructure – All sub-precincts		
(A1)	Construction of new roads (this rule does not apply to Auckland Transport or Auckland Council).	RD
(A2)	Construction of new open space	RD
Development – All sub-precincts		
(A3)	Any development on a site identified as a landmark site in New Lynn: Precinct plan 1	RD
Sub-precinct A		
(A4)	Dairies up to 200m ² gross floor area per tenancy	RD
(A5)	Food and beverage up to 500m ² gross floor area per tenancy	RD
(A6)	Retail	D
(A7)	Any combination of dairies, food and beverage, offices, entertainment facilities, community facilities, education facilities, and/or healthcare facilities up to a maximum collective total gross floor area of 7500 m ²	RD
Sub-precinct B		
(A8)	Retail	RD
Sub-precinct C		
(A9)	Any development with frontage to Great North Road, Memorial Place, Veronica Street, or Totara Avenue	RD
(A10)	Any development with frontage to Great North Road, Memorial Place, Veronica Street, or Totara Avenue which does not comply with Standard I607.6.5.	D
Sub-precinct D		
(A11)	Dairies up to 200m ² gross floor area per tenancy	RD
(A12)	Food and beverage up to 500m ² gross floor area per tenancy	RD
(A13)	Any combination of dairies, food and beverage, offices, entertainment facilities, community facilities, education facilities, and/or healthcare facilities up to a maximum collective total gross floor area of 2000m ²	RD

I607.5. Notification

- (1) Any application for resource consent for an activity listed in table I607.4.1 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 the persons listed in Rule C1.13(4).

I607.6. Standards

All activities listed in Table I607.4.1 Activity table must comply with the following standards. The zone, Auckland-wide and overlay standards also apply in this precinct unless otherwise specified.

I607.6.1. Precinct-wide - Roads, lanes, connections and open space on New Lynn: Precinct plan 1

- (1) Where development and/or buildings are within 20m of proposed roads, lanes and/or pedestrian connections identified on New Lynn: Precinct plan 1 on the same site:
 - (a) proposed roads must be provided along the centreline of the road as shown in New Lynn: Precinct plan 1.
 - (b) proposed roads are to be vested as public roads, with a minimum legal width of 20m, or 19m where adjoining the Proposed Open Space on New Lynn: Precinct plan 1.
 - (c) proposed lanes are to be provided in the general vicinity of those identified in New Lynn: Precinct plan 1.
 - (d) proposed lanes are to have a minimum width of 9m.
 - (e) proposed pedestrian connections are to be provided in the general vicinity of those identified in New Lynn: Precinct plan 1.
 - (f) proposed pedestrian connections are to have a minimum width of 3m.
- (2) Development must provide the proposed open space shown in New Lynn: Precinct plan 1.
- (3) Open spaces must be designed to have a street frontage.
- (4) All roads, lanes, pedestrian connections and open space must be publicly accessible.

I607.6.2. Sub-precinct A - Building Height

- (1) Maximum height limit of 41m.
- (2) Minimum height limit of 16.5m when a building is adjacent to or has street frontage to an existing or proposed open space.

I607.6.3. Sub-precinct A - Building Coverage

- (1) Maximum building coverage: 60 per cent

I607.6.4. Sub-precinct A - Maximum Impervious Area

- (1) Maximum impervious area : 70 per cent

I607.6.5. Sub-precinct C - Additions and alterations

- (1) Additions and alterations that do not infringe Standard I607.6.6 must comprise either:
- (a) minor cosmetic alterations or repairs which do not change the design and appearance of the existing building or development; or
 - (b) internal additions and alterations.

I607.6.6. Sub-precinct C - Street frontage

- (1) Development fronting Great North Road:
- (a) 50 per cent of the street frontage must be occupied by a building that:
 - (i) is set back no more than 3m from the road boundary; and
 - (ii) has at least 70 per cent of the area of the ground floor facade in the form of transparent doors, glazed windows or other transparent materials.
- (2) Development fronting Veronica Street:
- (a) 50 per cent of the street frontage must be occupied by a building that is set back no more than 3m from the road boundary; and
 - (b) 25 per cent of the street frontage must have an active edge.
- (3) Development fronting Totara Avenue:
- (a) 50 per cent of the street frontage must be occupied by a building that is set back no more than 3m from the road boundary.
- (4) Development fronting Memorial Drive must ensure that one of the main entrances remains opposite McCrae Way and Memorial Square.

I607.6.7. Sub-precinct D Building Height

- (1) Maximum height limit of 41m.
- (2) Minimum height limit of 16.5m when a building is adjacent to or has street frontage to an existing or proposed public open space.

I607.6.8. Sub-precinct D Building Coverage

- (1) Maximum building coverage: 60 per cent

I607.6.9. Sub-precinct D Maximum Impervious Area

- (1) Maximum impervious area: 70 per cent

I607.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I607.8. Assessment – restricted discretionary activities

I607.8.1. 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:

I607.8.1.1. Construction of roads and construction of public open space

- (1) Transport and pedestrian network.

I607.8.1.2. Buildings

- (1) Building interface with the public realm.

I607.8.1.3. Non-residential activities in sub-precinct A & D

- (1) Development design.
- (2) Building interface with the public realm.

I607.8.1.4. Dairies and Food and Beverage in sub-precinct A, and Retail in sub-precinct B

- (1) Development design.
- (2) Design of car parking, access and servicing.

I607.8.1.5. Buildings on landmark sites

- (1) Development design.
- (2) Building interface with the public realm.
- (3) Design of car parking, access and servicing.

I607.8.2. 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:

- (1) Transport and pedestrian network:
 - (a) proposed roads should be provided in the location shown on New Lynn: Precinct plan 1;
 - (b) there is flexibility over the location of proposed lanes and pedestrian connections but in general development proposals should provide the same level of connectivity to adjacent sites and roads as shown on New Lynn: Precinct plan 1;

- (c) proposed lanes identified in New Lynn: Precinct plan 1 should provide for pedestrians, cyclists and vehicles in a shared, low speed environment; and
 - (d) pedestrian connections may be provided in a variety of ways and may follow different alignments, provided that routes are safe and provide reasonably direct connections between activity areas.
- (2) Development design - Non Residential Activities in sub-precincts A and D:
- (a) non-residential activities should be compatible with the higher density residential character and amenity of the neighbourhood;
 - (b) non-residential activities should concentrate on sites which front existing or proposed roads, lanes and open space shown on New Lynn: Precinct plan 1 to provide active street frontages and deliver high amenity to the public realm; and
 - (c) non-residential activities should be managed to address potential adverse nuisance effects (including odour, vermin, noise disturbances and deliveries).
- (3) Development design - Development fronting Great North Road in sub-precinct C:
- (a) building facades should avoid blank walls at ground level;
 - (b) lighting should be provided to assist night time visibility and pedestrian safety;
 - (c) building design should provide for vehicular and pedestrian safety while achieving appropriate levels of amenity for pedestrians; and
 - (d) the design of outdoor plazas and seating areas associated with cafes and restaurants should enhance the streetscape. This includes the limited use of solid walls to delineate the semi public spaces to maintain a visual connection between the activity and the street.
- (4) Development design - Development fronting Veronica Street in sub-precinct C:
- (a) building facades visible to the street should be articulated, including treatment of ground floor facades through the use of transparent doors or windows;
 - (b) main pedestrian entrances to buildings should:
 - (i) be located on the street frontage;
 - (ii) provide canopies for weather protection; and
 - (iii) be clearly identifiable and accessible from the street.

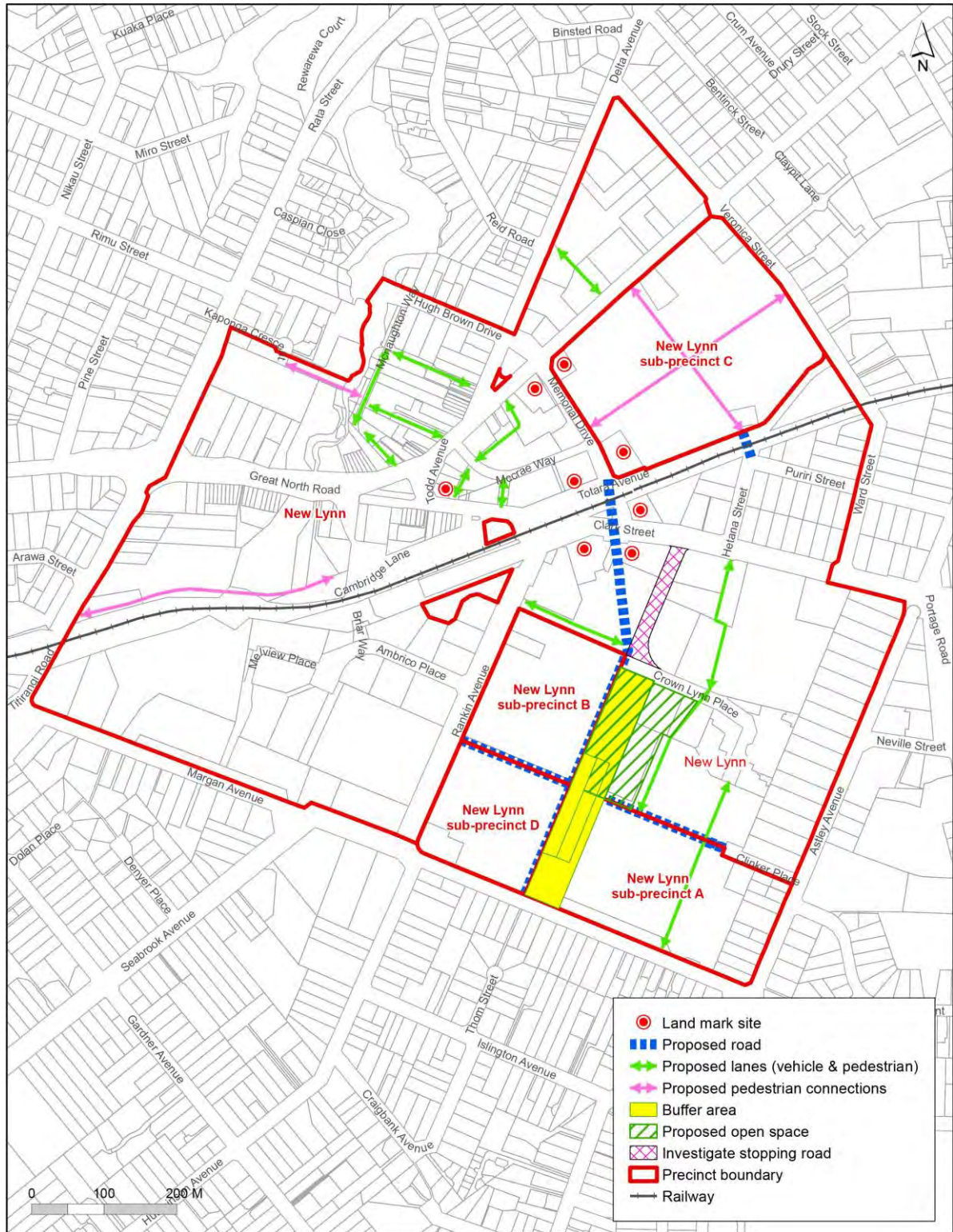
- (c) the design of outdoor plazas and seating areas associated with cafes and restaurants should enhance the streetscape. This includes the limited use of solid walls to delineate the semi public spaces to maintain a visual connection between the activity and the street; and
 - (d) building design should provide for vehicular and pedestrian safety while achieving appropriate levels of amenity for pedestrians.
- (5) Development design – Totara Avenue between Memorial Drive and Hetana Street:
- (a) the design should enhance the surveillance of the street and the interface between pedestrians and the building;
 - (b) weather protection should be provided along the length of the street frontage; and
 - (c) active edges should be provided to complement any street level development that enhances the level of public amenity above or adjacent to the New Lynn Railway Station.
- (6) Building interface with the public realm:
- (a) buildings overlooking existing or proposed streets, connections, roads or open spaces should be designed to enable passive surveillance through the provision of balconies and main glazing facing these spaces;
 - (b) on sites noted as landmark sites on New Lynn: Precinct plan 1, buildings and development should reinforce the importance of their location within the precinct and contribute to the legibility of the area. In achieving these outcomes, particular consideration should be given to:
 - (i) articulation of building corners through variation in height and design features; and
 - (ii) ensuring the development makes a positive contribution to the character and amenity of adjacent public places.
- (7) Design of parking, access and servicing:
- (a) Development fronting Veronica Street in sub-precinct C:
 - (i) car parking should be consolidated into parking buildings to reduce areas of at-grade parking.

I607.9. Special information requirements

Not applicable in this precinct.

I607.10. Precinct plans

I607.10.1. New Lynn: Precinct plan 1



I608. Ōrātia Village Precinct

I608.1. Precinct description

The Ōrātia Village Precinct is centred on the primary school on West Coast Road, Ōrātia. It is the historic centre of the local area and constitutes a loose assemblage of buildings and activities. It has a recognisable village form, but this is incomplete and disconnected with gaps to views of rural Ōrātia. The village is a valued place in the community, providing a centre for local facilities, meeting and socialising. The views north from the village to the forested escarpment, with open rural land in the foreground, make an important contribution to the rural character of Ōrātia Village.

The zoning of land within this precinct is the Rural – Waitākere Foothills Zone and the Open Space – Community Zone. The precinct is also subject to the Waitākere Ranges Heritage Area Overlay.

I608.2. Objectives

- (1) Ōrātia Village remains:
 - (a) a small neighbourhood-scale rural village that supports the social, economic and cultural well-being of the community and is clearly connected to the history, community, and rural character of the heritage area; and
 - (b) an attractive and distinctive small-scale rural village and service centre easily accessed by the local community for meeting, socialising and purchasing their everyday needs.
- (2) Development is confined to the village and the type, location, scale and character of activities provided for maintain and enhance the rural village character and amenity values of the heritage area.

The Waitākere Ranges Heritage Area Overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I608.3. Policies

- (1) Require development and subdivision to:
 - (a) protect, restore and enhance the heritage features of the village;
 - (b) be of a small neighbourhood-scale rural village form; and
 - (c) retain the village's amenity values and character.
- (2) Encourage development and subdivision to:
 - (a) support its role as a gateway to the heritage area; and
 - (b) promote the village as a focus for local creative endeavour and innovation.
- (3) Encourage design that reinforces the village's rural setting, and contributes to the local character and amenity of the village.

- (4) Provide adequate separation between buildings and maintain views to the surrounding rural landscapes.
- (5) Provide landscape enhancements that reflect the horticultural-based productive history and character of Ōrātia.

The Waitākere Ranges Heritage Area Overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I608.4. Activity table

The provisions in any relevant overlays, Auckland-wide provisions and the zone apply in this precinct unless otherwise specified.

Table I608.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Ōrātia Village Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

A blank in Table I608.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I608.4.1 Activity table

Activity		Activity status
Use		
Rural		
(A1)	Rural airstrips	NC
(A2)	Greenhouses	P
(A3)	Forestry	NC
(A4)	Rural commercial services	NC
(A5)	Animal breeding or boarding	P
(A6)	On-site primary produce manufacturing not exceeding 200m ² gross floor area	P
(A7)	On-site primary produce manufacturing exceeding 200m ² gross floor area	D
(A8)	Post-harvest facilities	P
Accommodation		
(A9)	Visitor accommodation	P
Commerce		
(A10)	Restaurants and cafes	P
(A11)	Garden centres	NC
(A12)	Markets	P
(A13)	Storage and lock-up facilities	P
(A14)	Show homes	P
(A15)	Veterinary clinics	P
(A16)	Retail up to 100m ² in gross floor area	P

(A17)	Commercial services	P
Community		
(A18)	Care centres up to 10 people	P
(A19)	Care centres for more than 10 people	D
(A20)	Education facilities	P
(A21)	Information facilities	P
(A22)	Outdoor recreational activities	NC
Development		
(A23)	New buildings, external building alterations or additions to a building that will accommodate or are needed to facilitate an activity listed in Table I608.4.1	Activity status same as listed activity
(A24)	New buildings, external building alterations or additions to a building not otherwise provided for	
(A25)	New buildings, external building alterations or additions to a building not complying with Standard I608.6.2	D
Subdivision		
(A26)	Subdivision creating a new site for an existing building and its curtilage, landscaping and infrastructure	D
(A27)	Subdivision creating a new site for a new building and associated development, landscaping, curtilage and infrastructure, where land use consent has been granted	D
(A28)	Subdivision not otherwise provided for	NC

I608.5. Notification

- (1) Any application for resource consent for an activity listed in Table I608.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991, the Council will give specific consideration to those persons listed in Rule C1.13(4).

I608.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct, except for the following:

- H7 Open Space – Community Zone – Standard H7.11.5 Gross floor area threshold.
- H20 Rural – Waitākere Foothills Zone – Standard H20.6.2 Building height.
- H20 Rural – Waitākere Foothills Zone – Standard H20.6.3 Yards.

All activities listed as permitted in Table I608.4.1 Activity table must comply with the following standards.

I608.6.1. All permitted activities

- (1) The gross floor area for each separate activity must not exceed 100m².
- (2) The total number of separate activities in a single building must not exceed two.
- (3) No activity may involve motor vehicle repairs, wrecking of motor vehicles, bottle or scrap metal sorting storage or re-handling, rubbish collection storage or re-handling services.
- (4) Any activity that does not comply with Standards I608.6.1(1), (2) and (3) is a non-complying activity.

I608.6.2. New buildings and alterations and additions to existing buildings

- (1) There must be no more than two buildings, including existing buildings, located within Area 1 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1.
- (2) There must be no more than two buildings, including existing buildings, located within Area 2 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1.
- (3) There must be no more than five buildings, including existing buildings, located within Area 3 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1.
- (4) The gross floor area for each building in Area 1 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1 must not exceed 150m².
- (5) The gross floor area of each building in Area 2 and Area 3 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1 must not exceed 200m².
- (6) In Area 2 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1, a minimum separation distance of 15m must be provided between any building and any other building within the precinct.
- (7) In Area 1 and Area 3 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1, a maximum separation distance of 10m must be provided between any building and any other building within the Ōrātia Village Precinct.
- (8) Any building located in Area 2 and Area 3 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1 must have a front yard of at least 5m.
- (9) Any building in Area 1 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1 must have a maximum front yard of 25m.
- (10) Any building must be setback a minimum of 5m from the boundary of the precinct.
- (11) In Area 1 and Area 3 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1, the length of any single façade of a building must not exceed 20m.
- (12) In Area 2 illustrated on I608.10.1 Ōrātia Village: Precinct plan 1, the length of any single façade of a building must not exceed 12m.
- (13) No more than 40 per cent of the area of the façade of a building may be in glazing.

(14) The maximum building height is 8m.

I608.6.3. Retail up to 100m² gross floor area

(1) Retail activities must be limited to the following:

- (a) food and beverage;
- (b) books;
- (c) magazines;
- (d) stationery items;
- (e) health care items;
- (f) agricultural and horticultural produce;
- (g) handcrafts; and
- (h) retail sales ancillary to a commercial service not exceeding 10 per cent of the floor area occupied by the commercial service activity or 100m², whichever is lesser.

I608.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I608.8. Assessment – restricted discretionary activities

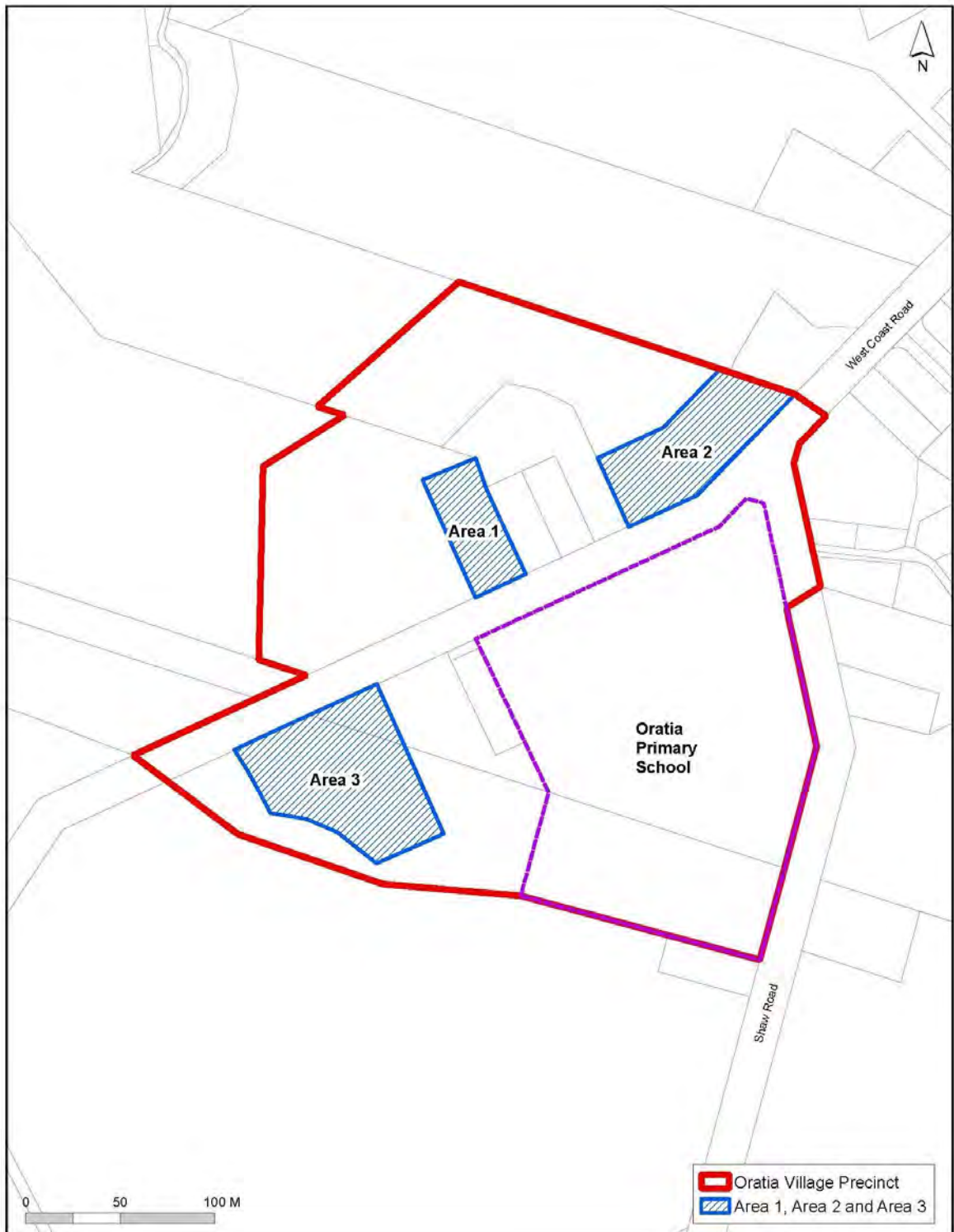
There are no restricted discretionary activities in this precinct.

I608.9. Special information requirement

There are no special information requirements in this precinct.

I608.10. Precinct plans

I608.10.1 Ōrātia Village: Precinct plan 1



I609. Penihana North Precinct

I609.1. Precinct description

The Penihana North Precinct is located south of the Swanson Railway Station, adjacent to the Rural Urban Boundary (RUB) and Waitakere Ranges Heritage Area, and is approximately 22.5 ha in area. The precinct and three sub-precincts (A, B and C) provide for the residential expansion of Swanson Village.

Most of the residential development within the precinct is provided for in Sub-precinct C near the Swanson Railway Station and Swanson Local Centre. The precinct provides for a transition from urban built character in Sub-Precinct C to single house development on higher ground in sub-precincts A and B located adjacent to the rural landscapes of the Waitakere Ranges Heritage Area.

The precinct provides a framework for the subdivision and development of the area. There are specific subdivision design criteria which require the consideration of design elements identified in the Penihana North Precinct plans. The focus of these criteria is on movement of pedestrians, cyclists and vehicles, block size and site type, design of roads and design of reserves. Specific roadscape designs are required where sub-precincts B and C adjoin Christian Road to acknowledge the rural amenity of this road.

The underlying zoning of land within this precinct is Residential – Mixed Housing Urban, Residential – Single House Zone, Residential – Large Lot Zone.

I609.2. Objectives

- (1) A quality residential neighbourhood is established in Penihana North with a range of site sizes and house types within walking distance to the Swanson Railway Station and Swanson Local Centre.
- (2) Residential density reduces in the southern part of Penihana North to mitigate the effects of urban development on the adjoining Waitakere Ranges Heritage Area.
- (3) Land use and transport (pedestrian, cycle and road) linkages are integrated within Penihana North and connected to the Swanson Railway Station and the Swanson Local Centre.
- (4) The identified vegetation areas of Penihana North are protected and enhanced.
- (5) Development is consistent with the Penihana North Precinct plans.
- (6) Development and subdivision within the precinct facilitates a transport network that:
 - (a) integrates with, and avoids adverse effects on the safety and efficiency of, the transport network of the surrounding area, including any upgrades to the surrounding network;
 - (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles; and

- (c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I609.3. Policies

- (1) Provide for dwellings within Sub-precinct C that have a height of predominantly two storeys and comprise a variety of detached and attached housing types.
- (2) Provide for pedestrian, cycle and road linkages particularly to the Swanson Railway Station, Swanson Local Centre and open space network.
- (3) Encourage a transition in residential density that reduces in the southern part of Penihana North Precinct where development adjoins the foothills of the Waitakere Ranges Heritage Area.
- (4) Require development along Christian Road to align with the rural character of land in the Waitakere Ranges Heritage Area Overlay.
- (5) Protect and enhance the Blewitt Gully Stream and Waimoko Stream and their riparian margins.
- (6) Protect and enhance the regenerating native vegetation located alongside Christian Road, identified in Penihana North: Precinct plan 1.
- (7) Require subdivision and 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 the Penihana North Precinct plans;
 - (b) support safe and efficient movement of pedestrians, cyclists, public transport and vehicles; and
 - (c) is designed and constructed in accordance with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I609.4. Activity table

The zone, overlay and Auckland-wide provisions apply in this precinct unless otherwise specified below.

Table I609.4.1 specifies the activity status of land use, development and subdivision activities in the Penihana North Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I609.4.1 Activity Table

Activity		Activity status		
		Sub-precinct A	Sub-precinct B	Sub-precinct C
Use				
Accommodation				
(A1)	Dwellings	P	P	P
Development				
(A2)	Buildings complying with Standard I609.6.1	NA	NA	P
(A3)	Buildings fronting onto Christian Road complying with Standard I609.6.2	NA	P	P
(A4)	Buildings complying with standards I609.6.3 and I609.6.4	P	NA	NA
Subdivision				
(A5)	Subdivision creating sites with access onto Christian Road	NA	RD	RD
(A6)	Subdivision creating sites with minimum site size of 600m ² complying with Standard I609.6.5	NA	RD	NA
(A7)	Subdivision creating sites with minimum site size of 1,200m ² complying with Standard I609.6.5	RD	NA	NA
(A8)	Subdivision creating sites with minimum site size of 2,000m ² for greenfield purpose and complying with Standard I609.6.5	NA	NA	RD
(A9)	Subdivision creating sites not complying with the minimum site size of 2,000m ²	NC	NA	NA
(A10)	Subdivision not complying with Standard I609.6.5	D	D	D

I609.5. Notification

- (1) Any application for resource consent for an activity listed in Table I609.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I609.6. Standards

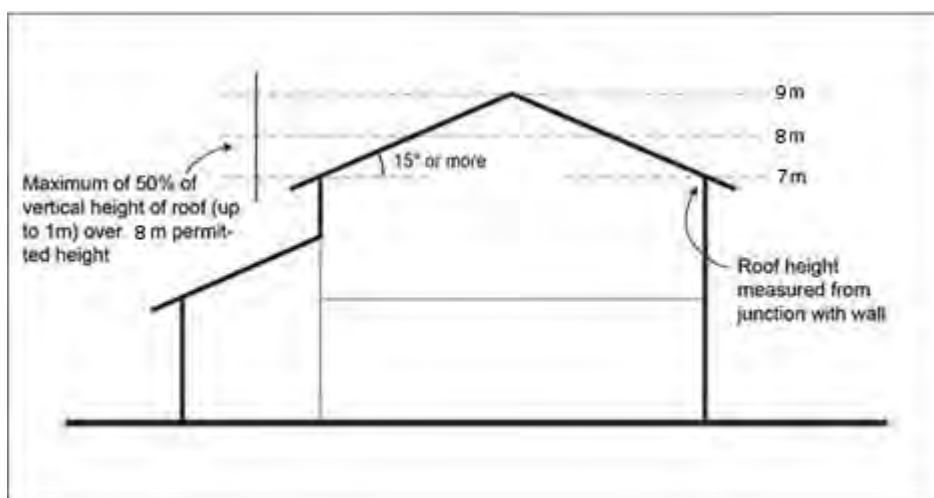
The Auckland-wide and underlying zone standards apply in this precinct, unless otherwise specified below.

All activities listed as permitted in Table I609.4.1 must comply with the following standards.

I609.6.1. Building height in Sub-precinct C

- (1) Building must not exceed 8m in height except 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.

Figure I609.6.1.1 Building height in Sub-Precinct C



I609.6.2. Minimum setback requirement to Christian Road

- (1) Sites fronting onto Christian Road must be located at least 6m from the boundary adjoining Christian Road.

I609.6.3. Maximum impervious area in Sub-precinct A

- (1) The maximum impervious area is 15 per cent of net site area if the site is not connected to a reticulated stormwater system.
- (2) The maximum impervious area is 60 per cent of net site area if the site is connected to a reticulated stormwater system and Standard H1.6.6.(1) Maximum impervious area does not apply.

I609.6.4. Maximum building coverage in Sub-precinct A

- (1) The maximum building coverage is 35 per cent of net site area and Standard H1.6.7 Building coverage does not apply.

I609.6.5. Subdivision

- (1) Subdivision must be carried out in general accordance with Penihana North: Precinct plan 1.
- (2) The minimum net site area for subdivision in Sub-precinct A is 1,200m².

- (3) The minimum net site area in Sub-precinct C is 2,000m² where the subdivision is for greenfield purpose.
- (4) Where the site for subdivision is located across two sub-precincts, the minimum net site area standard for subdivision relating to the majority of the site applies provided that no new site created will have a net site area greater than 2,000m².
- (5) Subdivision involving sites fronting Christian Road:
 - (a) the minimum width of a proposed site must be greater than 20m; and
 - (b) the proposed site must not rely on Christian Road for driveway access.
- (6) Subdivision must not occur within the Identified Vegetation Area as set out in Penihana North: Precinct plan 1.

I609.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I609.8. Assessment – restricted discretionary activities

I609.8.1. 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 Auckland wide or zone provisions.

- (1) Subdivision:
 - (a) the design, location, construction and alignment of driveways and roads and pedestrian linkages;
 - (b) avoidance of flooding on or downstream of the site;
 - (c) the provision of landscape treatment;
 - (d) protection of natural features;
 - (e) the location, design and construction of infrastructure;
 - (f) density of the proposed subdivision;
 - (g) roading, pedestrian and cycle network layout and connections;
 - (h) layout, scale and shape of blocks and lots; and
 - (i) design, location and positioning of reserves and linkages between reserves and their surrounds.

I609.8.2. 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) Subdivision:

- (a) the extent to which the proposed subdivision is in general accordance with the Penihana North: Precinct plan 1. When assessing application refers to Penihana North: Precinct plans 2 - 6 for guidance.
- (b) the extent to which the design of sites and roads support the integration of land use and transport to the Swanson Railway Station and the Swanson Local Centre;
- (c) the extent to which the proposed subdivision maximises secondary roading connections and provides convenient access to Swanson Railway Station;
- (d) the extent to which the proposed road and indicative road network provide for a connected transport network that supports safe and efficient movement of pedestrians, cyclists, public transport and vehicles;
- (e) whether pedestrian network is provided to the roads, reserves and linkages to the railway crossing as identified in Penihana North: Precinct plan 1;
- (f) whether proposed sites meet the objectives and policies of the underlying zone;
- (g) whether the proposed subdivision provides for a lot layout that differs in density by accommodating smaller lots or blocks to enable future terraced housing or other forms of comprehensive development closer to the railway station;
- (h) whether sites created in Sub-precinct B have access to a road or access lot that avoids where practicable proposed sites backing onto the open space reserve;
- (i) whether proposed sites with road frontage to Christian Road minimise individual vehicle access to Christian Road;
- (j) whether the layout and shape of proposed sites with frontage to Christian Road provide sufficient width and depth to enable a building platform located to meet the minimum road frontage requirement to Christian Road;
- (k) the extent to which the character and physical form of the secondary road along the railway edge identified on Penihana North: Precinct plan 1

includes landscape planting that complements the pedestrian and cycle network in the area;

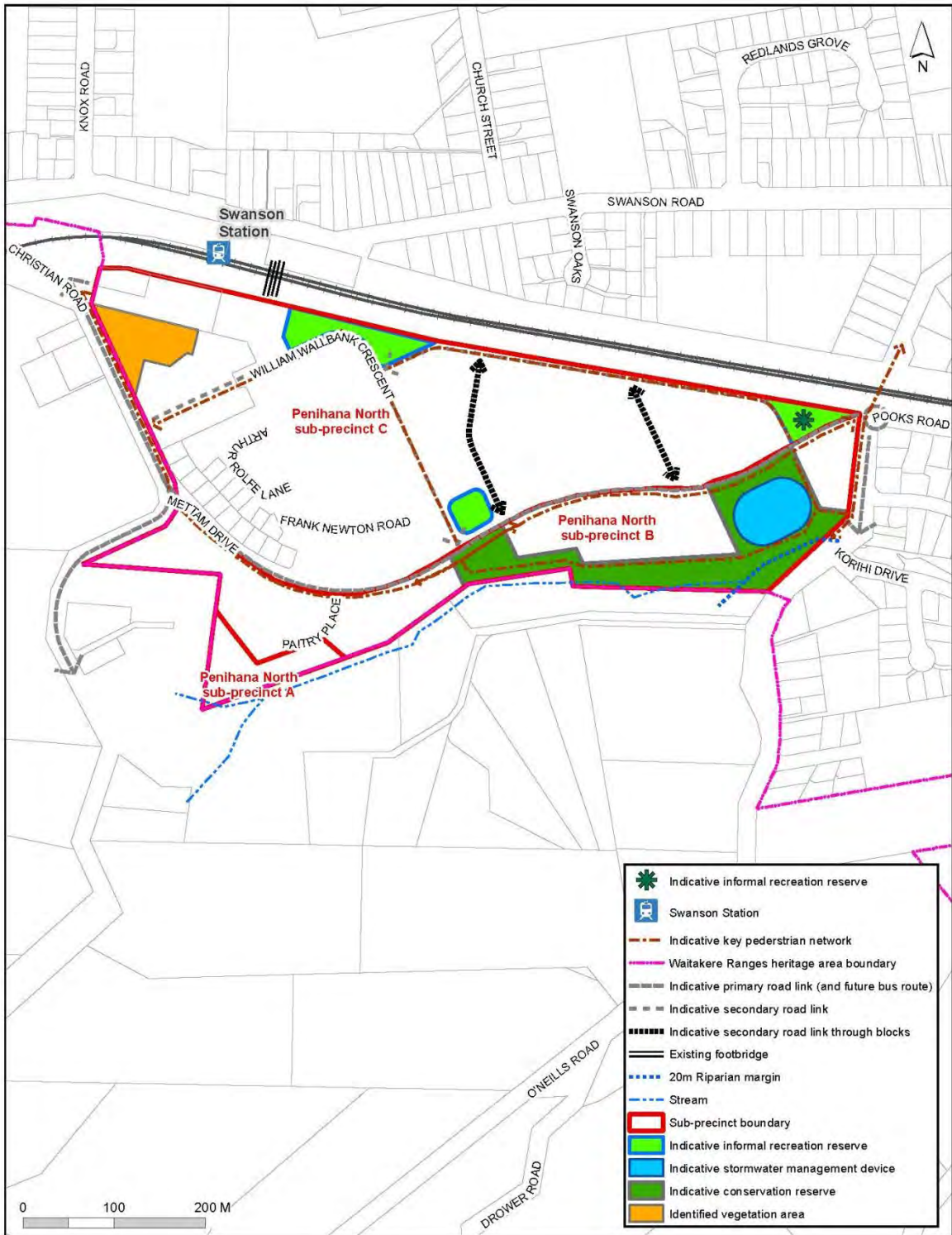
- (l) whether the proposed subdivision reinforces the character and physical form of Christian Road being located along the rural edge and providing a transition between areas of rural and urban character;
- (m) whether the informal recreation reserve identified in Penihana North: Precinct plan 1 is designed and located opposite to and aligns with the edges of the conservation reserve including its riparian vegetation;
- (n) whether the proposed subdivision enables views to the Waitakere Ranges foothills from the conservation reserve and secondary road as identified in Penihana North: Precinct plan 1; and
- (o) whether the conservation and informal recreation reserves are designed to adjoin roads or front onto dwellings and associated access lots.

I609.9. Special information requirements

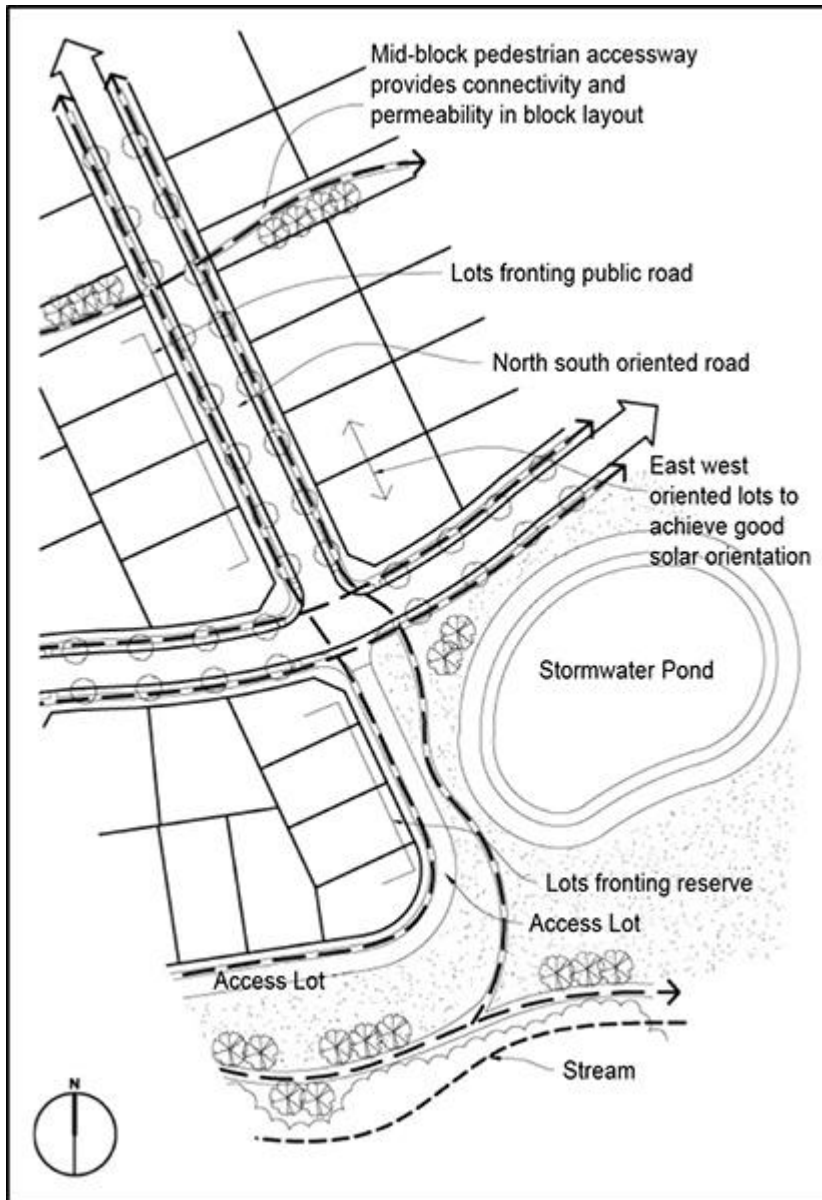
There are no special information requirements in this precinct.

I609.10. Precinct plans

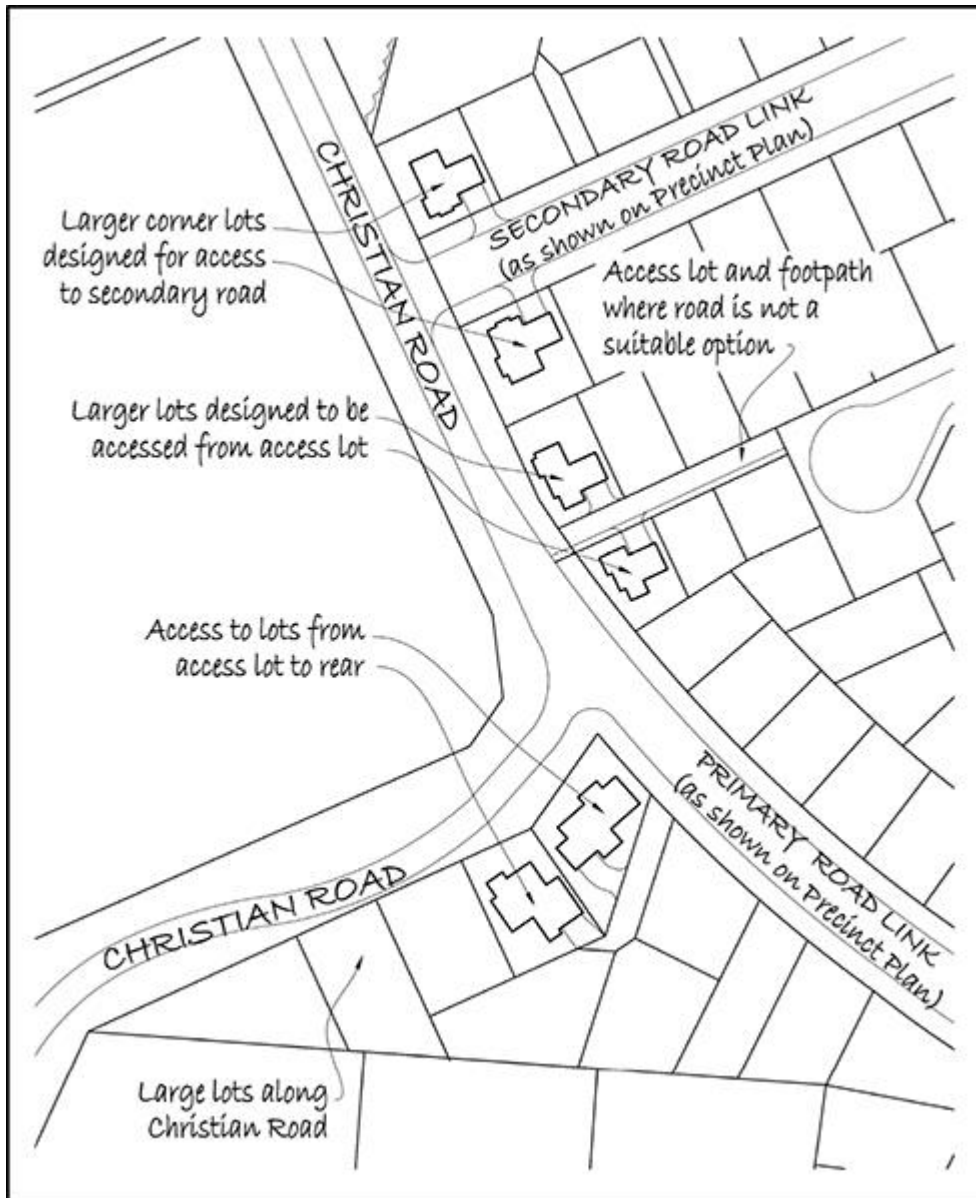
1609.10.1. Penihana North: Precinct plan 1



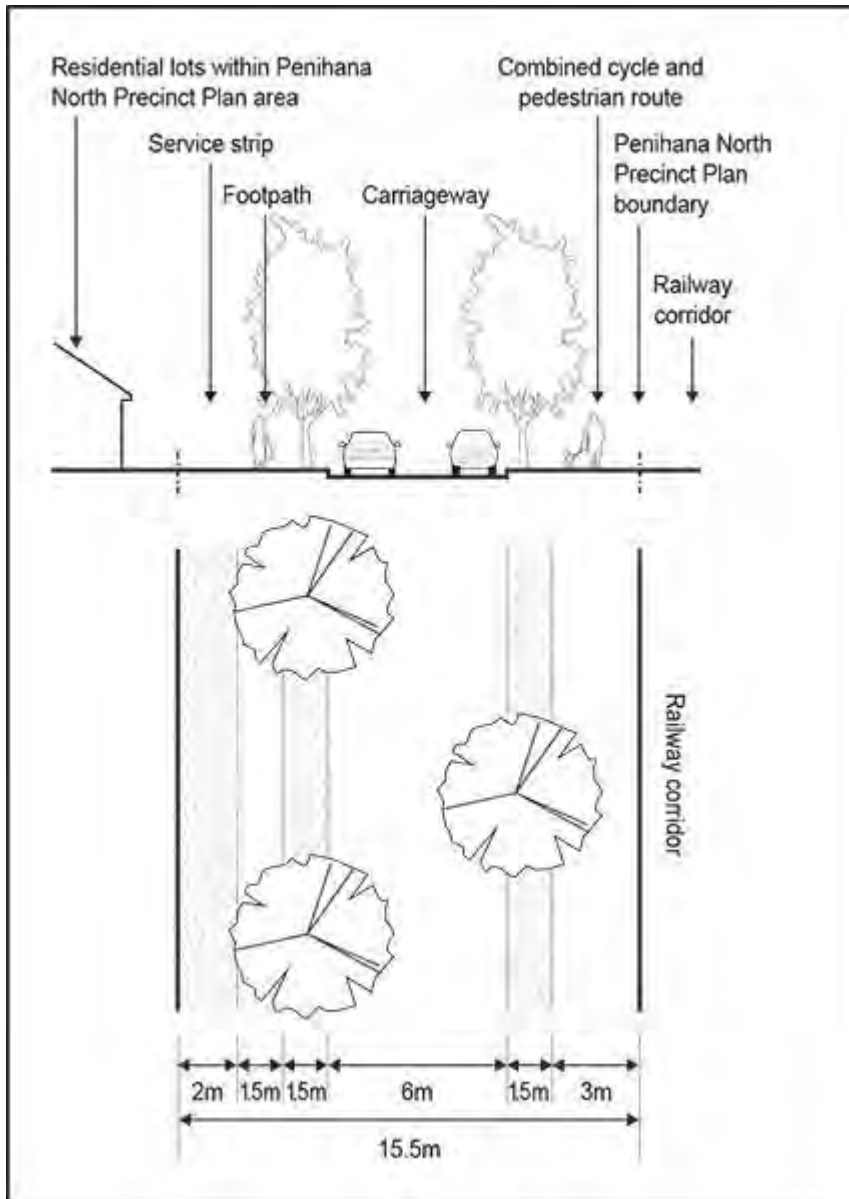
I609.10.2. Penihana North: Precinct plan 2 – Block size and lot type 1



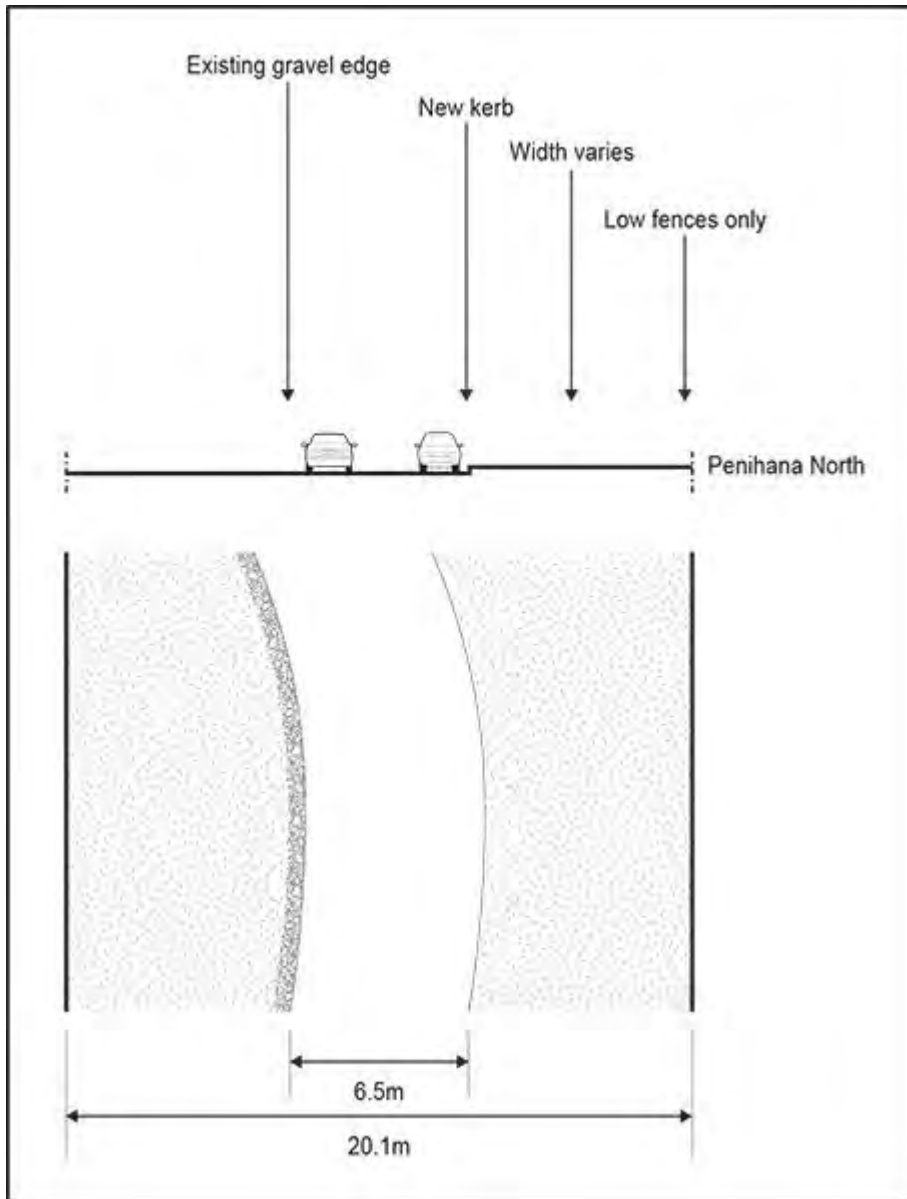
I609.10.3. Penihana North: Precinct Plan 3 – block size and lot type 2



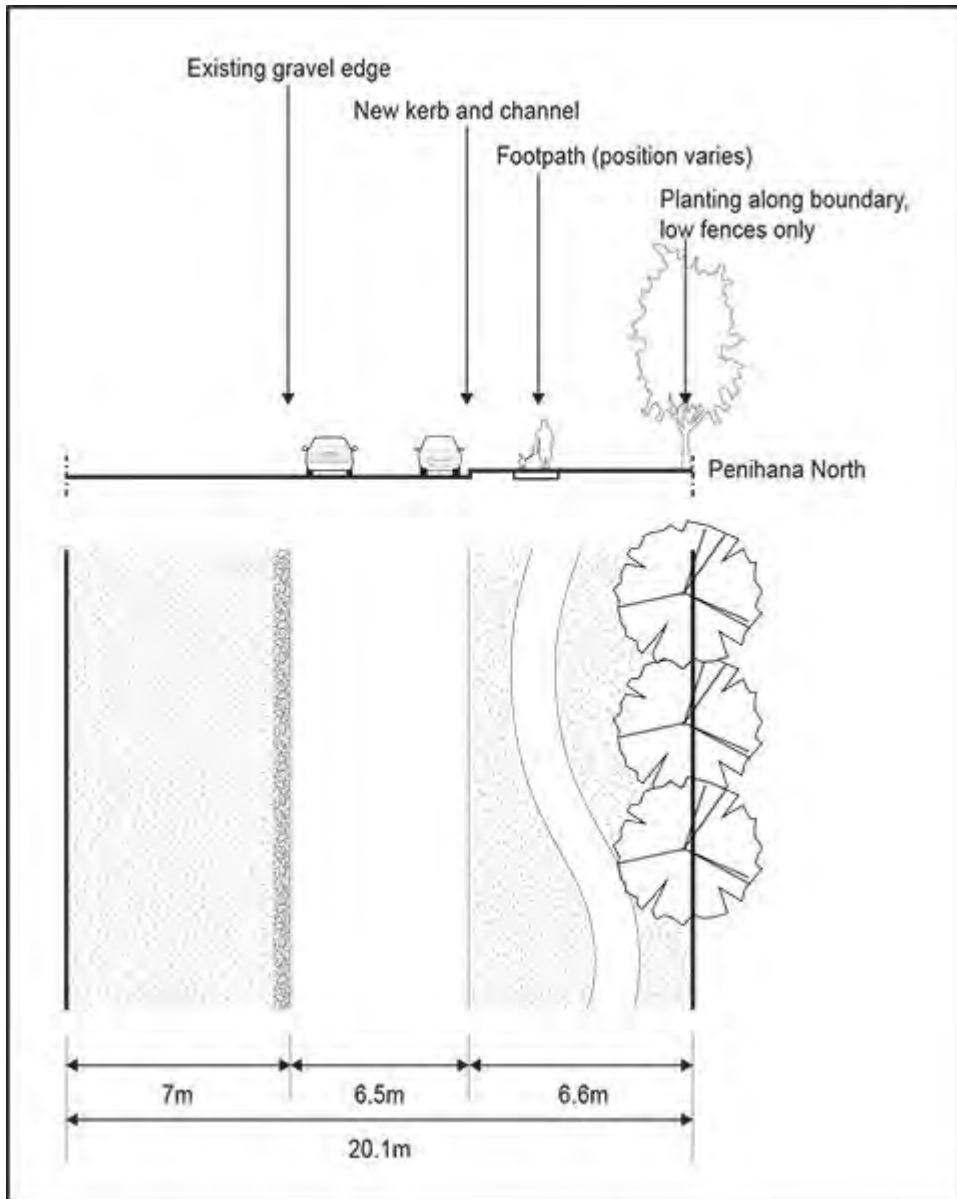
I609.10.4. Penihana North: Precinct Plan 4 – combined cycle and pedestrian route



I609.10.5. Penihana North: Precinct plan 5 – Christian Road cross section adjacent to sub-precinct C



I609.10.6. Penihana North: Precinct plan 6 – Christian Road cross section adjacent to sub-precinct B



I610. Redhills Precinct

I610.1. Precinct Description

The Redhills Precinct is a new suburb forming a significant part of the north western extent of Auckland's wider metropolitan area, approximately 18km northwest of Auckland's CBD, 4.5km north west of Waitakere City, 3km south west of Whenuapai and adjacent to the suburb of Massey West. The Redhills Precinct encompasses some 600ha of land to the west of Fred Taylor Drive and the Westgate / Massey North Metropolitan Centre.

The precinct is bordered by Fred Taylor Drive and Don Buck Road to the east, Redhills Road to the south and west and Henwood Road to the north, with the exception of a small portion that extends north of Henwood Road, between the Ngongotepara Stream and Fred Taylor Drive up to the northern cadastral boundary of 132-140 Fred Taylor Drive (opposite Northside Drive).

The surrounding roads are on a ridgeline and the precinct is a natural amphitheatre shape within these ridgelines, interspersed with gullies and vegetated streams that ultimately drain to Brighams Creek and the Waitemata Harbour.

The purpose of the Redhills Precinct is to implement Redhills Precinct: Precinct plan 1 to ensure that the Precinct creates high quality residential development with a local centre established centrally within the precinct to provide a heart and focal point for the Redhills community. Strategic roading connections through the precinct, will provide connectivity east-west between Fred Taylor Drive and Nelson Road, and north-south between Royal Road and Future Urban Zone land to the north. This will facilitate direct strategic roading connections between on/off ramps of the northwestern motorway to rural communities and future urban areas to the north and west of Redhills. The strategic roading network intersects at the local centre, and will support the centre and enhance its use by passing traffic and public transport.

The Green Road circuit within the precinct provides a priority cycle and pedestrian route of high amenity, connecting recreational spaces within the precinct, including parks and stream corridors, and connections to commuter cycling routes. Collector roads are proposed to provide key transport connections through the precinct between arterial routes, which will provide for public transport routes through the residential area.

The Fred Taylor Drive interface is an important transition zone and gateway between the Redhills Precinct and the Massey North / Westgate Metropolitan Centre. The elevation of Fred Taylor Drive provides views eastwards to the Waitemata Harbour and is also within walking distance of the Massey North / Westgate Metropolitan Centre. These attributes, along with the appropriate treatment of Fred Taylor Drive, create a sense of place that potentially provides an attractive and suitable environment for intensive residential development.

An Additional Zone Height Control up to one street block depth enables greater building height providing a transition in building scale from the Business - Mixed Use Zone in Westgate Sub-precinct C to the rest of the Residential - Terrace Housing and Apartment Buildings zone on the Fred Taylor Drive edge. Limited neighbourhood convenience

related commercial activities are provided for in the Additional Zone Height control area on the Fred Taylor Drive edge from Dunlop Road to Don Buck Road roundabout that complements the Business - Mixed Use zone in Westgate Sub-precinct C to the east.

The zoning of land within this precinct is Residential - Single House Zone, Residential - Mixed Housing Suburban Zone, Residential - Mixed Housing Urban Zone, Residential - Terrace Housing and Apartment Buildings Zone, Business - Local Centre Zone and Special Purpose School Zone. Refer to planning maps for the location and extent of the precinct.

I610.2. Objectives

- (1) Subdivision and development is undertaken in a coordinated manner that implements the Redhills Precinct: Precinct plan 1 through emphasising the character of place and aiding legibility by the creation of focal points and nodes.
- (2) Subdivision and development achieves a well-connected, adaptable, safe, attractive, healthy and pleasant environment for living and working with an emphasis on the importance of access to the public realm including parks, roads and the natural environment.
- (3) Subdivision and development is coordinated with the delivery of bulk infrastructure required to service the precinct and its effects on the wider network, including transport, wastewater and water services.
- (4) Subdivision and development does not occur in advance of the availability of reticulated public wastewater and water supply services and transport infrastructure, including the wider transport network.
- (5) Subdivision and development promotes more intensive development in proximity to amenity features, the Massey North / Westgate Metropolitan Centre, Redhills Local Centre and key transport routes, and provides for a range of housing typologies.
- (6) Subdivision and development within the Local Centre creates a safe and accessible environment for pedestrians, cyclists and public transport.
- (7) A safe, efficient and integrated transport system is established within the Redhills Precinct that provides strategic roading connections, a choice of travel modes, encourages walking, cycling and use of public transport, and provides strong, legible connections to and through the precinct, whilst minimising crossings through natural features.
- (8) Activities within the precinct that support and do not undermine the function, vitality and viability of the Massey North / Westgate Metropolitan Centre or Redhills Local Centre are provided for.
- (9) The intrinsic character of the precinct and its location in proximity to the Northwest Wildlink is recognised and stream ecology and remnant vegetation is restored with opportunities created for natural wildlife corridors.

- (10) Parks and open space corridors achieve an integrated, attractive and safe open space network across the precinct that integrates stormwater management, and ecological and recreational functions, while enhancing the amenity of cyclists and pedestrians who will have access through these open space areas.
- (11) Stormwater runoff is managed to respect natural processes, minimise flood risk and utilise implements water sensitive design.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I610.3. Policies

- (1) Require that the design of any subdivision and development within the precinct incorporates the following elements of the Redhills Precinct: Precinct plan 1:
 - (a) the pattern, hierarchy and function of roads including links to the Westgate/Massey North Metropolitan Centre, the motorway network and future busway and future links to Kumeu/Huapai;
 - (b) pedestrian and cycle linkages;
 - (c) linkages within the precinct and to adjacent land;
 - (d) key intersections;
 - (e) riparian margins;
 - (f) open space areas; and
 - (g) key retail frontages.
- (2) Ensure land uses within the Redhills Precinct are primarily residential along with a supporting local centre and open spaces and provide a transition of residential density by:
 - (a) enabling areas of high intensification within 800 metres / 10 minutes walk of the Westgate / Massey North Metropolitan Centre, and the Redhills Local Centre, along arterial and collector roads, the Green Road, and at the interface of public open space areas;
 - (b) providing lower/medium densities around the periphery of the precinct;
 - (c) allowing medium densities within the remaining residential areas;
 - (d) enabling appropriate and limited commercial activity along the Fred Taylor Drive interface between Dunlop Road and the Don Buck roundabout up to one street block depth;
 - (e) enabling a mix of commercial activity, community and residential activities within the Redhills Local Centre.

- (3) Enable the provision of low rise apartments up to six storeys along the Fred Taylor Drive edge.
- (4) 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, including:
 - (a) Restricted access arterial roads providing strategic connections through the Precinct that provide for cycling and public transport.
 - (b) A central collector road with the principal function being the local movement of people including design that accommodates public transport.
 - (c) A visually distinct, high amenity road (the Green Road) providing a circuit within the precinct that accommodates separated cycle infrastructure with restricted vehicle access along one side and connects parks / reserves and the freshwater network and terrestrial habitats.
 - (d) Other collector roads identified on the Redhills Precinct: Precinct plan 1 that provide for public transport and cycling as a priority.
 - (e) Stream edge routes providing for:
 - (i) pedestrian and cycle paths along both sides of permanent streams and one side of intermittent streams;
 - (ii) reserve edge roads along the northern and western sides of permanent and intermittent streams.
 - (f) Local access roads that provide a low speed, cycle and pedestrian friendly environment for the main residential areas.
- (5) Ensure stream and wetland crossings are, as far as practicable, perpendicular to the stream and/or wetland to minimise freshwater habitat loss.
- (6) Require the internal road network to comply with a range of precinct specific road cross-sections where applicable so to achieve an appropriate balance between traffic movement, safety, connection and sense of place.
- (7) Encourage pedestrian and cycle connectivity throughout the precinct, including along the Green Road, stream network, and areas of open space in a manner that encourages movement within the precinct and toward the Local Centre and the Westgate / Massey North Metropolitan Centre.
- (8) Ensure the configuration of sites and dwellings creates a positive frontage to any adjacent roads, parks and open spaces and encourages passive surveillance and enhances perceptions of safety.

- (9) Ensure open space areas within the precinct are accessible by pedestrians and cyclists and contribute to the character and amenity of the precinct by using existing elements of the natural landscape where practicable.
- (10) Provide for and encourage ecological corridors through the Redhills Precinct to enhance natural linkages throughout the wider landscape (i.e. Northwest Wildlink), including riparian planting along waterways to:
 - (a) maintain and enhance water quality and aquatic habitats;
 - (b) enhance existing native vegetation and wetland areas within the catchment; and
 - (c) reduce stream bank erosion.
- (11) Maintain the existing catchment hydrology through management of stormwater on-site and employing water sensitive design principles prior to the discharge of stormwater to existing gullies and watercourses.
- (12) Integrate the stormwater management network within the precinct with the surrounding development and provide for other values such as movement, amenity, open space and ecological values.
- (13) Require subdivision and development to achieve a level of stormwater mitigation that meets the requirements set out in E10 Stormwater management area Flow 1 and 2, through the use of a single device or combination of devices and generally accord with any relevant approved stormwater management plan.
- (14) Ensure subdivision and development within the Local Centre creates a low speed, main street environment with active frontages to key public interfaces.
- (15) Ensure that the timing of development occurs in accordance with sequenced transport network infrastructure upgrades to service development up to and not beyond the relevant dwelling thresholds.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I610.4. Activity table

The activity status in the overlay, zone and Auckland-wide provisions apply in this precinct unless otherwise specified below.

Note: the activity status for subdivision in E38 Subdivision – Urban apply to subdivision in this precinct and the specific provisions of Standards I610.6.4 below also apply. Where there is any conflict between the Auckland-wide and zone standards, and standards I610.6.3 and I610.6.4, then standards I610.6.3 and I610.6.4 take precedence.

Table I610.4.1 specifies the activity status of land use, development and the provision of wastewater disposal and water supply associated with subdivision activities in the Redhills Precinct Terrace Housing and Apartment Buildings zone adjacent to Fred Taylor

Drive between Dunlop Road and the Don Buck Road roundabout pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I610.4.1 Activity table

Activity		Activity status
Use		
Commerce		
(A1)	Commercial Services	P
(A2)	Offices up to 500m ² GFA per site	P
(A3)	Offices greater than 500m ² GFA per site	RD
(A4)	Retail up to 200m ² GFA per site	P
(A5)	Retail greater than 200m ² GFA per site	D
(A6)	Supermarkets up to 2,000m ² GFA per site	D
(A7)	Food and Beverage Activities up to 200m ² GFA per site.	RD
(A8)	Food and Beverage Activities greater than 200m ² GFA per site	D
Transport		
A9)	Construction of a vehicle crossing where Vehicle Access Restriction 1 applies as identified as collector road on the Redhills Precinct: Precinct plan 1 and in Table I610.6.4.2.1: Construction Standards for For Road Types Within The Redhills Precinct.	RD
(A10)	Construction of a vehicle crossing where Vehicle Access Restriction 2 applies as identified as arterial road on the Redhills Precinct: Precinct plan 1 and in Table I610.6.4.2.1: Construction Standards for For Road Types Within The Redhills Precinct.	NC
Subdivision and development		
(A11)	Subdivision and development that has a restricted discretionary activity status under the Auckland –wide rules E38 Subdivision – Urban which does not comply with Standard I610.6.5.1 Infrastructure Upgrades and Timing of Development below, but proposes an alternative measure to achieve required public wastewater and/or water supply capacity	RD
(A12)	Subdivision and development that has a discretionary activity status under the Auckland–wide rules E38 Subdivision – Urban which does not comply with Standard I610.6.5.1 Infrastructure Upgrades and Timing of Development below, but proposes an alternative measure to achieve required public wastewater and/or water supply capacity	D
(A13)	Subdivision and development that does not comply with Standard I610.6.5.1 Infrastructure Upgrades and Timing of Development, and does not provide an alternative measure to achieve required public wastewater and/or water supply capacity	NC
(A14)	Subdivision and development which does not comply with	RD

	Standard I610.6.1 Infrastructure Upgrades and Timing of Development - Transport or I610.6.2 Infrastructure Upgrades and Location of Development- Transport but proposes alternative measures to achieve required transport access, capacity and safety	
(A15)	Subdivision and development which does not comply with Standard I610.6.1 Infrastructure Upgrades and Timing of Development - Transport or I610.6.2 Infrastructure Upgrades and Location of Development- Transport, and does not provide an alternative measure to achieve required road upgrades	NC

I610.5. Notification

- (1) Any application for resource consent for an activity listed in Table I610.4.1 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).

I610.6. Standards

The overlay, zone and Auckland-wide 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 Auckland-wide and zone standards, the standards in this Precinct will apply.

I610.6.1. Infrastructure Upgrades and Timing of Development – Transport

- (1) The number of dwellings within the precinct may not exceed the following dwelling thresholds in Table I610.6.1.1 until such time that the identified infrastructure upgrades are constructed:

Table I610.6.1.1

Dwelling threshold	Infrastructure Work Required to Exceed the Dwelling Threshold
1	Provision of signals at Don Buck Road/Westgate Drive intersection Upgrade to Don Buck Road/Triangle Road intersection
1,800	Widening of Don Buck Road between Fred Taylor Drive and Westgate Drive: <ol style="list-style-type: none"> a) 2 exit lanes from Fred Taylor / Don Buck intersection in southbound direction reducing to one lane; and b) 2 exit lanes from Fred Taylor / Westgate intersection in northbound direction reducing to one lane.
	Urbanisation of Fred Taylor Drive between Northside Drive and Don Buck Road (50km/hr speed limit, with pedestrian and cycle facilities)

	along and across road)
	Link from Redhills Centre to Redhills Road
3,600	Upgrade to Fred Taylor Drive/Don Buck Road intersection to signalised layout (with full pedestrian/cycle crossing facilities (either at 3600 households or when the link from Redhills is added to the intersection – whichever comes first))
	Widening of Don Buck Road between Fred Taylor Drive and Westgate Drive: 2 lanes from Fred Taylor Drive to Westgate Drive, and 2 lanes between Westgate Drive and Fred Taylor Drive increasing to 3 approach lanes at the intersection in northbound direction
5,400	North-western busway and bus station at Massey North
	Widening of full length of Fred Taylor Drive from Brigham Creek Road to Don Buck Road to two lanes in each direction with widening at intersections
	Widening of Don Buck Road from Royal Road to Redhills Road to two lanes in each direction
	Northside Drive East overbridge

(2) Notwithstanding I610.6.1 1 above, the dwelling thresholds shall be confirmed as part of any Traffic Impact Assessment required for subdivision and/or development within the precinct.

I610.6.2. Infrastructure Upgrades and Location of Development- Transport

(1) The infrastructure upgrades in Table I610.6.2.1 must be constructed or be proposed to be constructed at the time the trigger is met:

Table I610.6.2.1

Trigger	Infrastructure upgrade
In advance of development accessing the Northside Drive intersection	Fourth arm at Fred Taylor Drive/Northside Drive signalised intersection
When fourth arm to Dunlop Road is provided	Signalise Fred Taylor Drive/Dunlop Road intersection
In advance of development in Baker Lane area	Upgrade to Fred Taylor Drive/Baker Lane intersection
In advance of development in Kakano Road/Henwood Road area	Upgrade Fred Taylor Drive/Kakano Road/Henwood Road signalised intersection to incorporate fourth arm into signals

I610.6.3. Standards for residential zones

[CIV-2016-404-002314: The Minister of Defence]

I610.6.3.1. Maximum Height – Terraced Housing and Apartment Building zone

- (1) The maximum height for buildings in the Terrace Housing and Apartment Buildings zone adjoining Fred Taylor Drive shall be 20.5m and Standard H6.6.5 Building height does not apply.

I610.6.3.2. Sites adjoining public open pace

Purpose:

To provide privacy for dwellings while enabling opportunities for passive surveillance of the open space.

- (1) Where a site or dwelling adjoins open space shown on the Redhills Precinct: Precinct plan 1 the following must apply:
 - (a) fences or walls or a combination of these structures within the yard adjoining the open space must not exceed either:
 - (i) 1.2m in height, measured from the ground level at the boundary;
or
 - (ii) 1.8m in height provided that any fencing above 1.2m in height is at least 50% visually open.

I610.6.3.3. On-site stormwater management – new impervious areas

- (1) All new dwellings and impervious surfaces within a site (lot) must be designed to achieve the following:
 - (a) Stormwater runoff from impervious areas greater than 50m² must be directed to an on-site device designed and sized to accommodate stormwater runoff from the site and achieve retention (volume reduction) of 5mm runoff plus detention (temporary storage) of 18mm of runoff with a draw down period of 24 hours.
 - (b) Stormwater device/s on private land must be operated and maintained by the site owner in perpetuity.
 - (c) A proposal may use more than one device to achieve compliance with I610.6.3.3.2(a).
 - (d) Stormwater devices within the National Grid Yard must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP34:2001, including their ongoing operation and maintenance.

- (e) The total volume required for each square metre of impervious area to achieve the retention and detention must be in accordance with Table I610.6.3.3.1.

Table I610.6.3.3.1 Device volume sizing requirements

m ²	Retention (m ³)	Detention (m ³)	Combined total to be provided (m ³)
1	0.005	0.018	0.023

- (f) The retention volume in Table I610.6.3.3.1 must be achieved as a minimum.
- (g) Where the total volume requirement in Table I610.6.2.3.1 is met then a greater retention volume and a corresponding decrease in detention volume can be provided.
- (h) An example of impervious surfaces for an individual lot together with the associated retention and detention volume is illustrated in Table I610.6.3.3.2 below:

Table I610.6.3.3.2 Example of device sizing

Area	m ²	Retention (0.005m x m ²)	Detention (0.018m x m ²)	Total m ³
Roof	150	0.75	2.70	3.45
Paved	50	0.25	0.90	1.15
Total	200	1.00	3.60	4.60

I610.6.4. Subdivision Standards

I610.6.4.1. Riparian Margins

- (1) Riparian margins identified on the Redhills Precinct: Precinct plan 1 must be planted either side of the banks of a permanent or intermittent stream to a minimum width of 10m measured from the bank of the stream, or from the centreline of the stream where the bank cannot be physically identified by ground survey. This rule shall not apply to road crossings over streams.
- (2) Riparian margins identified on the Redhills Precinct: Precinct plan 1 must be planted in accordance with a council approved landscape plan and shall use eco-sourced native vegetation, be consistent with local biodiversity and planted at a density of 10,000 plants per hectare.
- (3) Pedestrian/cycle paths shall be located adjacent to, and not within the 10m planted strip.
- (4) Riparian margins must be offered to Council for vesting.

I610.6.4.2. Movement Network

Purpose:

Provide a safe and legible street network within the Redhills Precinct

(1) All subdivision shall comply with the following standards:

- (a) Roads shall be provided in general accordance with the indicative alignments in the Redhills Precinct: Precinct plan 1.
- (b) Pedestrian and cycle paths shall be provided along both sides of permanent streams and one side of intermittent streams.
- (c) Roads shall be constructed to the standards contained within Table I610.6.4.2.1 below, except that:
 - (i) Where a road is located beneath the National Grid Corridor, the road will be constructed with a design specific to the accommodation of the National Grid Corridor. The design will be determined as part of the resource consent required within the National Grid Corridor.
 - (ii) An interim standard for arterial roads may be approved as part of a subdivision consent which could authorise only two traffic lanes to be constructed in the interim, provided that a 30m road reserve is set aside to enable future widening of arterial roads identified on the Precinct plan. The interim road cross-section authorised by subdivision consent could include one of the following options.
 1. Construct 16m wide formed road (from the property boundary on southern side through to include central car parking / planted berm) with 14m wide linear park within the balanced land along the northern side.
 2. Construct 30m wide road with 10m wide central grassed strip.
 3. Construct 30m wide with two vehicle lanes and two parking lanes.
 - (iii) The portion of the arterial roads through the Local Centre shall have a specific cross-section to be agreed at subdivision stage. The cross-section shall provide for key retail frontages and wide pedestrian areas to accommodate street furniture and may include additional parking.

Table I610.6.4.2.1 Construction standards for road types within the Redhills Precinct

Types of road	Road width	Carriage way	Cycle	Footpath	Vehicle access restriction
Arterial	30m	15.2-	1.8m each side	2m each	VAR 2

Types of road	Road width	Carriage way	Cycle	Footpath	Vehicle access restriction
Road (except within Local Centre zone)		15.8m	excluding 0.6m buffer to carriageway and 1m separation to on-street parking where applicable	side	
Green Road	20.5m	5.8m	3.0-3.4m two-way (separated)	2.5-3.0m cycle side 1.8-2.2m other side	VAR 2 (cycle side only)
Central Collector Road	21.6m	6.6m (with parking bays) or 11.2m with informal parking	1.8m each side (separated) or only one side (buffered)	1.8m each side	VAR 1 (where cycle paths included)
Henwood Road Collector	20.12 m	6.6m	1.8m each side	1.8m each side	VAR 1
Dunlop Road Collector	21.6-22.6m	6.6m	1.8m each side excluding 0.6m buffer to carriageway and 1m separation to on-street parking where applicable	1.8m each side	VAR 1 (north side) VAR 2 (south side)
Westgate Drive Collector Interim (narrow strip from Don Buck Road)	16.9m	6.4m	1.8m (buffered both sides)	2m each side	VAR 1 (where cycle paths included)
Other Collector Road	21.6m	6.6m (with parking bays) or 11.2m with informal parking	1.8m each side excluding 0.6m buffer to carriageway and 1m separation to on-street parking where applicable	1.8m each side	VAR 1 (only applies if cycle paths)

Types of road	Road width	Carriage way	Cycle	Footpath	Vehicle access restriction
Local Road	14m-18.2m	5.8 (with parking bays) or 7.8m (with informal parking)	Not required	1.8m each side	Not required
Reserve Edge Road	14m	5.8 (with parking bays) or 7.8m (with informal parking)	Not required (shared within reserve)	1.8m on lot side	Not required

I610.6.5. Wastewater and water supply standards

I610.6.5.1. Infrastructure upgrades and timing of development

Purpose:

Ensure that rate of development is aligned with infrastructure upgrades.

- (1) The number of dwellings within the precinct may not exceed 5,400 dwellings until such time that:
 - (a) The 'Northern Interceptor Stage 2' (public wastewater infrastructure) has been constructed and is operational; and,
 - (b) The 'North Harbour Water Main 2' (public water supply) has been constructed and is operational.

I610.7. Assessment – controlled activities

I610.7.1. Matters of control

There are no additional controlled activities introduced by these precinct provisions.

I610.7.2. Assessment criteria

There are no additional controlled activities introduced by these precinct provisions.

I610.8. Assessment – restricted discretionary activities

I610.8.1. 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 Auckland wide or zone provisions:

- (1) Offices greater than 500m² GFA per site in the Residential - Terrace Housing and Apartment Buildings Zone on Fred Taylor Drive from Dunlop Road to the Don Buck roundabout:
 - (a) Intensity and scale.
 - (b) Centre vitality.
 - (c) Local housing.
 - (d) Design of parking, access and servicing.
- (2) Food and beverage activities up to 200m² GFA per site in the Residential - Terrace Housing and Apartment Buildings Zone on Fred Taylor Drive from Dunlop Road to the Don Buck roundabout:
 - (a) Local Housing.
 - (b) Centre vitality.
 - (c) Design of parking, access and servicing.
- (3) Subdivision and development that does not comply with Standard I610.6.5.1 Infrastructure Upgrades and Timing of Development above, but proposes an alternative measure to achieve required public wastewater and/or water supply capacity:
 - (a) The availability of sufficient water and wastewater infrastructure to service proposed subdivision and/or development.
- (4) On-site Stormwater management - new impervious areas unable to comply with I610.6.3.3 On-site stormwater management – new impervious areas.
 - (a) The matters listed in E10.8.1.

- (5) Construction of a vehicle crossing where a Vehicle Access Restriction 1 applies as identified on the Redhills Precinct: Precinct plan 1 and/or in Table I610.6.4.2.1 Construction standards for road types within the Redhills Precinct.
- (a) The Council will consider whether adverse effects on the transport network can be appropriately avoided or mitigated, with particular regard to the:
- (i) total number, location and design of vehicle crossings serving lots fronting the road with the vehicle access restriction;
 - (ii) ability for vehicles to safely manoeuvre to and from the site;
 - (iii) safety of road users including pedestrians and cyclists;
 - (iv) amenity effects of on-site manoeuvring areas and any landscaping proposed;
 - (v) effects of any fencing along the front boundary on maintaining open sight lines between vehicles using the access and the adjacent cycleway;
 - (vi) matters listed in clause E27.8.1(12) in E27 Transport.
- (6) Subdivision listed as a restricted discretionary activity under Auckland-wide Rules E38 Subdivision – Urban.
- (a) Consistency with the Redhills Precinct: Precinct plan 1.
- (b) Provision for key roads and intersections identified on the Redhills Precinct: Precinct plan 1.
- (c) Limitations on access for future lots adjoining restricted or limited access roads identified on the Redhills Precinct: Precinct plan 1.
- (d) Pedestrian and cycle connectivity.
- (e) Design of arterial road cross-sections connecting the Local Centre.
- (f) The interface of subdivision and development with arterial roads within the Local Centre.
- (g) The interface of subdivision and development with open space areas, including riparian margins.
- (h) Location and accessibility of parks.
- (i) Stormwater management.
- (j) The design and layout of subdivision within the National Grid Corridor.
- (7) Subdivision and development that does not comply with Standard 1610.6.1 Infrastructure Upgrades and Timing of Development - Transport or I610.6.2 Infrastructure Upgrades and Location of Development- Transport but proposes

alternative measures to achieve required transport access, capacity and safety.

- (a) Effects on the transport network.
- (b) The likely trip generation of the subdivision and/or development and the effects of the quantum of that development on the safe and efficient functioning of the roading network.

I610.8.2. 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) Offices greater than 500m² GFA per site in the Residential - Terrace Housing and Apartment Buildings Zone on Fred Taylor Drive from Dunlop Road to the Don Buck roundabout.
 - (a) Intensity and scale
 - (i) Whether the intensity and scale of the activity, in particular, the number of people involved and traffic generated by the activity (including vehicle noise and lights), is compatible with the planning outcomes identified in the Unitary Plan for the surrounding area.
 - (b) Centre vitality
 - (i) Whether office activities:
 - 1. have an adverse effect upon the function, role and amenity of the Westgate / Massey North town centre beyond those effects ordinarily associated with trade effects on trade competitors, having regard to the activity's size, composition and characteristics and the Westgate / Massey North town centre's ongoing ability to provide for the future needs of communities;
 - 2. support the efficient and effective operation of public transport;
 - 3. enable the convenient access of communities to commercial services.
 - (c) Local Housing
 - (i) Whether the proposal results in the intensification of the site, and provides for or supports local high density housing.
 - (d) Design of parking, access and servicing
 - (i) Whether surface parking will be softened with landscaping, including tree planting.
 - (ii) Whether vehicle ramps will not be visible from the street, will be minimal in length and integrated into the design of the building.

- (iii) Whether vehicle crossings and accessways are designed to reduce vehicle speed, be visually attractive and clearly signal to both vehicles and pedestrians the presence of a crossing or accessway.
 - (iv) Whether a safe and convenient pedestrian environment with a good standard of amenity will be created within the site which:
 - 1. Provides direct and well defined routes.
 - 2. Links car parking areas to building access points.
 - 3. Incorporates pedestrian linkages to adjacent sites, streets and public open spaces (where appropriate).
 - (v) Whether pedestrian access between parking areas, building entrances/lobbies and the street provide universal access for people of all ages and physical abilities and provide a high level of pedestrian safety.
 - (vi) Whether ventilation and fumes from parking structures or other uses or activities will not be vented into the adjacent pedestrian environment at ground level.
 - (vii) Whether service lanes will be provided within urban blocks to allow access to the rear of buildings and to minimise gaps in the streetscape.
 - (viii) Whether suitable provisions are made for on-site rubbish storage and sorting of recyclable materials that is either inside the building or screened from the street or public open spaces and manages adverse effects on adjacent residentially zoned properties.
 - (ix) Whether it is appropriate, for a waste management plan to be provided either at the time of lodgement or by way of a consent condition and:
 - 1. Include details of the vehicles to be used for rubbish collection to ensure any rubbish truck can satisfactorily enter and exit the site; and,
 - 2. Provide clear management policies to cater for different waste management requirements of the tenancy.
- (2) Food and beverage activities up to 200m² GFA per site in the Residential - Terrace Housing and Apartment Buildings Zone on Fred Taylor Drive from Dunlop Road to the Don Buck roundabout.
- (a) Local Housing
 - (i) Whether the proposal results in the intensification of the site, and provides for or supports local high density housing.
 - (b) Centre vitality
 - (i) Whether food and beverage activities:

1. have an adverse effect upon the function, role and amenity of the Westgate / Massey North town centre beyond those effects ordinarily associated with trade effects on trade competitors, having regard to the activity's size, composition and characteristics and the Westgate / Massey North town centre's ongoing ability to provide for the future needs of communities;
2. support the efficient and effective operation of public transport;
3. enable the convenient access of communities to commercial services.

(c) Design of parking, access and servicing

- (i) Whether surface parking will be softened with landscaping, including tree planting.
- (ii) Whether vehicle ramps will not be visible from the street, will be minimal in length and integrated into the design of the building.
- (iii) Whether vehicle crossings and accessways are designed to reduce vehicle speed, be visually attractive and clearly signal to both vehicles and pedestrians the presence of a crossing or accessway.
- (iv) Whether a safe and convenient pedestrian environment with a good standard of amenity will be created within the site which:
 1. provides direct and well defined routes;
 2. links car parking areas to building access points; and
 3. incorporates pedestrian linkages to adjacent sites, streets and public open spaces (where appropriate).
- (v) Whether pedestrian access between parking areas, building entrances/lobbies and the street provide universal access for people of all ages and physical abilities and provide a high level of pedestrian safety.
- (vi) Whether ventilation and fumes from parking structures or other uses or activities will not be vented into the adjacent pedestrian environment at ground level.
- (vii) Whether service lanes will be provided within urban blocks to allow access to the rear of buildings and to minimise gaps in the streetscape.
- (viii) Whether suitable provisions will be made for on-site rubbish storage and sorting of recyclable materials that is either inside the building or screened from the street or public open spaces and manages adverse effects on adjacent residentially zoned properties.

- (3) Subdivision and development that does not comply with Standard I610.6.5.1 Infrastructure Upgrades and Timing of Development above, but proposes an

alternative measure to achieve required public wastewater and/or water supply capacity.

(a) The Council will consider the following assessment criteria.

- (i) Whether the location and capacity of infrastructure servicing will meet the needs of the numbers of dwellings that are to be served by that infrastructure.
- (ii) Whether the staging and design of development will align with the provision of infrastructure so that the capacity of the infrastructure is not exceeded.
- (iii) Whether temporary wastewater or water supply capacity can be provided which does not undermine the long term solution.
- (iv) Whether an alternative wastewater or water supply solution has been agreed with the infrastructure provider.
- (v) Whether funding or other such measures have been agreed between the applicant and the service providers to achieve the required wastewater or water supply capacity.

(4) On-site Stormwater management - new impervious areas unable to comply with I610.6.3.3 On-site stormwater management – new impervious areas.

(a) The criteria/policies listed in E10.8.2.

(5) Construction of a vehicle crossing where a Vehicle Access Restriction 1 applies as identified on the Redhills Precinct: Precinct plan 1 and/or in Table I610.6.4.2.1 Construction standards for road types within the Redhills Precinct.

(a) The Council will restrict its discretion to the criteria set out in E27.8.2(12).

(6) Subdivision listed as a restricted discretionary activity under E38 Subdivision – Urban:

(a) Whether the structural elements of the Redhills Precinct: Precinct plan 1

(b) are incorporated into the subdivision design including:

- (i) the pattern, hierarchy and function of roads;
- (ii) pedestrian and cycle linkages;
- (iii) linkages between sub-precincts and to adjacent land;
- (iv) key intersections;
- (v) riparian margins;
- (vi) recreational and stormwater management open space areas; and
- (vii) key retail frontages.

(c) Whether lots adjoining arterial roads or the separated cycle path on the Green Road are provided with a rear access or an alternative that limits

the number of individual access points onto the arterial road. Pedestrian access should still be provided off the arterial / Green road.

- (d) Whether lots adjoining collector roads with cycling are designed to minimise vehicle crossings that would conflict with cycle paths through methods such as utilising rear lanes, and/or combining vehicle crossings to minimise conflict points.
- (e) Whether roads accessing Fred Taylor Drive are minimised and located with a minimum separation of 100m.
- (f) Whether applications maximise reserve edge road frontage to recreation reserves and along the northern and western side of riparian margins.
- (g) Whether applications maximise pedestrian and cycle connectivity along the Green Road.
- (h) Whether roads are generally to be constructed / upgraded in accordance with the relevant road cross-sections or where a new cross-section is proposed, whether the road is designed to achieve the purpose of the road with respect to function and amenity.
- (i) Whether it is necessary for applications to incorporate traffic calming measures designed in accordance with current industry best practice.
- (j) Whether arterial roads connecting the local centre are designed with traffic calming and provision for parking and amenity planting to create a low speed main street environment that is safe and attractive for public transport, pedestrians and cyclists.
- (k) Whether subdivision within the Local Centre creates lots that facilitate an active frontage to the arterial roads and to the civic space.
- (l) Whether subdivision that creates lots adjoining public open space (including recreation reserves and riparian/green corridors) is designed to encourage passive surveillance of reserve areas having regard to finished contours, retaining, fencing and landscaping.
- (m) Whether parks will be accessible to pedestrians and cyclists and located to integrate with riparian margins and the Green Road where possible.
- (n) Whether the approach to stormwater management for roads and future lots takes into account the recommendations of any relevant approved Stormwater Management Plan and provides sufficient space to achieve the hydrology mitigation requirements outlined in Standard I610.6.3.3 On-site stormwater management – new impervious areas.

Note: Consent Notices may be required on the titles of all new lots to ensure compliance with the onsite stormwater management requirements contained

in Standard I610.6.3.3 On-site stormwater management – new impervious areas.

(o) For communal stormwater devices:

- (i) the extent to which groundwater levels and groundwater mounding prevent groundwater infiltration;
- (ii) the extent to which the device can be accommodated within the stream corridors to allow efficient operation and maintenance, and appropriate amenity; and
- (iii) whether the use of communal devices achieves the best practicable alternative to onsite management.

(7) Subdivision and development that does not comply with Standard I610.6.1 Infrastructure Upgrades and Timing of Development - Transport above.

(a) Whether additional subdivision and/or development has adverse effects on the efficiency of the operation and safety of the transport network.

(b) Whether or not there is a need for the infrastructure upgrade as a result of the additional subdivision and/or development.

(c) Whether other transport network upgrade works have been undertaken that mitigate the transport effects of the proposed subdivision and/or development.

(8) Subdivision and development which does not comply with Standard I610.6.1 Infrastructure Upgrades and Timing of Development - Transport or Standard I610.6.2 Infrastructure Upgrades and Location of Development - Transport but proposes alternative measures to achieve required transport access, capacity and safety, shall:

(a) demonstrate that all necessary infrastructure services external to the precinct are available, including bulk water, wastewater and road infrastructure, and can be connected in a timely and co-ordinated manner to service the precinct;

(b) demonstrate that sufficient evidence of capacity in the wastewater, water and roading networks exists;

(c) ensure that networks to the subdivision area can be supplied with (and connected to public system for) water and wastewater services and roading external to the precinct;

(d) demonstrate the extent to which any staging of subdivision will be required due to the co-ordination of the provision of infrastructure; and

(e) where public infrastructure is required to be extended, undertake the preparation of an infrastructure funding agreement or other such measure that must be agreed with all relevant service providers to ensure that the

infrastructure required to service the subdivision can be funded and provided in a timely manner.

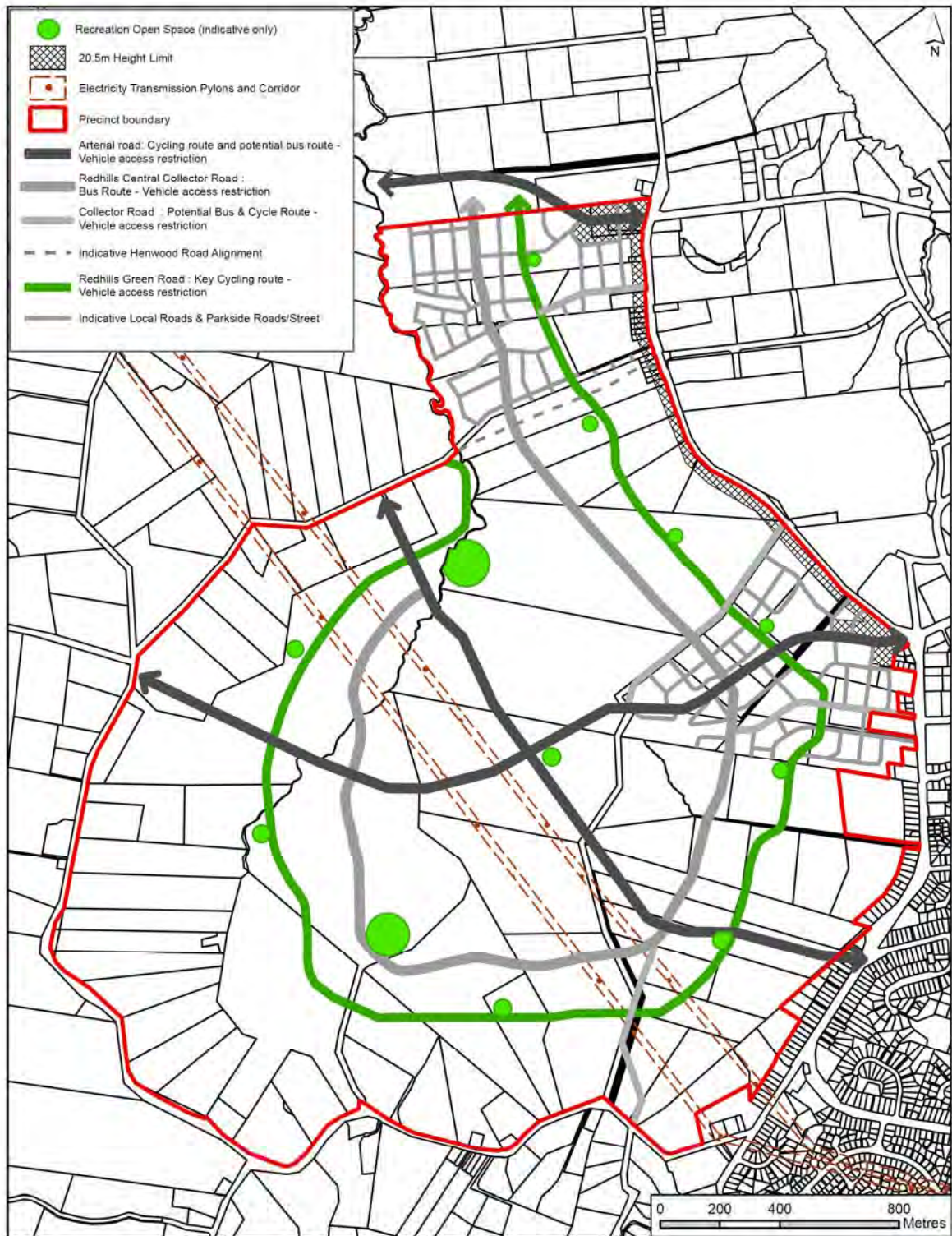
I610.9. Special information requirements

- (1) An application for land modification, development and subdivision which adjoins a permanent or intermittent stream must be accompanied by a riparian planting plan.
- (2) All applications for subdivision and/or development for fifteen or more lots/dwellings must submit a Traffic Impact Assessment that confirms whether or not the infrastructure works identified in Table I610.6.1.1 and Table I610.6.2.1 will be triggered by the subdivision and/or development.

I610.10. Precinct plans

I610.10.1. Redhills Precinct: Precinct plan 1

[ENV-2016-AKL-000232: Bunnings Limited]



I611. Swanson North Precinct

I611.1. Precinct Description

Swanson North is located in the north eastern foothills of the Waitakere Ranges. It is outside the Waitakere Ranges Heritage Area Act and the Waitakere Ranges Heritage Area Act Overlay. It is characterised by low density settlement and rural and natural landscapes. It is valued for its pastoral landscape elements.

The purpose of the precinct is to provide for a pattern of low density subdivision and development that preserves the rural character of the area and provides for the protection and enhancement of vegetation.

The zoning of land within this precinct is Rural – Countryside Living Zone and Rural – Rural Conservation Zone.

I611.2. Objectives

- (1) Swanson North's rural character, with low density settlement and few urban scale activities, is protected.
- (2) The ecological and landscape values of the precinct are protected from inappropriate subdivision and development.
- (3) The effects of subdivision and associated development are managed to retain a buffer between the bush-clad and urban parts of the city.
- (4) The Auckland-wide and underlying zone objectives apply in this precinct in addition to those specified above.

I611.3. Policies

- (1) Require subdivision and/or associated development to be of a scale, design and location in keeping with the amenity and character values of the precinct.
- (2) Provide for limited subdivision and/ or development provided it:
 - (a) protects and enhances streams, watercourses, wetlands and their margins;
 - (b) restores low – quality areas of vegetation or re-vegetates bare areas along waterways margins; and
 - (c) minimises vegetation clearance by locating buildings and development in areas of lower ecological values on the site.
- (3) Require subdivision design to:
 - (a) retain or link significant vegetation and fauna habitat areas; and
 - (b) incorporate on-site native vegetation planting.
- (4) Encourage on-site water retention and drainage methods that protect and enhance stream quality.

- (5) Provide for legal and physical protection of native vegetation to ensure these areas are protected in perpetuity, and where necessary require fencing to achieve permanent stock exclusion.
- (6) Require sites to have practical vehicle access to a road, while maintaining road safety, but without modifying the site to such an extent that the character of the surrounding landscape is adversely affected.

I611.4. Activity table

The provisions in any relevant overlays, zone and Auckland-wide provisions apply in this precinct unless otherwise specified below.

Table I611.4.1 specifies the activity status of subdivision activities in the Swanson North Precinct pursuant to section 11 of the Resource Management Act 1991.

Table I611.4.1

Activity		Activity status
Subdivision		
(A1)	Subdivision where the minimum site size is 4ha for each proposed site complying with standards I611.6.1	C
(A2)	Subdivision where the minimum site size is 4ha for each proposed site not complying with standards I611.6.1	RD
(A3)	Subdivison where the minimum site size is less than 4ha for each proposed site complying with standards I611.6.2	RD
(A4)	Subdivison where the minimum site size is less than 4ha for each proposed site and not complying with standards I611.6.2	NC
(A5)	Subdivision at 49 – 73 Birdwood Road, Swanson complying with I611.7.1	RD
(A6)	Subdivision at 16 Crows Road, Swanson complying with I611.7.3	RD
(A7)	Subdivision at 26 Mudgeways, Swanson complying with I611.7.4	RD
(A8)	Subdivision at 73 Sunnyvale Road, Swanson complying with I611.7.5	D
(A9)	Subdivision at 20 Yelash Road, Swanson complying with I611.7.6	RD

I611.5. Notification

- (1) Any application for resource consent for an activity listed in Table I611.4.1 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).

I611.6. Standards

The Auckland-wide and underlying zone standards apply in this precinct, in addition to the following standards:

I611.6.1. Subdivision – controlled activity

- (1) Subdivisions must comply with the general standards E39.6.1 in E39 Subdivision – Rural.
- (2) The minimum net site area is 4ha unless the site is identified on Precinct plan 1 – Swanson North as a “*Subdivision opportunity*” on a “*...parent site which existed as at 27 February 2002*”.
- (3) Subdivision must not create development or establishment of buildings within land areas identified in the Significant Ecological Area Overlay.
- (4) Where subdivision involves vegetation clearances, the balance areas of native vegetation on the site must be permanently protected by suitable covenants or other legal mechanisms.

I611.6.2. Subdivision – Restricted discretionary activity

- (1) The site is identified on Precinct plan 1 – Swanson North as a “*Subdivision opportunity*” on a “*...parent site which existed as at 27 February 2002*”.
- (2) The maximum number of new sites to be created must not exceed the number shown on Precinct plan 1 – Swanson North as *the total number of sites that may be created on the parent site which existed as at 27 February 2002*”.
- (3) All stock is permanently excluded from the site or from any indicative enhancement area, ecological areas, vegetation protection areas or riparian areas as identified in Precinct Plan 1 – Swanson North.
- (4) New fences must not be located within any Significant Ecological Areas, Vegetation Protection Area, Indicative Enhancement area or riparian yard as shown on Precinct plan 1 Swanson North. Adequate fences must be provided to prevent stock entering these areas.
- (5) All areas identified as indicative enhancement area, ecological areas, vegetation protection areas or riparian areas in Precinct plan 1 – Swanson North must be made free of weeds. These areas are to be kept free of weeds for 10 years.
- (6) A management plan must be prepared for vegetation planting to be provided for the indicative enhancement area or riparian yard as identified in Precinct plan 1 – Swanson North. The planting must be over an area of 0.125m² per 1m² of the site. The planted vegetation does not include any ecological areas as identified in Precinct plan 1 – Swanson North.

- (7) Where the sum of the Indicative Enhancement area or riparian yard is less than the area required to be planted as required in standard I611.6.2(5), the difference will be made up by planting on any area within the site outside an ecological area.
- (8) Any planting which dies prior to effective canopy closure must be replaced.
- (9) Subdivision of any site that contains a second dwelling located greater than 15m from a dwelling on the same site must ensure the second dwelling is placed on a separate proposed site to the existing dwelling or it is removed from the site.
- (10) Subdivision must include the formation of a public walkway in general accordance with the indicative public walkways shown on Precinct plan 1 - Swanson North. The walkway must be protected by registered right of way as an easement in gross.

I611.7. Additional subdivision requirements for specific sites

I611.7.1. Subdivision at 49 – 73 Birdwood Road, Swanson

- (1) Subdivision must comply with the standards in I611.6.2.
- (2) The proposed building platforms are to be located within the permitted building area shown on Precinct plan 2 – Permitted Building Area for 49 – 73 Birdwood Road, Swanson.
- (3) Access to proposed sites must be from the existing driveway.

I611.7.2. Subdivision at 16 Crows Road, Swanson

- (1) Subdivision must comply with the standards in I611.6.2.
- (2) The proposed building platforms are to be located within the permitted building area shown on Precinct plan 3 – Permitted Building Area for 16 Crows Road, Swanson.
- (3) Planting must be provided within the Indicative Enhancement area and Riparian yards. Configuration of the planting must reinforce the landform pattern and integrate with the buffer and native slope restoration plantings where appropriate.
- (4) A native planting buffer with a minimum width of 20m must be provided along the western boundary of the site which adjoins the urban edge. Configuration of the planting must reinforce the landform pattern and integrate with the riparian, mitigation and slope restoration plantings.

I611.7.3. Subdivision at 26 Mudgeways Road, Swanson

- (1) Subdivision must comply with the standards in I611.6.2.
- (2) Subdivision must provide for the existing minor dwelling to remain on the same site as the existing dwelling.
- (3) Any proposed dwelling to be located in the northern part of the site provided that written approval from the neighbour at 24 Mudgeways Road is obtained.

I611.7.4. Subdivision at 73 Sunnyvale Road, Swanson

- (1) Subdivision must comply with the standards in I611.6.2.
- (2) The proposed building platforms are to be located within the permitted building area shown on Precinct plan 4 – Permitted Building Area for 73 Sunnyvale Road, Swanson.

I611.7.5. Subdivision at 20 Yelash Road, Swanson

- (1) Subdivision must comply with the standards in I611.6.2.
- (2) Proposed building platform and earthworks associated must not be located within the Ridgeline Protection Overlay.

I611.8. Assessment – controlled activities

I611.8.1. 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) Design, scale and location of sites
- (2) Design, location, construction and alignment of driveways and roads
- (3) Provision for landscape treatment
- (4) Protection of natural features
- (5) Location, design and construction of infrastructure

I611.8.2. 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) Design location and scale:
 - (a) whether the proposed sites are of a useable shape;
 - (b) the extent to which the proposed subdivision identifies a stable building platform and vehicle access for each proposed site.
 - (c) whether the proposed site is, or is likely to be, subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source;
 - (d) whether any subsequent use of the land might accelerate, worsen, or result in material damage to that land, other land, or structure, by erosion, falling debris, subsidence, slippage or inundation from any source;

- (e) the extent to which the proposal contributes to the achievement of the character and amenity of the precinct;
 - (f) the extent to which the design and placing of roads and driveways minimises alteration to landform, avoids visible scars on the landscape and takes advantage of natural drainage systems;
 - (g) whether the subdivision retains or links significant vegetation and fauna habitat areas, and avoids development on natural landscape elements and heritage features;
 - (h) whether the subdivision design integrates with the surrounding landscape character;
 - (i) whether the subdivision design has regard to the natural character of the area, minimises soil erosion, encourages on-site water retention, avoids development on floodplains and uses drainage methods that protect and enhance streams; and
 - (j) whether measures are incorporated into the proposed subdivision which avoids, remedies or mitigates any threat to the natural environment that could arise from the introduction of stock as a result of the subdivision.
- (2) Transportation / infrastructure:
- (a) whether carriageways of roads and shared driveways are constructed of materials and designed to carry the likely loads of travelling and parked vehicles, and enables the carriage of vehicles at a minimum future maintenance cost;
 - (b) whether carriageways on roads and shared driveways are of a design quality and durability to provide for the safe passage of motor vehicles, cyclists and pedestrians, maintenance of comfortable riding quality and discharge of stormwater;
 - (c) whether the edges of roads and shared driveway carriageways should be appropriately designed and constructed to:
 - (i) avoid edge fretting;
 - (ii) adequately delineate the edge for driveway or road users; and
 - (iii) allow safe and ready access to adjoining sites at appropriate locations;
 - (d) whether the design of any roads incorporates and provides for amenity features including planting;
 - (e) whether sufficient road reserve and carriageway width and alignment are allowed for the safe and efficient movement of pedestrians, cyclists and motor vehicles, the provision of infrastructure, and planting in accordance

with the requirements of Auckland Transport and any relevant code of practice or engineering standards; and

(f) the extent to which construction works within any road including carriageways, drainage works and other infrastructure works and driveway construction between road carriageways and individual sites are designed to minimise earthworks and clearance of vegetation and are constructed with materials that are visually and aurally appropriate to the character of the precinct;

(g) whether the subdivision enables the provision of infrastructure;

(3) Servicing:

(a) whether the design, construction and location of stormwater treatment and disposal systems ensures maintenance of water quality in receiving natural waters;

(b) the extent to which the proposed subdivision results in flooding on or downstream of the site within the precinct;

(c) the extent to which the proposed subdivision ensures that the amount of impervious surface is minimised to the greatest extent practicable and that stormwater discharge mimics natural overland flow conditions by any appropriate method. An engineer's report is required to demonstrate how the stormwater runoff from the buildings and impermeable surfaces will be managed and/or contained;

(d) the extent to which the proposed subdivision has regard to the requirements of any comprehensive catchment resource consent issued by the Council and the extent to which the stormwater treatment and disposal system is designed, constructed and located to:

(i) serve the whole of the natural upstream catchment area, including potential future development;

(ii) ensure sufficient capacity to provide for the safe and efficient disposal of stormwater from the subdivision and future development;

(iii) ensure adequate measures are taken to screen out litter, silt and other contamination; and

(iv) be of a sufficient standard and compatibility with existing stormwater disposal systems to minimise maintenance costs;

(e) whether the design, construction and location of the wastewater treatment and disposal system have regard to the upstream catchment and effect on the downstream catchment, including likely future development; and

- (f) the extent to which stormwater and wastewater treatment and disposal systems will avoid adverse effects on land stability erosion, slippage and inundation within each proposed site and on any other properties.

(4) General

- (a) the extent to which the proposed subdivision avoids, mitigates or remedies any adverse effect on the landscape arising from the existing or future establishment of multiple clusters of buildings, and associated accessways;
- (b) whether the proposed subdivision avoids the potential for further development of existing building areas that are established in visually sensitive landscapes;
- (c) the extent to which the proposed subdivision retains the rural character of the environment, taking into account any cumulative effects arising in association with existing buildings on the site and on surrounding sites;
- (d) whether the subdivision retains the characteristic, open spaciousness of the rural environment, rural amenity and the amenity of neighbours;
- (e) the extent to which the proposed subdivision locates any new residential buildings (assessed by having regard to criteria above) in a more appropriate location than any existing minor dwelling or propose to remove any existing poorly placed minor dwelling and any other buildings.
- (f) Whether is relevant for the proposed subdivision to provide for public access to and alongside the streams and for any public walkway linkages shown on Precinct plan 1 - Swanson North.
- (g) where any proposed subdivision creates fewer lots than the allocation shown on Precinct plan 1 - Swanson North, whether that subdivision ensures that an appropriate design layout is provided which:
 - (i) anticipates future subdivision up to the full allocation shown on Precinct plan 1 - Swanson North;
 - (ii) provides for the future location of building platforms;
 - (iii) establishes the size of any proposed site(s) appropriate to the landscape character of the area;
 - (iv) limits the area of impermeable surface(s) through the use of shared driveways;
 - (v) provides for the protection of any Vegetation Protection Area or Significant Ecological Areas and the establishment of any required planting in any Indicative Enhancement Area(s) and Riparian Yards over the whole site;
 - (vi) provides for the management of stormwater runoff over the whole site;

- (vii) provides for any indicative walkway linkages shown in the Precinct plan 1 Swanson North;
- (viii) is protected by way of covenant, encumbrance or consent notice.

I611.9. Assessment – restricted discretionary activities

I611.9.1. 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 Auckland wide or zone provisions:

- (1) All restricted discretionary activity subdivision;
 - (a) the design, location, construction and alignment of driveways and roads;
 - (b) the design and scale of and the location of proposed building platforms;
 - (c) proposed landscape treatment;
 - (d) provision for works and management plan to protect and enhance vegetation in areas identified in the precinct map;
 - (e) driveway construction between road carriageways and proposed sites;
 - (f) planting and the management and removal of weeds in any Significant Ecological Areas, Vegetation Protection Area, Riparian Yard and Indicative Enhancement Area within the site;
 - (g) proposed mitigation of adverse effects on landscape and amenity values that may arise as a result of the future establishment of buildings;
 - (h) the location and formation of indicative public walkway linkages shown on the precinct map; and
 - (i) the possible removal or relocation of any existing second dwellings or other accessory buildings.
- (2) Subdivision at 49 – 73 Birdwood Road, Swanson:
 - (a) matters listed in I611.9.1(1);
 - (b) the extent to which any proposed dwellings are located so that the rural character of the western part of the site is protected and remains free of any buildings;
 - (c) the extent to which any subdivision uses the existing driveway to access any proposed dwellings.
- (3) Subdivision at 15 Crows Road, Swanson:

- (a) matters listed in I611.9.1(1);
 - (b) the extent to which any proposed site not containing the existing dwellings avoids the Ridgeline Protection Overlay by locating any proposed dwelling close to the road boundary in the western part of the site.
- (4) Subdivision at 16 Crows Road, Swanson:
- (a) matters listed in I611.9.1(1);
 - (b) the extent to which mitigation planting is used to integrate the new dwelling and accessway when viewed from the adjacent Crows Road;
 - (c) the extent to which native slope restoration planting is used throughout steeply sloping areas of each site (i.e. slopes > 15°) to reduce soil erosion and reinforce the vegetation patterning on the site.
- (5) Subdivision at 73 Sunnyvale Road, Swanson:
- (a) matters listed in I611.9.1(1);
 - (b) the extent to which any proposed dwelling(s) on any proposed site(s) are located south of the existing dwelling and avoid locations along the northern boundary of the site.
- (6) Subdivision at 20 Yelash Road, Swanson:
- (a) matters listed in I611.9.1(1);
 - (b) the extent to which any subdivision does not result in earthworks or further dwellings within the Ridgeline Protection Overlay.

I611.9.2. Assessment criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) The assessment criteria listed in I611.8.2;

I611.10. Special information requirements

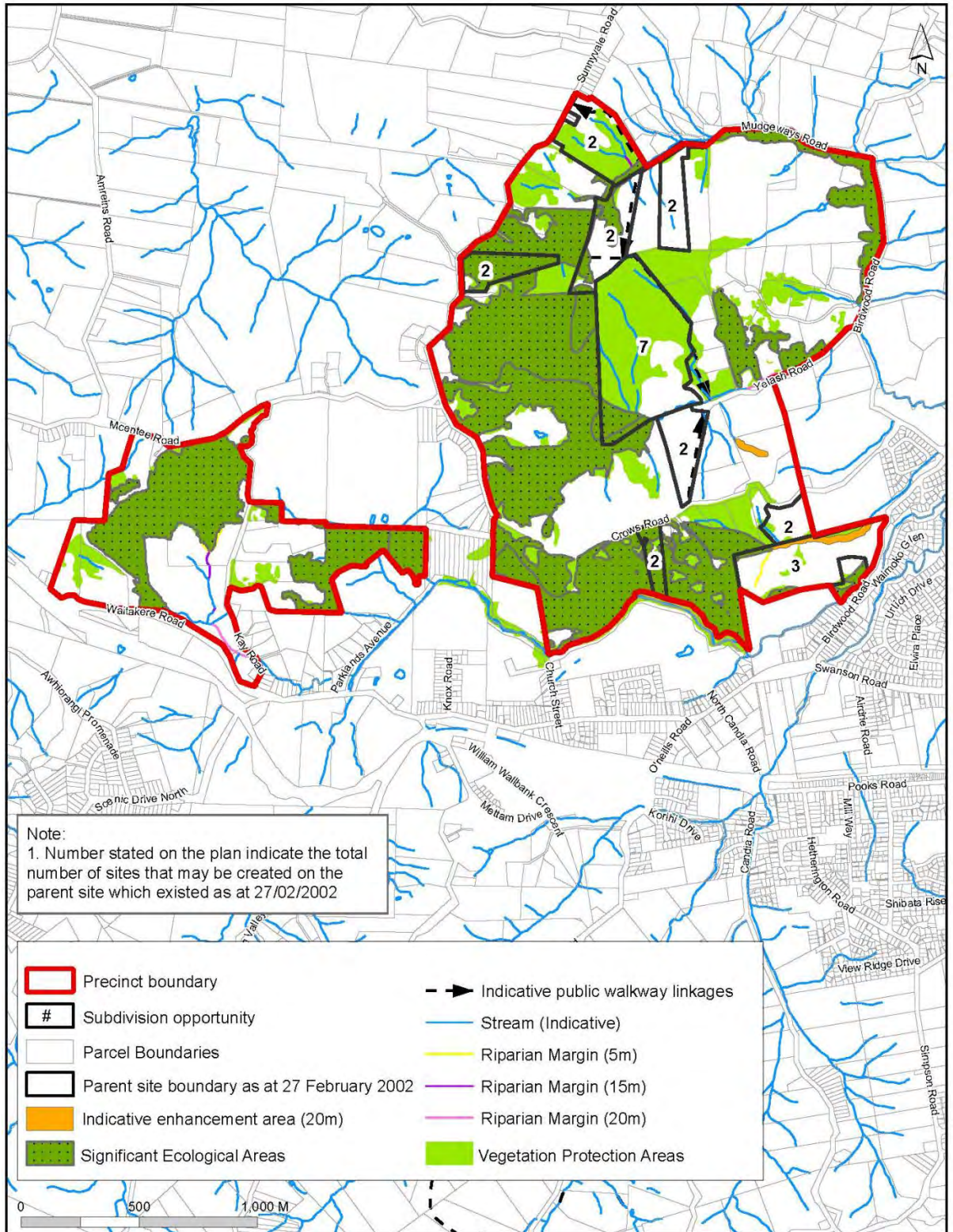
An application for subdivision activity must be accompanied by a management plan, including a topographical site map. The management plan must include the following:

- (1) The contours of the site surveyed at one metre intervals
- (2) All existing buildings and an indication whether they are to be retained, removed or relocated onto new sites
- (3) The boundaries of any Significant Ecological Area, Protected Vegetation Area, Riparian Yards and Indicative Enhancement Area provided that:

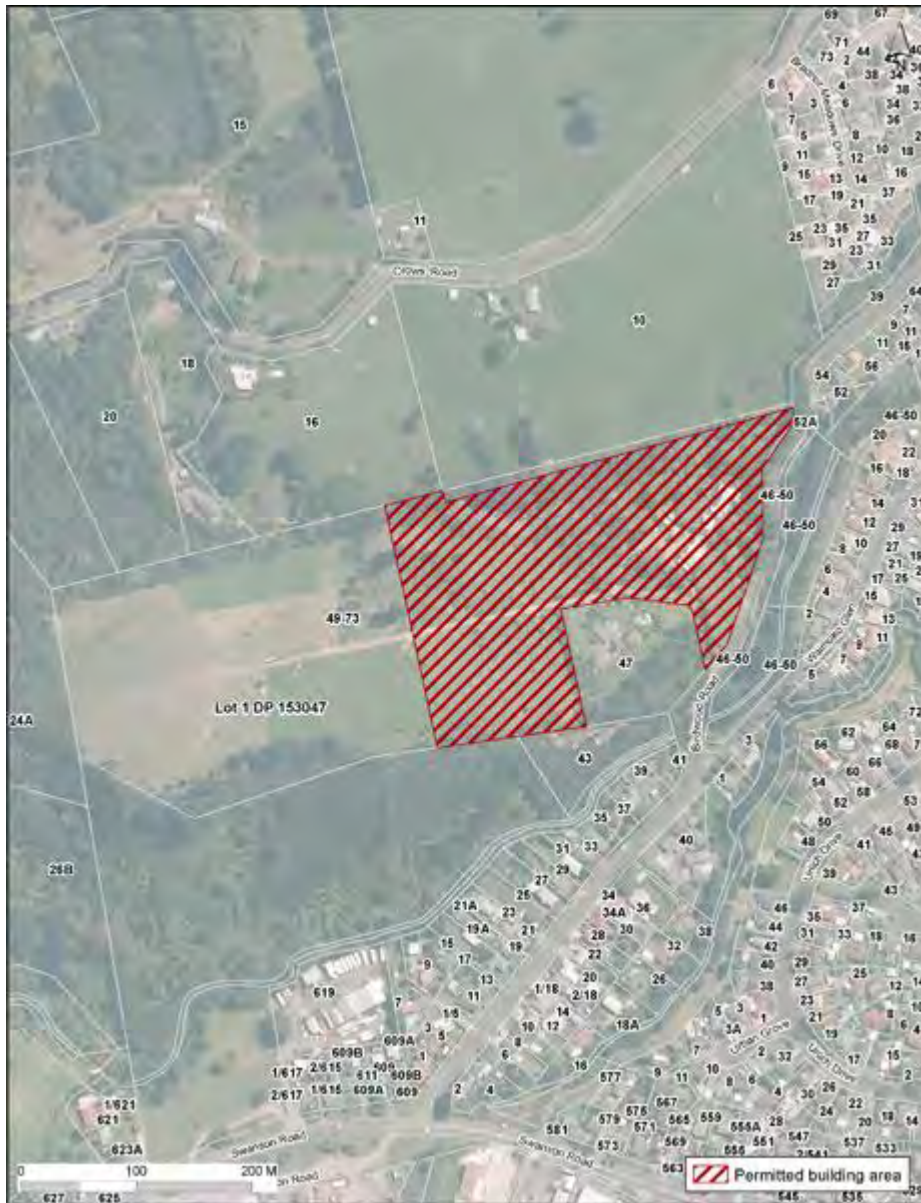
- (a) if there is any ambiguity in the precinct plans as to the location and/or area of the areas then by covering letter the applicant must explain why and how the areas shown on the management plan has been chosen by reference to the vegetation and topography of the site;
- (b) if there is any formed track or walkway running through a proposed Indicative Enhancement Area, the track may be excluded from any planting requirements;
- (4) Areas of vegetation to be removed;
- (5) The number, location, grade, size and species of plants to be planted;
- (6) The areas of planting calculated under an appropriate planting standard;
- (7) All existing and proposed internal fences.

I611.11. Precinct plans

I611.11.1. Precinct plan 1 – Swanson North



1611.11.2. Precinct plan 2 – Permitted building area for 49 – 73 Birdwood Road, Swanson



I611.11.3. Precinct plan 3 – Permitted building area for 16 Crows Road, Swanson



I611.11.4. Precinct plan 4– Permitted building area for 73 Sunnyvale Road, Swanson



I612. Te Henga Precinct

I612.1. Precinct description

The Te Henga Precinct covers a large coastal site at Te Henga – Bethells Beach. The precinct adjoins the Bethells 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 Te Henga Precinct is to recognise and provide for the unique cultural, historic and ecological value of this area. In a limited number of instances, the precinct provisions will take precedence over certain provisions in the natural heritage overlays.

Environmental assessments of this precinct have provided detailed information on which to base individual management plans for the property. The subdivision and development provisions have been tailored to the unique circumstances of the property, taking into account existing and past use of the property and the opportunities to achieve net environmental benefits.

The zoning of land within this precinct is Rural – Rural Coastal Zone and the precinct is also subject to the Waitākere Ranges Heritage Area Overlay, the Outstanding Natural Character Overlay, High Natural Character Overlay, Outstanding Natural Landscape Overlay and the Ridgeline Protection Overlay.

I612.2. Objectives

- (1) Subdivision, use and development 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 Outstanding Natural Character Overlay, High Natural Character Overlay, Outstanding Natural Landscape Overlay and the Ridgeline Protection Overlay and amenity values of the surrounding environment that is protected by these overlays.

The overlay, Auckland-wide and underlying zone objectives apply in this precinct in addition to those specified above.

I612.3. Policies

- (4) 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.
- (5) Manage the ecological and landscape values of the precinct by enabling the use of land for grazing and forestry.
- (6) Require new dwellings and areas for forestry to be located so that the natural and coastal character of the landscape is protected.

- (7) Provide for nature-based, rural and wilderness experiences, outdoor recreation and pursuits, that are compatible with, and appropriate to, the natural and coastal character and amenity values of the area and the natural and rural environment.
- (8) Provide for the reuse of existing buildings that relate to the history and/or natural and coastal character of the precinct.
- (9) 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 underlying zone policies apply in this precinct in addition to those specified above.

I612.4. Activity table

The provisions in any relevant overlays, Auckland-wide provisions and the underlying zone apply in this precinct unless otherwise specified below.

Table I612.4.1 specifies the activity status of land use, development and subdivision activities in the Te Henga Precinct pursuant to sections 9(3), and 11 of the Resource Management Act 1991.

Table I612.4.1 Activity table

Activity		Activity status
Development		
(A1)	Buildings	P
(A2)	Buildings that do not comply with Standard I612.6.2	D
Subdivision		
(A3)	Subdivision complying with Standard I612.6.7	RD
(A4)	Subdivision that does not comply with Standard I612.6.7	D
Use		
Rural		
(A5)	Farming	P
(A6)	Farming that does not comply with Standard I612.6.6	NC
(A7)	Forestry	P
(A8)	Rural commercial services	D
(A9)	On-site primary produce manufacturing up to 200m ² gross floor area	D
(A10)	On-site primary produce manufacturing greater than 200m ² gross floor area	NC
(A11)	Post-harvest facilities	D
Accommodation		
(A12)	One dwelling per site located in the areas identified as proposed dwelling (as shown on I612.10.1 Te Henga: Precinct Plan 1)	P

(A13)	Dwelling located outside the areas identified as proposed dwelling (as shown on I612.10.1 Te Henga: Precinct plan 1)	NC
(A14)	Minor dwellings	RD
(A15)	Minor dwellings that do not comply Standard I612.6.5	NC
(A16)	Subdivision of a minor dwelling from the site on which the principal dwelling is located	Pr
(A17)	Visitor accommodation accommodating no more than 20 guests	P
(A18)	Visitor accommodation accommodating more than 20 guests	D
Commerce		
(A19)	Restaurants and cafes up to 300m ² in gross floor area	D
(A20)	Restaurants and cafes greater than 300m ² in gross floor area	NC
(A21)	Show homes	D

I612.5. Notification

(10) Any application for resource consent for an activity listed in Table I612.4.1 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(11) 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).

I612.6. Standards

The overlay, Auckland-wide and underlying zone standards apply in this precinct unless otherwise specified.

All activities listed in Table I612.4.1 must comply with the following standards.

I612.6.1. Dwellings, buildings and structures

(1) The provisions in D11 Outstanding Natural Character and High Natural Character Overlay for dwellings, buildings and structures including accessory to pastoral farming do not apply to buildings in this precinct.

I612.6.2. Building height

(1) Buildings must not exceed 8m in height.

I612.6.3. Minimum yard setback requirement

Purpose: to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise:

- adverse effects of buildings on the natural and coastal character and amenity values enjoyed by occupiers of adjoining properties; and
- opportunities for reverse sensitivity effects to arise.

- (1) A building or parts of a building must be set back from the relevant boundary by a minimum depth of 10m.
- (2) A building that does not comply with Standard I612.6.3(1) is a restricted discretionary activity provided that the building has front, side and rear yards with a minimum depth of not less than 3m.
- (3) Buildings with front, side and or rear yards which have a minimum depth of less than 3m are a discretionary activity.

I612.6.4. Building coverage

- (1) The maximum building coverage must not exceed 15 per cent of the net site area or 350m² whichever is the lesser.
- (2) The maximum building coverage of a single building is 300m².
- (3) A building that does not comply with Standard I612.6.4(1) and (2) is a restricted discretionary activity provided that the total building coverage on the site does not exceed 15 per cent of the net site area.
- (4) Building coverage that exceeds 15 per cent of net site area is a non-complying activity.

I612.6.5. Minor dwelling

- (1) Minor dwellings must be located in the areas identified for dwellings (as shown on I612.10.1 Te Henga: Precinct plan 1).
- (2) There must be no more than one minor dwelling per site.
- (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.

I612.6.6. Farming

- (1) Farming activities must be limited to grazing and beekeeping.
- (2) Farming must be located in the areas identified as pasture (as shown on I612.10.1 Te Henga: Precinct plan 1).

I612.6.7. Subdivision

The provisions in E39 Subdivision – Rural apply to this precinct unless otherwise specified below.

- (1) Any sites created by the subdivision must generally coincide with the location of proposed lot boundaries as shown on I612.10.1 Te Henga: Precinct plan 1.
- (2) No more that five sites can be created in the Te Henga Precinct.
- (3) The Lakeside Enhancement Area (as shown on I612.10.1 Te Henga: Precinct plan 1) must be provided with established planting as required by the Council

prior to the issue of a section 224(c) certificate for the first subdivision within the precinct.

I612.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I612.8. Assessment – restricted discretionary activities

I612.8.1. 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, Auckland-wide or zone provisions:

- (1) all restricted discretionary activities (excluding standard infringements):
 - (a) natural and coastal character and amenity values;
 - (b) location in relation to sensitive ridges;
 - (c) the design, scale and intensity of buildings and activities;
 - (d) retention and maintenance of vegetation;
 - (e) landscape treatment of sites;
 - (f) parking, access and traffic movement; and
 - (g) infrastructure.
- (2) infringement of yard standard:
 - (a) location, privacy, screening and planting.
- (3) infringement of building coverage standard:
 - (a) building bulk, screening and landscape treatment; and
 - (b) provision of outdoor space.
- (4) subdivision:
 - (a) design, scale and location of proposed sites, building platforms and driveways;
 - (b) landscaping treatment;
 - (c) protection and enhancement of vegetation and natural features;
 - (d) drainage works and infrastructure; and
 - (e) road/site access.

I612.8.2. 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 land use activities (excluding standard infringements):
 - (a) the extent to which buildings are obtrusively visible on or above sensitive ridgelines when viewed from a public place;
 - (b) the extent to which buildings and development compromise the visual landscape qualities of sensitive ridgelines, and other natural landscape elements;
 - (c) whether development adversely affects the visual, historic, cultural and spiritual significance for iwi of sensitive ridges; and
 - (d) the extent to which landscape treatment is used to mitigate the visual impact of buildings and development.
- (2) Infringement of yard standard:
 - (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.
- (3) infringement of building coverage standard:
 - (a) the extent to which buildings are compatible with the natural landscape, 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.
- (4) subdivision:
 - (a) the extent to which the subdivision design avoids the need for clearance of native vegetation, retains or links significant vegetation and fauna habitat areas, contains proposals to plant with native vegetation those areas of the site outside of the Significant Ecological Areas Overlay;

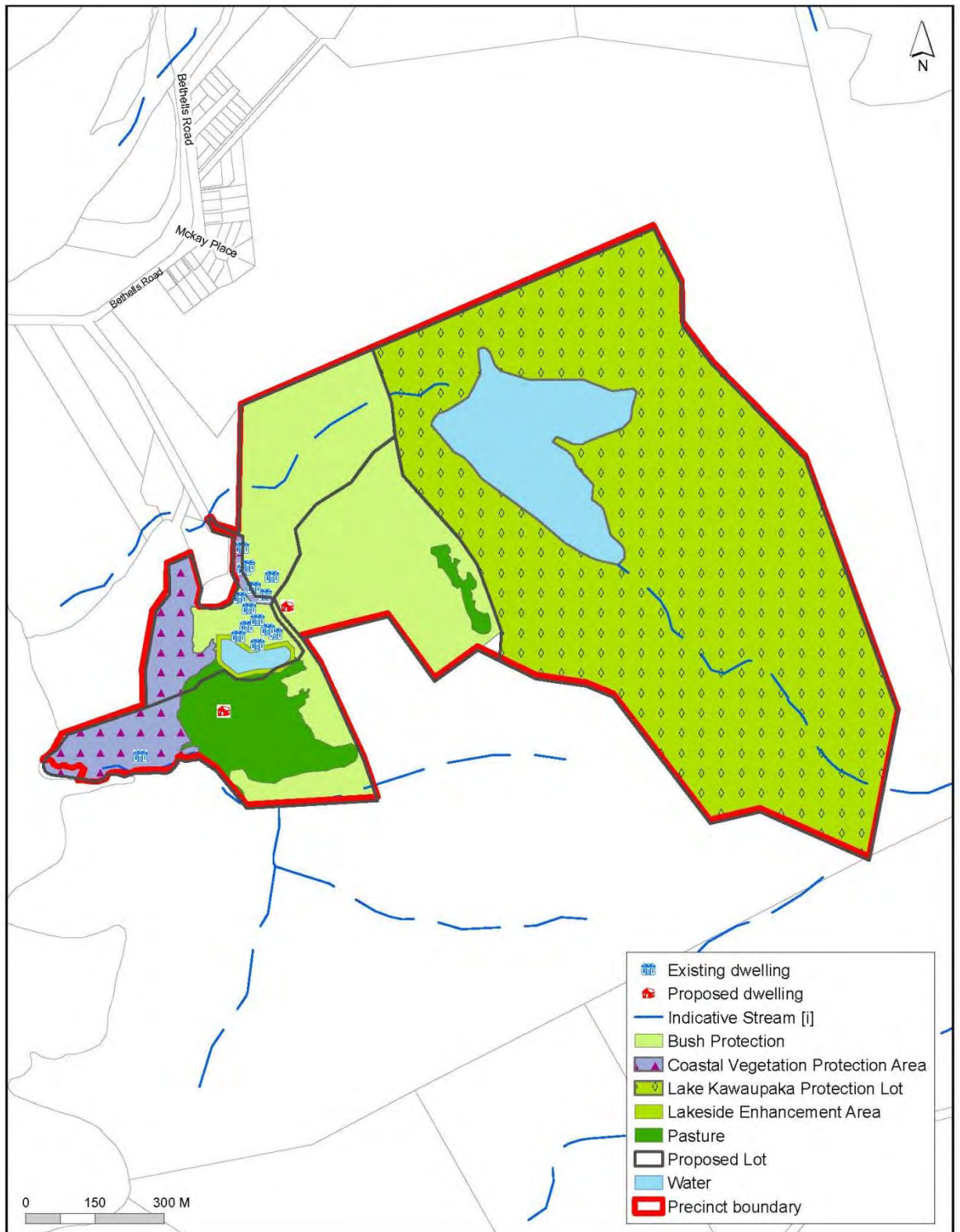
- (b) the extent to which the subdivision avoids enabling development on natural landscape elements and heritage features;
- (c) whether the subdivision minimises soil erosion and encourages on-site water retention;
- (d) the extent to which the subdivision avoids development on floodplains and uses drainage methods that protect and enhance streams; and
- (e) whether the subdivision provides formal legal protection for the natural environment, including riparian margins, areas of outstanding natural features or outstanding indigenous vegetation.

I612.9. Special information requirement

There are no special information requirements in this precinct.

I612.10. Precinct plans

I612.10.1. Te Henga: Precinct plan 1



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

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(4) 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/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 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.

(9) Professional fireworks displays are excluded from this standard.

Table I613.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special Lighting Events	25 cd/m ²

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. Parking

- (1) Parking for a minimum of 370 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect.

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



I614. Wainamu Precinct

I614.1. Precinct Description

The Wainamu Precinct covers a large site located at 34A Te Aute Ridge Road, Bethells in the Waitākere Ranges Heritage Area, as defined by the Waitākere Ranges Heritage Area Act 2008.

Environmental assessment of the site has provided detailed information for the precinct's management plans. The subdivision and development provisions have been tailored to its unique circumstances, taking into account existing and past use of the area and the opportunities to achieve net environmental benefits. The provisions reflect a detailed and comprehensive analysis of the precinct's natural and heritage features that provide for a limited range of development and activities in a manner that enhances and protects the environment. In a limited number of instances, the precinct provisions will take precedence over certain provisions in the natural heritage overlays.

The underlying zoning of land within this precinct is Rural – Rural Conservation Zone and the precinct is also subject to the Waitākere Ranges Heritage Area Overlay, the Ridgeline Protection Overlay and the Outstanding Natural Landscapes Overlay.

I614.2. Objectives [rp/dp]

- (1) Subdivision achieves 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 underlying zone objectives apply in this precinct in addition to those specified above.

I614.3. Policies [rp/dp]

- (1) 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.
- (2) Enable the use of land for filming, grazing and forestry while managing the ecological and landscape values of the precinct.
- (3) Require new dwellings and areas for forestry to be located so that the natural and coastal character of the landscape is protected.
- (4) Provide for nature-based, rural and wilderness experiences and outdoor recreation and pursuits, that are compatible with, and appropriate to, the natural

and coastal character, natural landscape and amenity values of the area and the natural and rural environment.

- (5) Provide for the reuse of existing buildings that relate to the historic and/or rural, natural and coastal character of the precinct.
- (6) 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 underlying zone policies apply in this precinct in addition to those specified above.

I614.4. Activity table

The provisions in any relevant overlays, Auckland-wide provisions and the underlying zone apply in this precinct unless otherwise specified below.

Table I614.4.1 specifies the activity status of land use, development and subdivision activities in the Wainamu Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I614.4.1 Activity table

Activity		Activity status
Development		
(A1)	Vegetation alteration within the areas identified as Forest – Native (firewood gathering) (as shown in I614.10.1 Wainamu: Precinct plan 1)	P
(A2)	Vegetation alteration outside the areas identified as 'Forest – Native (firewood gathering)(as shown in I614.10.1 Wainamu: Precinct plan 1)	NC
(A3)	Buildings	P
(A4)	Buildings that do not comply with Standard I614.6.2	D
(A5)	Buildings that do not comply with Standard I614.6.3(1) where the building has front, side and rear yards of not less than 3m in depth	RD
(A6)	Buildings that do not comply with Standard I614.6.3(1) where the building has front, side and rear yards of less than 3m in depth	D
(A7)	Buildings that do not comply with Standard I614.6.4(1) where the total building coverage on the site does not exceed 15 per cent of the net site area	RD
(A8)	Buildings that do not comply with Standard I614.6.4(1) where the total building coverage on the site exceeds 15 per cent of the net site area	NC
Use		
Rural		
(A9)	Farming	P
(A10)	Farming that does not comply with Standard I614.6.7(1)	NC

	and (2)	
(A11)	Forestry located in areas identified as forest-exotic (as shown in I614.10.1 Wainamu: Precinct plan 1)	C
(A12)	Forestry activity not complying with Standard I614.6.9(2) to (5)	D
(A13)	Forestry located outside the areas identified as forest-exotic (as shown in I614.10.1 Wainamu: Precinct plan 1)	NC
(A14)	Rural commercial services	D
(A15)	On-site primary produce manufacturing up to 200m ² gross floor area	D
(A16)	On-site primary produce manufacturing greater than 200m ² gross floor area	NC
(A17)	Post-harvest facilities	D
Accommodation		
(A18)	Dwellings	P
(A19)	Dwellings that do not comply with Standard I614.6.5	NC
(A20)	Minor dwellings	RD
(A21)	Minor dwellings that do not comply with Standard I614.6.6	NC
(A22)	Visitor accommodation accommodating no more than 20 guests	P
(A23)	Visitor accommodation exceeding 20 guests but not more than 40 guests	RD
(A24)	Visitor accommodation exceeding 40 guests or not complying with Standard I614.6.8	NC
Commerce		
(A25)	Restaurants and cafes	D
(A26)	Show homes	D
Subdivision		
(A27)	Subdivision creating a total of six sites and generally in accordance with the lot boundaries as identified in I614.10.1 Wainamu: Precinct plan 1	RD
(A28)	Subdivision creating a total of six sites not generally in accordance with the lot boundaries as identified in I614.10.1 Wainamu: Precinct plan 1 or not complying with Standard I614.6.10	D
(A29)	Subdivision of the minor dwelling from the site on which the principal dwelling is located	Pr

I614.5. Notification

- (1) Any application for resource consent for an activity listed in Table I614.4.1 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I614.6. Standards

The overlay, Auckland-wide and underlying zone standards apply in this precinct unless otherwise specified.

All activities listed in Table I614.4.1 must comply with following standards.

I614.6.1. Dwellings, buildings and structures

- (1) The provisions in D11 Outstanding Natural Character and High Natural Character Overlay for dwellings, buildings and structures including buildings accessory to pastoral farming do not apply to buildings in this precinct.

I614.6.2. Building height

- (1) Buildings must not exceed 8m in height.

I614.6.3. Yards

Purpose: to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise:

- adverse effects of buildings on the natural and coastal character and amenity values enjoyed by occupiers of adjoining properties; and
- opportunities for reverse sensitivity effects to arise.

- (1) Front, side and rear yards must have a minimum depth of 10m.

I614.6.4. Building coverage

- (1) The maximum building coverage must not exceed 15 per cent of the net site area or 300m² whichever is lesser.

I614.6.5. Dwellings

- (1) Dwellings must be located in the areas identified for proposed dwellings (as shown in I614.10.1 Wainamu: Precinct plan 1).
- (2) There must be no more than one dwelling per site within each proposed site (as shown in I614.10.1 Wainamu: Precinct plan 1).

I614.6.6. Minor dwellings

- (1) Minor dwellings must be located in the areas identified for dwellings (as shown in I614.10.1 Wainamu: Precinct plan 1).
- (2) There must be no more than one minor dwelling per site.
- (3) The minor dwelling must have a floor area less than 65m² excluding decks and garaging.
- (4) The minor dwelling must be located no more than 6m from the principal dwelling on the site.

- (5) The minor dwelling must share the same driveway access as the principal dwelling.

I614.6.7. Farming

- (1) Farming activities must be limited to grazing and beekeeping.
- (2) Farming must be located in the areas identified as pasture (as shown in I614.10.1 Wainamu: Precinct plan 1).

I614.6.8. Visitor accommodation

- (1) Visitor accommodation involving eco-camping on sand dunes must:
- (a) be confined to the area of sand dunes (as shown on I614.10.1 Wainamu: Precinct plan 1);
 - (b) be limited to a single tent no greater than 30m²; and
 - (c) be limited to the time period from 1 October to 30 June in any year.

I614.6.9. Forestry

- (1) A management plan must be submitted with any resource consent application for forestry activities. The following information must be included:
- (a) location and dimensions of areas proposed for production planting;
 - (b) location and extent of any archaeological sites or historic sites within the areas proposed for planting and how those sites will be protected;
 - (c) measures to be used to protect any area of native vegetation;
 - (d) 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) measures to be used to protect water flow and quality of any water bodies or wetlands in the vicinity;
 - (g) methods to be employed to inhibit the spread of fire within and in the vicinity of the area to be forested;
 - (h) likely methods to be employed in harvesting operations;
 - (i) anticipated dates and time periods of harvesting;
 - (j) 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) 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.
- (2) Forestry activity on a site must not exceed 2ha.
- (3) 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.
- (4) Forestry must be carried out at least 5m from the bank of a permanent stream, river, lake, wetland or coastal edge.
- (5) Forestry must be carried out at least 5m from the area identified in the Significant Ecological Areas Overlay.

I614.6.10. Subdivision

The E39 Subdivision – Rural provisions apply to this precinct unless otherwise specified below.

- (1) Any sites created by the subdivision must generally coincide with the location of proposed lot boundaries (as shown on I614.10.1 Wainamu: Precinct plan 1).
- (2) The total number of sites within the precinct must be the same as identified on I614.10.1 Wainamu: Precinct plan 1, being a total of not more than five sites.
- (3) The Streamside Enhancement Area (as shown on I614.10.1 Wainamu: Precinct plan 1) must be planted or seeded with manuka and/or flax prior to the issue of a section 224(c) certificate for any subdivision.
- (4) The Wetland Protection Area (as shown on I614.10.1 Wainamu: Precinct plan 1) must be made permanently inaccessible to stock by the erection of a stock barrier in the position identified in I614.10.1 Wainamu: Precinct plan 1.

I614.7. Assessment – controlled activities

I614.7.1. 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) Forestry:
 - (a) effects on the natural environment;
 - (b) the natural functioning of watercourses;
 - (c) fire safety; and

- (d) protection of mauri of the natural environment and sites of significance to iwi.

I614.7.2. 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) Forestry:

- (a) the extent to which the proposed development adversely affects the overall resilience, biodiversity and integrity of the natural environment;
- (b) whether the activity adversely affects or contributes to the degradation of the water table or natural watercourses in a way that destroys or reduces their ability to support in-stream vegetation and fauna;
- (c) whether adequate provision has been made for fire safety;
- (d) the extent to which the proposed development adversely affects the mauri (life force) of native vegetation and fauna habitat within the natural environment; and
- (e) the extent to which the activity adversely affects the historical, cultural or spiritual significance of any site or waahi tapu of significance to iwi.

I614.8. Assessment – restricted discretionary activities

I614.8.1. 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 (excluding standard infringements):

- (a) natural and coastal character and amenity values;
- (b) the design, scale and intensity of buildings and activities;
- (c) retention and maintenance of vegetation;
- (d) landscape treatment of sites;
- (e) the duration and hours of operation of activities; and
- (f) parking, access and traffic movement.

(2) Infringement of the yard standard:

- (a) location, privacy, screening and planting.

- (3) Infringement of the building coverage standard:
 - (a) building bulk, screening and landscape treatment; and
 - (b) provision of outdoor space.
- (4) Subdivision:
 - (a) design, scale and location of proposed sites and driveways;
 - (b) landscaping treatment;
 - (c) protection and enhancement of vegetation and natural features;
 - (d) drainage works and infrastructure; and
 - (e) road/site access.

I614.8.2. 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 (excluding standard infringements):
 - (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 affects 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 and coastal landscape, particularly as viewed from beyond the site, from roads and other public places;
 - (e) whether it is necessary that the building is screened;
 - (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; and
 - (g) the extent to which the activity provides adequate parking and safe driveway access and sight lines.
- (2) Infringement of the yard standard:
 - (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;

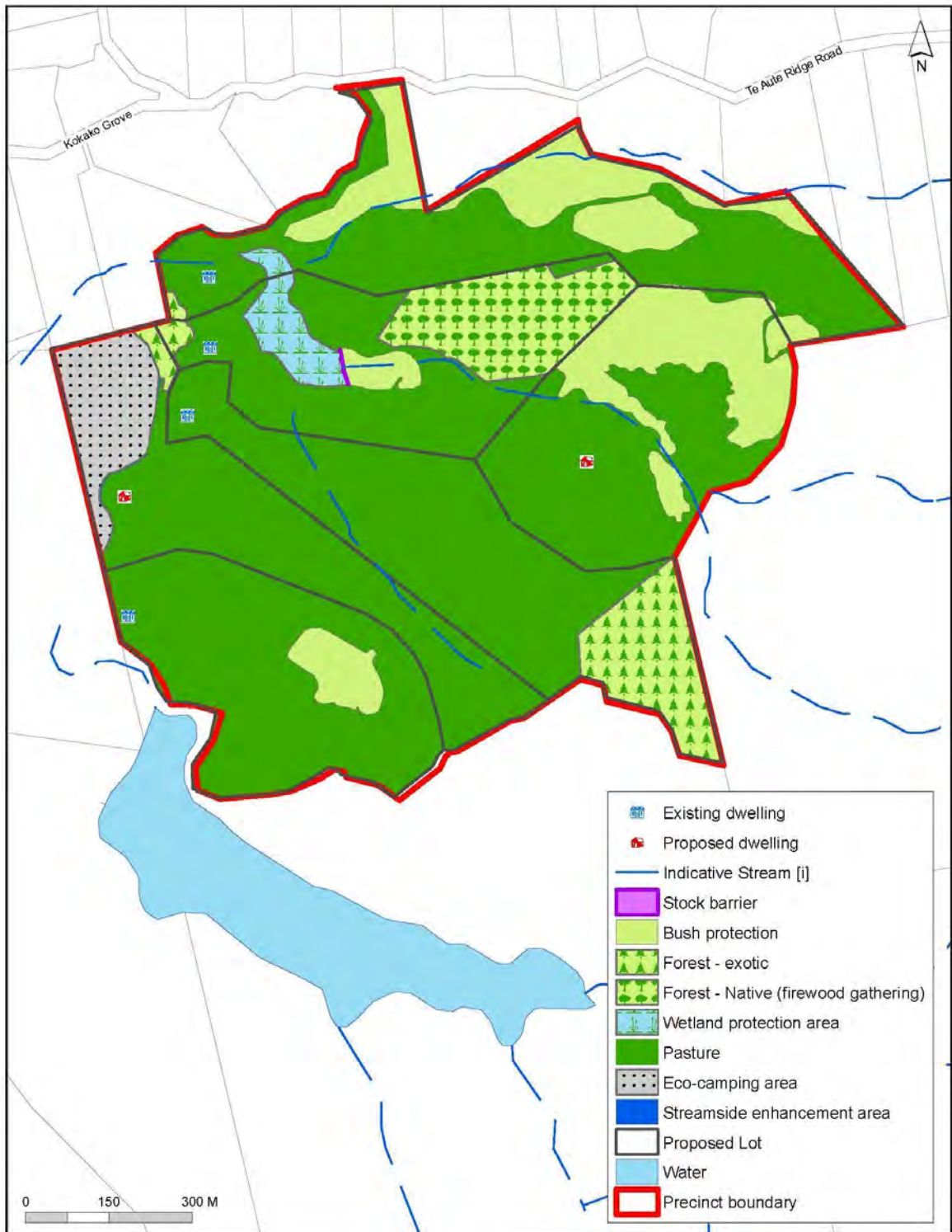
- (b) the extent to which buildings are located in a position which maintains opportunities to retain vegetation around the edges of the site; and
 - (c) the extent to which buildings are located a sufficient distance back from site boundaries to ensure a minimum level of privacy.
- (3) Infringement of the building coverage standard:
- (a) the extent to which the scale of buildings detracts from the natural landscape, in particular:
 - (i) extent of landscape modification, including earthworks and vegetation alteration;
 - (ii) the visual prominence of the building; and
 - (iii) the relationship of buildings to neighbouring sites.
- (4) Subdivision:
- (a) the extent to which the proposed subdivision identifies a stable building platform and stable vehicle access within each proposed lot;
 - (b) the extent to which the subdivision provides measures that remedy or mitigate adverse effects on the landscape;
 - (c) whether the proposed subdivision provides for works intended to protect and enhance vegetation; and
 - (d) the extent to which the subdivision requires the construction of driveway, drainage and other infrastructure and how effects on the heritage features are avoided, remedied and mitigated.

I614.9. Special information requirements

There are no special information requirements in this precinct.

I614.10. Precinct plan

I614.10.1. Wainamu: Precinct plan 1



I615. Westgate Precinct

I615.1. Precinct Description

The Westgate Precinct is located approximately 18km west of the Auckland city centre.

There are seven Sub-precincts in the Westgate Precinct:

- Sub-precinct A is zoned Business - Metropolitan Centre Zone and Open Space – Civic Spaces Zone and contains the town square and the key retail streets that are the focal point for intensive retail, commercial and civic development and pedestrian activity within the precinct;
- Sub -precinct B is zoned Business - General Business Zone and provides a strategic road linkage to Sub-precinct A;
- Sub -precinct C is zoned Business - Mixed Use Zone;
- Sub -precinct D is zoned Residential - Terrace Housing and Apartment Buildings Zone;
- Sub -precinct E is zoned Business - Metropolitan Centre Zone and includes a key retail street with pedestrian linkages to Sub-precinct A; and
- Sub -precinct F is zoned open space and includes storm water management devices, strategic road linkages and pedestrian linkages.
- Sub-precinct G is zoned Business – Light Industry Zone.

The primary purpose of the precinct is to develop a new metropolitan centre in Sub-precinct A, integrated with the existing Westgate Centre in Sub-precinct E. The precinct will provide an integrated employment and business area, comprising a retail core in Sub-precincts A and E, surrounded by a mix of large format retail, compact mixed use, residential and open space activities in the adjoining sub-precincts. The precinct will include community and public transport facilities centred around the town square and a new library in Sub-precinct A.

The Westgate Precinct Plan (refer to precinct plan 1) shows the sub-precinct boundaries and the major roads pattern, indicative roads, indicative bus interchange, indicative park and ride and indicative open space. The Westgate Concept Plan – Conceptual Road Network (refer to Westgate Precinct: Precinct plan 2) provides further detail of the roading and transport network for all precincts including strategic access points.

I615.2. Objectives

- (1) The Westgate precinct is developed in a comprehensive and integrated way for urban activities in a manner that recognises the importance of Sub-precincts A and E as a metropolitan centre.
- (2) The key retail frontage in Sub-precinct A is the focal point of intensive retail, commercial and civic development and pedestrian activity, with the key retail frontage and general commercial frontage in adjoining sub-precincts supporting this role.

- (3) High-quality urban design outcomes are achieved in the metropolitan centre and pedestrian linkages through, and between, sub-precincts are promoted.
- (4) Sub-precinct A is the compact, pedestrian orientated retail core of the precinct with a comprehensively planned mix of large and small scale retail activities integrated with other commercial and office activities, leisure, tourist, cultural, residential, community and civic services.
- (5) Development in Sub-precinct E is comprehensively planned to integrate with Sub-precinct A, while ensuring that the expansion or intensification of retail activities in the Sub-precinct does not detract from the function, amenity and vitality of the development of a compact, pedestrian oriented retail core in Sub-precinct A.
- (6) Development in Sub-precincts B and C is comprehensively planned to integrate with, and support, the metropolitan centre, while ensuring that retail activities within Sub-precincts B and C do not detract from the function, amenity and vitality of the metropolitan centre in Sub-precinct A.
- (7) Residential development in Sub-precincts B, C and D provide high-quality amenity for residents.
- (8) Sub-precinct F is public open space that provides for infrastructure that supports the operation of precincts A-E
- (9) Sub-precinct G indicates a road that provides an integrated and efficient roading network.
- (10) Adverse effects of stormwater runoff are remedied or mitigated.
- (11) Adverse effects on the surrounding road network are avoided.

The zone, Auckland-wide and overlay objectives apply in this precinct except as specified above.

I615.3. Policies

Development

- (1) Promote comprehensive and integrated development and redevelopment of the Sub-precincts in accordance with Precinct Plan 1 and 2.
- (2) Provide for the greatest intensity of retail and commercial development to occur in Sub-precinct A.
- (3) Enable redevelopment and intensification in Sub-precinct E where the outcome can be shown to contribute to the function, amenity and vitality of the metropolitan centre, and to enhance integration with Sub-precinct A.
- (4) Control the development of additional retail in Sub-precinct E until no less than 44,200m² gross floor area has been established in Sub-precinct A.

- (5) Require development and redevelopment of Sub-precincts B, C and E not to detract from the function, amenity and vitality of the development of a compact, pedestrian oriented retail core in Sub-precinct A.
- (6) Provide for compact mixed use environments by:
 - (a) managing development in Sub-precincts A, C and E to provide a range of commercial, retail and residential activities; and
 - (b) enabling residential and office activities above street level in the metropolitan centre.
- (7) Provide for the development of large format retail in Sub-precinct B between the Terrace Housing and Apartment Buildings Zone and the northern motorway to mitigate the adverse effects of the operation of the transport network on sensitive activities.
- (8) Enable a mix of compatible activities in Sub-precinct B including residential, office and small service activities.
- (9) Avoid the establishment of integrated retail development or large format retail in Sub-precinct C that will undermine the intensification outcomes sought within Sub-precinct A being achieved, except for:
 - (a) one supermarket located within the south-eastern street block adjoining Fred Taylor Drive; and
 - (b) provision for limited large format retail in that part of the Sub-precinct adjacent to Fred Taylor Drive north of the intersection with Don Buck Road.
- (10) Enable the establishment of a school within close proximity to the metropolitan centre core and new residential development in the north of the precinct.

Built form

- (11) Control development so that its scale and design contributes to the creation of high-quality amenity through pedestrian connections and public open space.
- (12) Require buildings within the key retail frontages in Sub-precincts A and E to be developed to retain a sense of enclosure and human scale.
- (13) Manage the adverse effects of large format retail by:
 - (a) requiring the height and form of new buildings to recognise the key retail frontage and general commercial frontage;
 - (b) ensuring new buildings achieve a quality built environment; and
 - (c) managing compatibility issues between new buildings and adjoining sites and activities through controls on site layout and design.

- (14) Recognise the importance of the key retail streets in Sub-precincts A and E as primary places for public interaction by requiring buildings with frontages to these streets to:
- (a) avoid blank walls;
 - (b) provide easily accessible pedestrian entrances;
 - (c) provide minimum floor heights to maximise building adaptability to a range of uses;
 - (d) maximise glazing;
 - (e) erect frontages of sufficient height to frame the street;
 - (f) provide weather protection for pedestrians;
 - (g) locate vehicle crossings in Sub-precinct A in accordance with Westgate Precinct: Precinct plan 2;
 - (h) be designed according to perimeter block principles where car parking is provided behind buildings except for kerbside parking;
 - (i) avoid new vehicle crossings in Sub-precinct E; and
 - (j) provide for pedestrian linkages in accordance with Westgate Precinct: Precinct plan 2.

Pedestrian access, street quality and safety

- (15) Support the development of public open spaces, pedestrian and cycle linkages, including enhancement of the riparian margins, in accordance with Westgate Precinct: Precinct plan 1.
- (16) Promote the development of pedestrian linkages between Sub-precincts A and E to:
- (a) encourage pedestrian activity and movement between the Sub-precincts; and
 - (b) integrate the Westgate metropolitan centre, while ensuring vehicle movements are facilitated.

Infrastructure

- (17) Require development to be sequenced to align with the delivery of infrastructure.
- (18) Manage development so that it does not adversely affect the safe and efficient operation of the traffic network.
- (19) Require the intersections with Fred Taylor Drive to be consistent with Westgate Precinct: Precinct plan 2, unless it can be demonstrated that alternative access points would result in a better outcome for:

- (a) the efficiency of the traffic network;
 - (b) public transport;
 - (c) pedestrian activity;
 - (d) urban amenity; and
 - (e) an integrated metropolitan centre focused around the key retail frontage.
- (20) Require that the integration of Sub-precinct A and E is not compromised by heavy vehicle traffic travelling from Sub-Precinct G.
- (21) Promote the integration of public transport facilities within the metropolitan centre and wider precinct while supporting the compact intensive development urban growth of Sub-precinct A.
- (22) Provide for storm water mitigation and passive recreational opportunities by requiring developments to provide public open spaces, predominantly in Sub-precinct F, and riparian margins in accordance with the Westgate Precinct: Precinct plan 1.
- (23) Require development to be consistent with the Tōtara integrated catchment management plan.

The zone, Auckland-wide and overlay policies apply in this precinct except as specified above.

I615.4. Activity table

The provisions in the zone, Auckland-wide provisions and any relevant overlays apply in this precinct unless otherwise specified below.

Table I615.4.1 specifies the activity status of activities in the Westgate Precinct.

Table I615.4.1: Activity table Sub-precincts A, B, C, D, E

Activity		Activity status				
		Sub-precinct A	Sub-precinct B	Sub-precinct C	Sub-precinct D	Sub-precinct E
Use						
Commerce						
(A1)	Integrated retail development	P	NC	NC	NC	RD
(A2)	Marine retail	NC	P	D	NC	P
(A3)	Motor vehicle sales	NC	P	D	NC	NC
(A4)	Retail greater than 450m ² gross floor area per tenancy	P	P	P	NC	P

(A5)	Retail in Sub-precinct E up to total gross floor area of 44,200m ²	NA	NA	NA	NA	P
(A6)	Retail in Sub-precinct E greater than total gross floor area of 44,200m ²	NA	NA	NA	NA	RD
(A7)	Service stations on arterial roads	NC	NC	P	D	NC
(A8)	Trade suppliers	NC	P	P	NC	P
Industry						
(A9)	Industrial activities	NC	NC	NC	NC	NC
(A10)	Light manufacturing and servicing	NC	P	P	NC	NC

Table H1.4.2 Development - Sub-precincts A, B, C, D, E and F

Activity		Activity status
Development		
(A11)	Buildings	RD
(A12)	Any vehicle access to Fred Taylor Drive, other than through the strategic access points identified in precinct plan 2, or left in left out access points on Fred Taylor Drive.	D
(A13)	Earthworks greater than 2500m ²	RD
(A14)	Public open spaces	RD
(A15)	Roads and pedestrian linkages	RD
(A16)	Vehicle access ways	RD
(A17)	Stormwater controls in accordance with the integrated catchment management plan and relevant network discharge consents	RD

I615.5. Notification

- (1) Any application for resource consent for an activity listed in Tables I615.4.1 and I615.4.2 Activity tables 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).

I615.6. Standards

The zone, Auckland-wide and overlay standards apply in this precinct unless otherwise specified below.

All activities listed in Table I615.4.1 must comply with the following standards.

I615.6.1. Activity thresholds in Sub-precinct A

- (1) Retail and entertainment facilities must not exceed 40,000m² gross floor area, until a minimum 4000m² gross floor area of other activities listed as permitted in the activity table for this Sub-precinct (excluding retail and entertainment activities) is established.
- (2) For every additional 10,000m² gross floor area of retail and entertainment facilities, 4000m² gross floor area of other activities listed as permitted activities in the activity table for this Sub-precinct (excluding retail and entertainment activities) must be provided.
- (3) Individual retail units must not exceed 9000m² gross floor area.
- (4) Outdoor retail activities must not exceed 60 per cent of the total area used by that activity.
- (5) Retail which is a component of mixed use is to be included within the total retail area for the Sub-precinct.
- (6) Any activity that does not comply with I615.6.1(1),(2),(3),(4) or (5) is a non-complying activity.

I615.6.2. Activity thresholds Sub-precinct B

- (1) Retail and commercial services may be established in tenancies less than 400m² up to a total of 10 per cent of existing gross floor area of Sub-precinct B.
- (2) All other tenancies must have a minimum gross floor area of 400m².
- (3) Individual tenancies must not exceed 15,000m² gross floor area.
- (4) Any activity that does not comply with I615.6.2(1), (2) or (3) is a non-complying activity.

I615.6.3. Activity thresholds Sub-precinct C

- (1) Supermarkets:
 - (a) one only and must be located within the south-eastern street block adjoining Fred Taylor Drive; and
 - (b) the supermarket must not exceed 5500m² gross floor area.
- (2) Large format retail and trade suppliers may be located adjacent to Fred Taylor Drive north of the intersection with Don Buck Road. Large format retail and trade suppliers within the Sub-precinct must not exceed 22,000m² total gross floor area.
- (3) All other retail activities in the Sub-precinct must not exceed 4000m² total gross floor area.
- (4) Individual retail units must not exceed 9000m² gross floor area.
- (5) Residential activities on the ground floor must not exceed 30 per cent gross floor area of the Sub-precinct.

- (6) Outdoor retail activities must not exceed 60 per cent of the total area used by that activity.
- (7) Development that does not comply with I615.6.3(1),(2),(3),(4),(5) or (6) is a non-complying activity.

I615.6.4. Activity thresholds Sub-precinct D

- (1) At least 60 dwellings must be provided per ha (net) in Sub-precinct D.
- (2) Development that does not comply with I615.6.4(1) is a non-complying activity.

I615.6.5. Activity thresholds Sub-precinct E

- (1) Until such time as buildings totalling no less than 44,200m² total gross floor area are constructed and operating in Sub-precinct A:
 - (a) retail development in Sub-precinct E must not exceed 44,200m² total gross floor area; and
 - (b) additional retail development up to 44,200 gross floor area in Sub-precinct E must comprise no more than 5000m² gross floor area of tenancies of 400m² gross floor area or less, of which no less than 750m² gross floor area must be located on the key retail frontage to a depth of 20m and the balance may comprise redevelopment of existing buildings.
- (2) Retail development exceeding the thresholds I615.6.5(1) is a restricted discretionary activity.
- (3) The thresholds in I615.6.5(1) will cease to apply to retail development in Sub-precinct E when buildings totalling no less than 44,200m² total gross floor area are constructed and operating in Sub-precinct A. For the purposes of this threshold, gross floor area does not include any park-and-ride, parking or public open spaces in Sub-precinct A.
- (4) Individual retail units must not exceed 9000m² in gross floor area.
- (5) Outdoor retail activities must not exceed 60 per cent of the total area used by that activity.
- (6) Retail which is a component of mixed use is to be included within the total retail area for the Sub-precinct.
- (7) Development that does not comply with I615.6.5(4),(5) or (6) is a non-complying activity.

I615.6.6. Building height

[CIV-2016-404-002314: The Minister of Defence]

- (1) Buildings must not exceed the height and storey limits specified in Table H1.6.6.1.
- (2) Development that does not comply with I615.6.6(1) is a discretionary activity.

Table H1.6.6.1 Height

Zone	Maximum height	Maximum number of storeys
Business - Mixed Use Zone	32.5m	8 storeys
Business - General Business Zone	32.5m	8 storeys
Residential - Terrace Housing and Apartment Buildings Zone	32.5m	8 storeys

I615.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I615.8. Assessment – restricted discretionary activities**I615.8.1. 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 zone, Auckland wide, or overlay provisions:

(1) Any buildings or development:

- (a) the matters of discretion in H13.8.1(3) of the Business – Mixed Use Zone rules for new buildings and additions to buildings not otherwise provided for apply;
- (b) building interface with the public realm;
- (c) design, location and scale; and
- (d) 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.

(2) Subdivision:

- (a) design, location and scale; and
- (b) the proposed subdivision layout relative to the overall development, including the layout and design of roads, pedestrian linkages, open spaces, earthworks areas and land contours, and infrastructure location.

(3) Retail in Sub-precinct E greater than total gross floor area of 44200m²

- (a) design, location and scale; and
- (b) development integration with Sub-precinct A.

- (4) Earthworks greater than 2500m²;
- (c) the location and design earthworks and land contours relative to overall development, including the layout and design of roads, pedestrian linkages, open spaces, and infrastructure location.
- (5) Public open space:
- (a) the location, physical extent and design of the open space relative to overall development, including the layout and design of roads, pedestrian linkages, open spaces, earthworks areas and land contours, and infrastructure location.
- (6) Stormwater management devices:
- (a) the location, capacity and design of the stormwater management devices relative to overall development, including the layout and design of roads, pedestrian linkages, open spaces, earthworks areas and land contours, and infrastructure location.
 - (b) staging and funding of infrastructure and services
- (7) Vehicle access:
- (a) the matters of discretion set out in E27.8.1(12) Auckland-wide Transport; and
 - (b) the location and design of the vehicle access relative to overall development, including the layout and design of roads, pedestrian linkages, open spaces, earthworks areas and land contours, and infrastructure location.
- (8) Roads and pedestrian linkages:
- (a) the location physical extent and design of the roads and pedestrian linkages relative to overall development, including the layout and design of open spaces, earthworks areas and land contours, and infrastructure location.
 - (b) integration of roads and pedestrian linkages with neighbouring areas, including integration of the transport network with the transport network of the wider area.
 - (c) staging of development and the associated lapse period for applicable resource consents
 - (d) staging and funding of infrastructure and services
- (9) Subdivision in Sub-precinct G:
- (a) the proposed subdivision layout relative to the overall development and adjacent precincts, including the layout and design of roads, pedestrian

linkages, open spaces, earthworks areas and land contours, and infrastructure location.

I615.8.2. 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:

- (1) Design location and scale:
 - (a) Whether the building design:
 - (i) enables a community that models sustainability, particularly the principles of passive solar design and walkable neighbourhoods;
 - (ii) achieves a character and appearance that will ensure a high standard of amenity values and avoid conflicts between activities within and between Sub-precincts;
 - (iii) avoids monotonous built form when viewed from public open space through variation in building footprints, height and form;
 - (iv) enhances and activates proposed open space areas within the site;
 - (v) enhances the form and function of existing and proposed streets, and lanes (including through site links) within and outside of the site;
 - (vi) maximises views, outlook and sunlight access for future site occupants; and
 - (vii) incorporates existing views and natural features, including the natural landscape qualities of the environment adjacent to the riparian areas.
 - (b) Whether activities, buildings, driveways, carparking and other development is of a size, location, scale and design that will accommodate the proposed activity and complement the character of buildings and development of adjoining land, having regard to the existing and potential use(s) as identified in the Westgate Precinct: Precinct plans 1 and 2;
 - (c) Whether outdoor storage areas are located, designed or screened to avoid creating adverse visual and odour effects on pedestrian amenity, roads and adjoining sites;
 - (d) Whether redevelopment of, or additions and alterations to, existing buildings complements the existing and proposed character of Sub-precincts A and E having regard to:
 - (i) the architectural elements of the building which contribute to its character, such as cladding and fenestration;
 - (ii) the visual appearance of the development from the road reserves; and
 - (iii) amenity values and neighbourhood character.

- (e) Whether a resource consent for a building details the extent to which the proposed finished contour levels across the subject land area will avoid variations between the ground floor level of future buildings and adjoining existing and proposed public open space;
 - (f) Whether the proposed building or subdivision layout relative to the location of infrastructure servicing the area and open space results in an integrated network that is adequate to meet the needs of the overall development area; and
 - (g) Whether consideration has been given to the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct
- (2) Integrated development:
- (a) Whether any proposed building or subdivision is consistent with the Westgate Precinct: Precinct plans 1 and 2;
 - (b) Whether the proposal for a building or subdivision consent demonstrates that it will not compromise the ability of the metropolitan centre to support an efficient public transport system;
 - (c) Whether areas of open space, planting and streetscape treatment are used to offset the visual impact of buildings and development;
 - (d) Whether the site is of an adequate size to accommodate the proposed activity and any proposed Sub-precinct A and E activities together with associated car parking, landscape treatment and any other facilities;
 - (e) Whether the proposed development makes the most efficient use of the land resource with the use of shared facilities between similar activities both on adjoining sites and in the vicinity;
 - (f) Whether an application for retail in Sub-precinct E exceeding the thresholds in I615.6.5 above provides details of how the proposal will:
 - (i) contribute to the amenity of the key retail frontage in Sub-precinct E and promote the development of pedestrian linkages between Sub-precinct A and E; and
 - (ii) reinforce the development of a compact, pedestrian oriented retail core in Sub-precinct A.
 - (g) Whether the bulk and scale of individual retail activities provides retail diversity, and urban amenity.
 - (h) The extent to which an application for retail in Sub-precinct E exceeding the thresholds addresses any adverse effects identified in a peer reviewed analysis of adverse effects on retail diversity and urban amenity;

- (i) The extent to which areas of public open space are to be developed to meet the demand of future occupants of the precinct and be of a high quality, providing for public use and accessibility, views, sunlight access and wind protection;
 - (j) The extent to which development defines the corner of the Rua Road and Fred Taylor Drive intersection including:
 - (i) building mass emphasising the corner;
 - (ii) the building is articulated to provide visual interest; and
 - (iii) the corner is designed with an active edge that appropriately contributes to pedestrian safety and amenity.
 - (k) Whether community facilities are located in the positions shown on the Westgate Precinct: Precinct plan 1 or a location nearby that offers visual prominence and is easily accessible for pedestrians and public transport users;
 - (l) Whether the location of infrastructure servicing the area, and open space, results in an integrated network that is adequate to meet the needs of the overall development area; and
 - (m) The extent to which consideration has been given to the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.
- (3) Transport:
- (a) Where any building or subdivision requires a transport management plan whether that plan addresses the following:
 - (i) the location and design of roads and pedestrian connections in accordance with Westgate Precinct: Precinct plans 1 and 2;
 - (ii) roads and transport systems upgraded between and around Sub-precinct A and E, to enable efficient and safe transport movements having regard to traffic generation within the precinct as a whole. This includes any temporary measures or staging as development progresses;
 - (iii) development integrated with a safe, convenient and attractive pedestrian access across Fred Taylor Drive, taking into account any staging of development;
 - (iv) the layout and design of streets and public lanes to be well-connected, attractive, efficient and safe transport routes, with appropriate provision for vehicle, cycle and pedestrian movements, carparking, infrastructure services street-tree planting, and landscape treatment in accordance with the requirements of Auckland Transport and any relevant code of practice or engineering standards;

- (v) the roading network provides a highly inter-connected roading system to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and the town centre core;
- (vi) the provision of public transport facilities, including a public transport interchange, taxi stops and bus stops. The transport interchange to be visually prominent, safe and easily accessible for pedestrians and public transport users;
- (vii) development designed and sequenced to integrate the land uses with transport systems including provision for public transport; within and between sub-precincts and the wider regional transport catchment, having regard to the particular characteristics of the proposal and its surrounding environment;
- (viii) an integrated transport assessment methodology developed in consultation with Auckland Transport and the New Zealand Transport Agency is used for major trip generating activities;
- (ix) traffic generation from proposed activities including assessment of adverse effects on:
 - 1. the capacity of roads giving access to the site;
 - 2. the safety of road users including cyclists and pedestrians; and
 - 3. neighbourhood character.
- (x) the park-and-ride must be accessible for public transport users and deliver a safe and secure environment for users. Its location can change as the town develops further, including the option to deliver such use within a parking structure.

(4) Infrastructure:

- (a) Where buildings or subdivision require an Infrastructure Management Plan, whether that Plan addresses the following:
 - (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure will be provided to adequately service the nature and staging of anticipated development within the subject land area;
 - (ii) the extent to which proposed location of built form, public open space and stormwater management infrastructure provides for the establishment of future stormwater management features which incorporate low impact stormwater design principles and improved water quality systems;
 - (iii) the design and location of street lighting to assist in creating and enhancing a consistent and safe character throughout the precinct with an integrated approach to Sub-precincts A and E as a whole;

- (iv) the design of streets and public lanes to conserve land and encourage walkability by using minimal dimensions for carriageways and integrating service lines beneath footpaths or parking bays;
- (v) infrastructure for stormwater, wastewater and water supply designed to ensure techniques are used to minimise water use stormwater runoff and wastewater generation;
- (vi) provision for stormwater management and land use meeting the requirements of the relevant network discharge consent;
- (vii) stormwater retention and treatment facilities designed to retain in-stream ecological values and add additional habitat (e.g. wetlands) where possible; and
- (viii) development retaining and enhancing riparian margins and providing protection. Any reduction in the riparian margins and indicative open space does not compromise the Totara Integrated Catchment Management Plan.

(5) Vehicle access:

- (a) the assessment criteria in clause E27.8.2 (11)- Auckland-wide Transport apply.

(6) Roads and pedestrian linkages:

- (a) whether roads and pedestrian linkages are located generally in the location identified in the precinct plan;
- (b) whether the location of the roads and pedestrian linkages relative to the location of infrastructure servicing the area and open space results in an integrated and efficient network that is adequate to meet the needs of the overall development area including connections to existing and future roads and pedestrian linkages; and
- (c) whether consideration has been given to the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.

(7) Earthworks greater than 2500m²:

- (a) whether the earthworks, including bulk earthworks for the provision of infrastructure and the final contouring of land should be consistent with the scale of development;
- (b) Whether the finished land contours and scale of the earthworks are commensurate with the amenity anticipated in the precinct;
- (c) Whether consideration has been given to the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.

(8) Public open space:

- (a) whether open space areas are located generally in the location identified in the precinct plan;
- (b) whether the location, physical extent and design of the open space areas are likely to meet the needs, including future needs of the local community; and
- (c) Whether consideration has been given to the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.

(9) Stormwater management devices:

- (a) whether the location and design of the stormwater management devices is consistent with the integrated catchment management plan and relevant network discharge consents;
- (b) Whether the location of the stormwater management devices relative to the location of infrastructure servicing the area and open space results in an integrated network that is adequate to meet the needs of the overall development area; and
- (c) Whether consideration has been given to the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.

(10) Subdivision in Sub-precinct G:

- (a) whether roads and pedestrian linkages are generally in the location identified in the precinct plan;
- (b) whether the location of the roads and pedestrian linkages relative to the location of infrastructure servicing the area and open space results in an integrated and efficient network that meets the needs of the overall development area, including connections to existing and future roads and pedestrian linkages; and
- (c) whether consideration has been given to the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.

1615.9. Special information requirements

- (1) An application for subdivision and development must be accompanied by the following information as a minimum:
 - (a) plans showing:
 - (i) The overall context of the subject land area relative to existing development, public open space and any approved development. To

the extent possible, the context must consist of a minimum of two full blocks surrounding all edges of the subject land area;

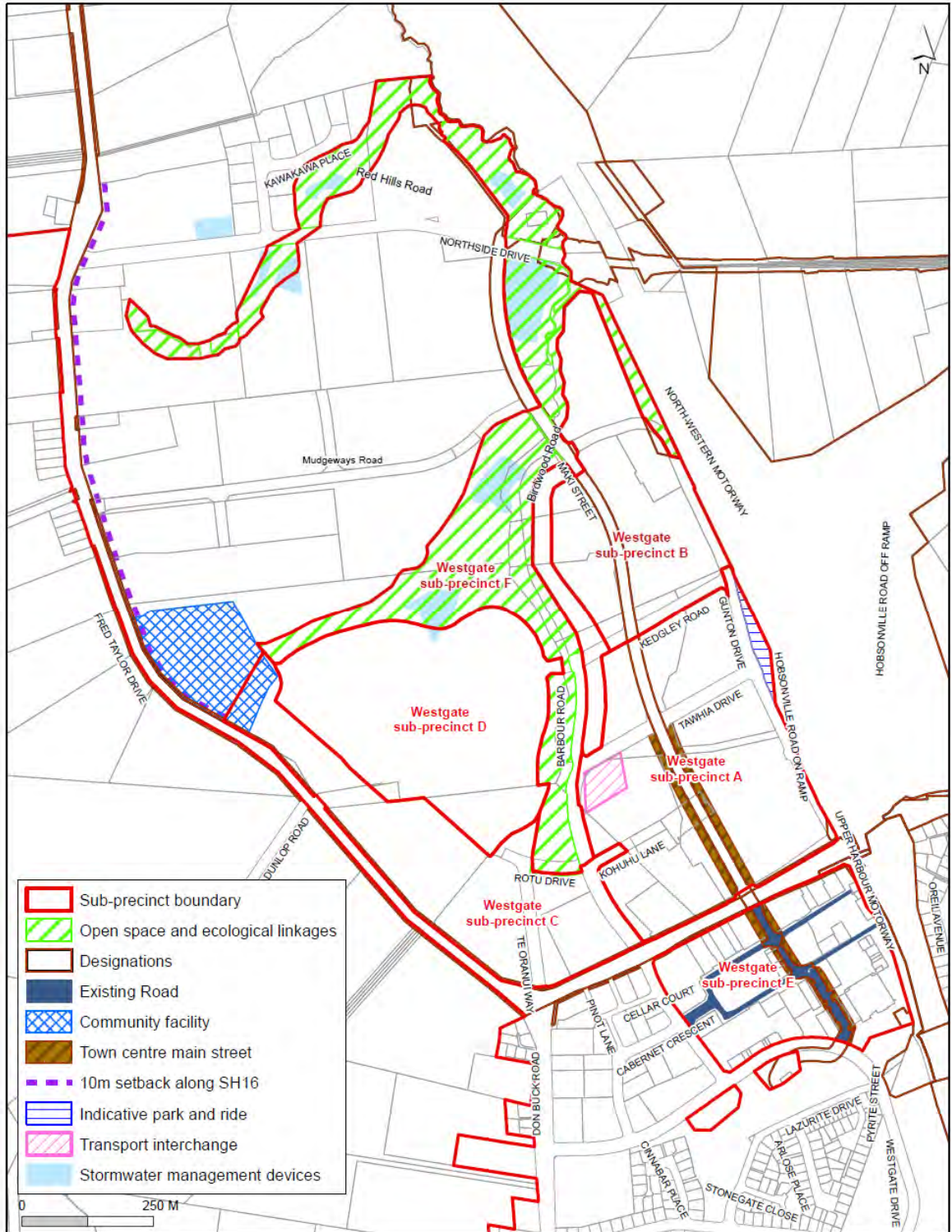
- (ii) the exact boundaries between the sub-precinct and adjoining sub-precincts and areas to be developed;
 - (iii) the relationship of proposed site contours to existing and proposed streets, lanes, and existing and proposed public open space;
 - (iv) building footprints relative to existing and proposed streets, lanes and public open space;
 - (v) the location and layout of proposed public open space areas (within the control of the landowner or leaseholder), including the general location of soft and hard landscaping areas, such as pocket parks, plazas and linking spaces that meets the demand of future occupants of the site and complements the surrounding public open space network;
 - (vi) the general location of vehicle access, car parking areas and loading areas; and
 - (vii) the location and function of pedestrian, cycling and vehicle routes to and within the site, and their relationship to other surrounding pedestrian, cycling and vehicle routes. This must include representative street and lane cross sections showing the width of footpaths, cycle paths and traffic lanes.
- (b) plans showing the location and design of the following:
- (i) natural features such as native vegetation and riparian margins to be retained or enhanced;
 - (ii) areas to be developed for stormwater treatment and detention purposes that are consistent with the relevant network discharge consent;
 - (iii) proposed town square in Sub-precinct A;
 - (iv) landscaping and street design for the Sub-precinct;
 - (v) all bus stops;
 - (vi) car parking, and, where relevant, loading or service bays for all proposed activities; and
 - (vii) main street vehicular and pedestrian connections to the existing Westgate Shopping Centre (Sub-precinct E).
- (c) proposed building profile and height as viewed from all existing and proposed street and lane frontages and existing and proposed public open spaces. Proposed building profiles should include two dimensional and three dimensional building block elevations and building cross sections showing:

- (i) overall building form and height (as opposed to detailed design);
 - (ii) indicative proposed floor to floor heights of each building storey;
 - (iii) areas at ground level adjoining public open space intended to be available for active uses; and
 - (iv) areas of walls likely to contain windows for principal living areas of accommodation units to demonstrate how the outlook space development control will be met.
- (d) the general location of activity types which have potential to influence the staging and design of development across the subject land area including accommodation and entertainment uses;
- (e) proposed staging of demolition, earthworks and building and works development, including the staging of proposed public open space;
- (f) an indicative layout of proposed sites including the design of a street grid block layout;
- (g) an assessment of how the precinct will be integrated visually, and by vehicular, public transport, pedestrian, bicycle and open space networks, with adjoining land and precincts and, where relevant, both the existing and re-aligned Fred Taylor Drive; generally in accordance with Westgate Precinct: Precinct Plan 1;
- (h) a transport management plan prepared including traffic modelling and any staging of development necessary to coordinate with delivery of transport networks, such as but not limited to, the realignment of Fred Taylor Drive;
- (i) an infrastructure management plan.
- (2) Applications for subdivision and development where the applicant does not own or have an interest in all the land within the precinct:
- (a) where the applicant does not own or have an interest in all the land within the Sub-precinct, then the consent is only required for the land within the precinct that the applicant owns or has an interest in;
 - (b) for that part of the Sub-precinct that the applicant does not own or have an interest in, a general outline will be acceptable, provided the outline:
 - (i) includes information about any development proposals, including any other approved subdivision and development consents for the Sub-precinct to which the application relates;
 - (ii) addresses all relevant matters in I615.9.(1) with as much information as can reasonably be obtained having made reasonable enquiries
 - (iii) details to determine that adequate transport connections are made across the entire precinct, including connections to the surrounding road network;

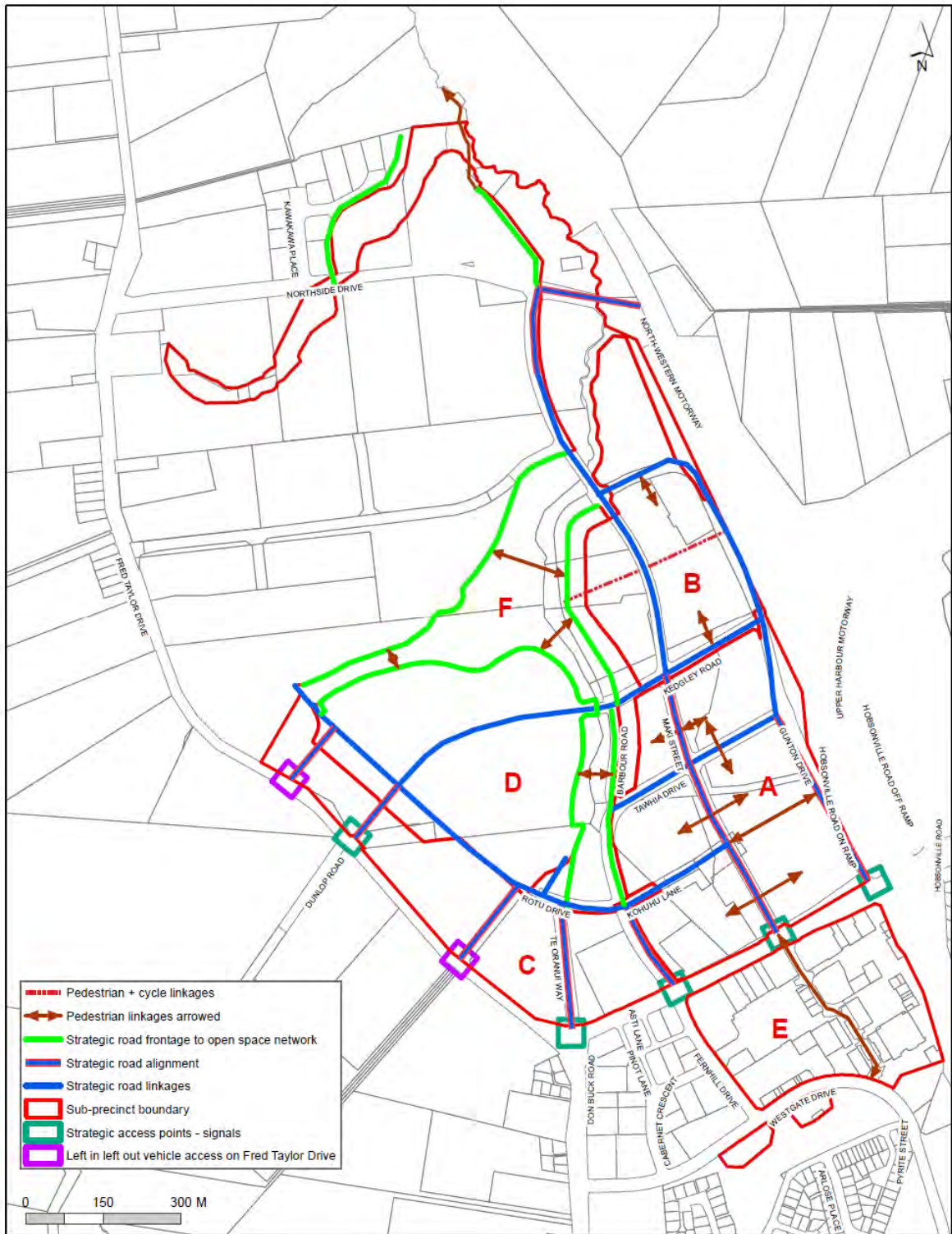
- (iv) the location and design of roads and pedestrian networks shown on the Precinct plan 1, where those roads and pedestrian networks relate to the precinct to which the applicant's proposed subdivision consent relates to;
- (c) any additional roads and/or pedestrian networks or any amendments to be made to the roading and pedestrian network proposed to Westgate Precinct: Precinct Plan 1 and 2.

I615.10. Precinct plans

I615.10.1. Westgate Precinct plan 1



I615.10.2. Westgate Precinct plan 2 - conceptual road network



Information page (non-statutory)

Special Housing Area Precincts

Explanation

For some Special Housing Areas under the Housing Accords and Special Housing Areas Act 2013 (HAASHA) the Plan maps and text were varied and are now operative. These operative variations have rezoned land and inserted a precinct. On the Plan maps and text the precincts are shown as 'operative'. Some text in these operative precincts refer to provisions in the proposed Auckland Unitary Plan notified 30 September 2013 (the Notified Version). For all these references, the Notified Version will apply.

The operative SHA variations are:

- Flat Bush Sub-precinct C
- Franklin 2
- Hingaia 1
- Hingaia 2
- Hingaia 3
- Huapai 2
- Huapai Triangle
- Mangere Gateway Sub-precinct E
- Scott Point
- Whenuapai 1
- Whenuapai 2

List updated at 15 August 2016

6.6 Flat Bush

Flat Bush Sub-precinct C

Precinct description

Table 1

Unitary Plan zones	Sub-Precincts	Areas
Mixed Housing Suburban Mixed Housing Urban Neighbourhood Centre	Flat Bush Residential Sub-Precinct C	NA

Flat Bush Residential Sub-Precinct C

Flat Bush Sub-Precinct C encompasses land to the south of Murphys Bush, in proximity to Thomas and Murphys Roads.

The sub-precinct primarily has a residential emphasis although a Neighbourhood Centre will be established on Murphys Road.

Parts of this sub-precinct also fall within the Moderate Aircraft Noise Area (MANA) for Auckland International Airport and controls on Activities Sensitive to Aircraft Noise therefore apply.

Part of this sub-precinct is also located in proximity to a gas transmission pipeline and watermains. Three National Grid 220kV electricity lines also cross the precinct and additional controls recognise and protect this nationally significant infrastructure apply.

Objectives 1 - 8 and Policies 1 - 8 in the PAUP (as notified in September 2013) [Chapter F, section 6.6](#) are also relevant to this precinct.

Flat Bush conservation and stormwater management area

The Flat Bush conservation and stormwater management area lies over part of the land within the Flat Bush sub-precincts. Land within these sub-precincts is subject to provisions relating to use, development and subdivision of land. The purpose of this overlay 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 area are to remain in private ownership and are to be kept free from buildings and structures.

Objectives

The objectives are as listed in the relevant underlying zones except as specified below:

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.

Flat Bush Sub-precinct C

12. An integrated, medium to high density residential environment which has high levels of amenity, supports a range of travel modes and allows for a range of living opportunities.

13. A connected road network, combined with a park edge road treatment that provides a legible urban pattern.

14. The efficient development, operation, maintenance, and upgrading of the National Grid lines will not be adversely affected by subdivision, land use and development.

15. To promote increased housing supply, variety and choice by creating well-designed residential developments comprising a range of housing densities, typologies, and price options (including the provision of affordable housing).

16. To ensure that affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.

17. To promote availability of affordable housing to first home buyers and/or community housing providers

Policies

The policies are as listed in the relevant underlying zones except as specified below:

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,

c. locating less intensive residential areas at the extremities of the Flat Bush Precinct Plan area.

2. Enable an integrated roads 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, and

b. enhance existing native forest and wetland areas within the catchment 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.

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 medium aircraft noise area to minimise the effects of aircraft noise on residents.

Flat Bush Sub-precinct C

16. Encourage higher density residential development particularly in close proximity to the Neighbourhood Centre, main roads and public open space.

17. Maximise vehicular and pedestrian connectivity/permeability of the street network wherever possible

18. Encourage development as far as is practicable such that streets form blocks, and the open space network, including stream corridors, are generally fronted by roads.

19. Promote and maintain interconnectivity between sub precincts.

20. Require on-site volume reduction (retention) and temporary storage (detention) of stormwater runoff from impervious areas. Stormwater from roads may be managed outside of road corridors where this leads to a more efficient use of land

21. Avoid adverse effects of subdivision, land use and development on the National Grid lines by ensuring:

a. safe buffer distances for managing subdivision and land use development are provided;

b. sensitive activities, buildings and most structures are excluded from establishing in the National Grid Yard;

c. subdivision and development is managed around the National Grid lines to ensure that future activities, buildings and development do not restrict the operation, maintenance, upgrading and development of the National Grid lines.

22. Utilise the National Grid yard and corridors for road or open space networks where practicable, provided that they are designed and located to avoid adverse effects on the operation, maintenance, upgrading and development of the National Grid line.

23. For new residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:

a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers and owned for at least three years; or

b. five percent to be retained affordable, with the purchase price to be set relative to the median household income in Auckland region and sold to community housing providers or Housing New Zealand and owned for long term retention: or

24. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.

Precinct rules

The rules below apply to Flat Bush sub-precinct C and replace all relevant provisions in the preceding sub-precincts A and B rules. The provisions of Appendix K6.6.11.11 apply within the Electricity Transmission (National Grid) Corridor until the PAUP becomes operative, at which time the operative provisions of the Electricity Transmission (National Grid) Corridor overlay in [Chapter J](#) will apply (and Appendix K6.6.11.11 will cease to have effect).

Note:

The rules in this section implement the relevant objectives and policies in the [Chapter F, section 6.6](#) and includes Objectives 1 - 8 and Policies 1 - 8 as set out in the [Chapter F, section 6.6](#) PAUP as notified in September 2013.

1. Activity Table

The activities in the relevant underlying zones apply in Flat Bush sub-precinct C except as specified in the activity tables below and that in Appendix K6.6.11.11.

1. Residential

ACTIVITY TABLE: RESIDENTIAL ZONES – SUB-PRECINCT C	
ACTIVITY	ACTIVITY STATUS
Residential	
Retirement villages not located within the MANA	RD
Rural	
Farming	P
Commerce	
Show home	P
On-site stormwater management (dwellings and impervious areas excluding roads)	
Impervious areas (excluding roads) of less than or equal to 25m ² within a site	P
Impervious areas (excluding roads) greater than 25m ² within a site that meet hydrology mitigation requirements in Rule 11.3.18 below	P
Impervious areas unable to comply with the activity controls	RD

2. Neighbourhood Centre Zone

ACTIVITY TABLE: NEIGHBOURHOOD CENTRE ZONE – SUB-PRECINCT C	
ACTIVITY	ACTIVITY STATUS

Commerce	
Individual retail tenancies not exceeding 450m ² GFA	P
Individual retail tenancies exceeding 450m ² GFA	NC
On-site stormwater management (dwellings and impervious areas excluding roads)	
Impervious areas (excluding roads) of less than or equal to 25m ² within a site	P
Impervious areas (excluding roads) greater than 25m ² within a site that meet hydrology mitigation requirements in Rule 11.4.1 below	P
Impervious areas unable to comply with the activity controls	RD

2. Land Use Controls - Residential Zones

The activities in the relevant zones apply in Flat Bush sub-precinct C except as specified below.

2.1 Density

The activities in the relevant zones apply in Flat Bush sub-precinct C except as specified below.

1. The density requirements of Table 12 apply within the MANA.

TABLE 12: Density	
Density	SUB-PRECINCT C
Maximum allowable average density within the MANA area (sqm per dwelling)	400

2. The density requirements of Table 13 apply outside the MANA.

TABLE 13: Density	
Zone	SUB-PRECINCT C
Mixed Housing Suburban	Maximum allowable average density of 200m ² per dwelling where the requirements of rule 11.2.1.3 below are met
Mixed Housing Urban	No density limits apply where four or more dwellings are proposed and the requirements of rule 11.2.1.4 below are met

3. Within the Mixed Housing Suburban zone the site:

- a. has a minimum net site area of 1200m²
- b. is at least 20m wide at the frontage of the site.

4. Within the Mixed Housing Urban zone the site:

- a. has a minimum net site area of 1200m²

b. is at least 20m wide at the frontage of the site.

2.2 Affordable Housing

Purpose:

To ensure that the precinct contains affordable housing to help address Auckland's housing affordability needs.

Provision of relative and retained affordable dwellings not in accordance with the Land Use Controls below is a Restricted Discretionary Activity.

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/ vacant sites that are either (B) relative affordable or (C) retained affordable that will meet the requirements of clauses 2-8 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 relative and/or retained 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 clause 3 above.

5. For apartments, no more than one-third of the total number of identified affordable dwellings are to 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 are to be located on a single building 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 site), and any lesser fraction may be disregarded.

7. For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 (HASHAA) as the provisions specified within the relevant Order in Council amendment to that Act apply. The above provisions apply to consents that are not processed under HASHAA.

8. Retirement villages are excluded from the affordable housing provisions applying in the precinct.

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 three 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 for three years from the date of first transfer. Any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who must reside in the dwelling and retain ownership for three years from the date of transfer.

Eligibility for Relative Affordable Housing

Purpose:

To ensure relative affordable housing is purchased by appropriate persons

2. 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 must provide to Council 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 as set at the date of signing the unconditional sale and purchase agreement.

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 clause 8.1(a) above.

c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase.

d. the purchaser is a first home buyer and has never owned any other real property.

e. 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.

3. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser must 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 8.1 above or is a building associated with such a dwelling.

4. Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder must provide to Council 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 of signing the unconditional sale and purchase agreement.
 - b. any development of the site must be such that the combined value of the dwelling and the land upon completion, as confirmed by a valuation carried out by a registered valuer, must be no more than that defined by the 75 per cent median price in accordance with clause 8.1(a) above.
 - c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase.
 - d. the purchaser is a first home buyer and has never owned any other real property.
 - e. 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.
5. A consent notice must be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria be met for three years from the date of the transfer to the eligible purchaser

C. 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 on-going provision and availability where required.

1. Purchasers in respect of retained affordable housing must be a registered community housing provider or Housing New Zealand Corporation. This rule does not apply to Retirement villages.

Number of Retained Affordable Dwellings or Sites

2. 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 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) 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. This interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.

3. As part of the resource consent application evidence must be provided to demonstrate a community housing provider will purchase the dwellings/sites. Prior to the transfer of the retained affordable dwellings/sites a Council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 9.2 above.

Where the following definitions apply:

Retained affordable

Housing that is:

- a. built by a registered community housing provider or Housing New Zealand Corporation; or
- b. sold to a registered community housing provider or Housing New Zealand Corporation; and
- c. 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:

- a. bought by first home buyers and remains in the same ownership for three years from the date of first transfer, 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 unconditional sale and purchase agreement.
- b. 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 three 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

Community Housing Provider

means a housing provider (other than Housing New Zealand Corporation) that has, as one of its objectives

- a. social rental housing;
- b. affordable rental housing

Household Income

Household income must include all taxable income as defined by the New Zealand Inland Revenue Department.

3. Development Controls - Residential Zones

The development controls in the relevant zones apply in Flat Bush sub-precinct C except as specified below.

3.1 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. Rule 11.3.1.1c) must apply to the remaining part of the side boundary that is within 8m from the rear boundary.

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 8m from the rear boundary.

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 rule 11.3.1.1(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 rule 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 rule 11.3.1.1.

iv. there is no height in relation to boundary applicable to the length of the common wall between abutting buildings.

3.2 Building Height

1. In the Mixed Housing Suburban Zone buildings must not exceed 9m in height.

2. In the Mixed Housing Urban Zone buildings must not exceed 11m in height.

3.3 Yards

1. In the Mixed Housing Suburban Zone the front yard must be a minimum of 3m.

2. In the Mixed Housing Urban Zone the front yard must be a minimum of 2.5m.
3. For any site which adjoins the Countryside Living Zone any yard is a minimum of 9m from the zone boundary.
4. Rear yards on all lots (except rear lots) must be a minimum of 8m, 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.
5. The rear yard in rule 11.3.3.4 does not apply where the site adjoins a rear lane or access lot.
6. In the Mixed Housing Suburban Zone and Mixed Housing Urban Zone the side yard must be a minimum of 1m.
7. For sites with a road frontage width less than 12.5m, one side yard can be reduced to 0m provided that legal provision is made for access for maintenance of the structure.
8. For rear sites, all yards (except those required to comply with Rule 11.3.3.3 above) must be a minimum of 3m.

Note:

Additional yard setbacks may be required to meet compliance with Appendix K6.6.11.11 and/or the requirements of the National Grid Electricity Transmission Corridor Overlay.

3.4 Building Coverage

1. Maximum building coverage must comply with Table 14 below:

Sites over 400 net site area	40 percent
Sites under 400 net site area	50 percent

3.5 Impervious Area

1. The maximum impervious area of the gross site area must be 70 percent.

3.6 Noise Insulation Requirement for an Attached Dwelling

1. The standards of Rule 3.5 above apply

3.7 Asbestos Containing Materials

1. The standards of Rule 3.6 above apply

3.8 Landscaping

1. The minimum landscaped area must be 30 percent of the net site area.
2. At least 50 percent of the front yard must comprise landscaped area.

3.9 Outdoor Living

1.A dwelling at ground level must have an outdoor living space that is at least 20m² that comprises ground floor space that:

a.has no dimension less than 4m;

b.has a gradient not exceeding 1 in 20;

c.is directly accessible from the principal living room, kitchen or dining room;

d.is free of buildings, parking spaces, servicing and maneuvering areas

2.Where an entire dwelling is located above ground level, it must have an outdoor living space in the form of a balcony or roof terrace that is at least 5m² for studio and one bedroom dwellings and 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m.

3.10 Outlook

1.The underlying Mixed Housing Urban zone and Mixed Housing Suburban zone control does not apply.

2.For rear sites the minimum dimension for a required outlook space from the principal living room, where located above ground floor level must be a depth of 6m and a width of 4m.

3.11 Separation Between Buildings Within a Site

1.The underlying Mixed Housing Urban zone and Mixed Housing Suburban zone control does not apply.

3.12 Dwellings Fronting the Street

1.The front façade of a dwelling or dwellings on a front site must contain:

a.glazing that is cumulatively at least 20 percent of the area of the front façade measured on the basis of a storey height of 2.4m per storey (excluding garage door).

b.a main entrance door that is visible from the street.

3.13 Fences

1.Fences in a front yard must not exceed 1.2m in height.

3.14 Maximum Building Length

1.The underlying Mixed Housing Urban zone and Mixed Housing Suburban zone control does not apply.

3.15 Garage

1.A garage door facing a street:

a.must be no greater than 50 percent of the width of the front façade of the dwelling to which the garage relates.

b.must not project forward of the front façade of a dwelling.

c.must be set back at least 5m from the site's frontage.

3.16 Storage

1.The underlying Mixed Housing Urban zone and Mixed Housing Suburban zone control does not apply.

3.17 Vehicle Access

1. Sites fronting parts of Thomas Road identified as having a Vehicle Access Restriction – Sightline on Precinct Plan 6 must be provided with an alternative access.

2. Rule H1.2.3.3e(i) does not apply to the Flat Bush sub-precinct C.

3.18 On-site stormwater management (dwellings and onsite impervious areas, excludes roads)

1. All new dwellings and impervious surfaces within a site (lot) must be designed to achieve the following:

a. stormwater runoff from impervious areas greater than 25m² must be directed to an on-site device designed and sized to accommodate stormwater runoff from the site and achieve retention (volume reduction) of 5mm plus detention (temporary storage) of 17.7mm (for runoff from the 95th percentile 24 hour rainfall event) 95th percentile event).

b. stormwater devices must be designed to achieve a minimum of 0.005m³ (5 litres) of retention plus 0.018m³ (18 litres) of detention for every 1m² of impervious surface.

c. stormwater device/s on private land must be operated and maintained by the site owner in perpetuity.

d. a proposal may use more than one device to achieve compliance with (a).

e. if rainwater tanks are proposed to achieve the retention requirements of (a), the rainwater tank must be dual plumbed to non-potable uses such as toilet and washing machine in the dwelling.

f. in respect to the dwelling and driveway, compliance with Rule 11.3.18 must be demonstrated to the Council in conjunction with any application for building consent, or by way of certificate of compliance.

g. stormwater devices within the National Grid Yard must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP34:2001, including their on-going operation and maintenance.

4. Development Controls - Neighbourhood Centre

4.1 On-site stormwater management (impervious areas, excludes roads)

1. All new impervious surfaces must be designed to achieve the following:

a. stormwater runoff from impervious areas greater than 25m² must be directed to an on-site device designed and sized to accommodate stormwater runoff from the site and achieve a retention (volume reduction) of 5mm plus detention (temporary storage) of 17.7mm (for runoff from the 95th percentile 24 hour rainfall event).

b. stormwater device/s on private land must be maintained and operated by the site owner in perpetuity.

5. Subdivision Controls

The subdivision controls in the Flat Bush sub-precinct C are those listed in the Auckland-wide rules – subdivision except as specified below and in Appendix K6.6.11.11.

5.1 Minimum and Average Site Sizes – Residential Zones

1. Minimum and average site sizes must comply with Table 15 below:

AVERAGE SITE SIZE	SUB-PRECINCT C
Average site size within the MANA	400m ²
Average site size in the Mixed Housing Suburban Zone (excluding any lot greater than 1200m ²)	325 to 425m ²
Minimum site size where the minimum front site width is 12.5m or greater	325m ²
Minimum site size where the minimum front site width is between 10m and 12.49m and Table 16 (Alternative Front Site) is complied with and the site's frontage is not to a road on the north-west to north-east boundary	260m ²

2.Any application not meeting any of the above requirements within the MANA is a non-complying activity.

3.Rule 2.3.1.1(b) Part 3, Chapter G, Section 5 does not apply.

4.There are no minimum site sizes where subdivision is proposed as part of an integrated land use consent provided that within the MANA the maximum allowable densities set out in 11.2.1.1 are complied

5.2 Minimum Site Dimensions for Vacant Sites

1.Minimum sites dimensions must comply with Table 16 below:

	SUB-PRECINCT C
Front site: Minimum Width in metres	12.5m
Alternative Front Site: Width in metres where a legal mechanism restricts the width of a garage and vehicle crossing for any subsequent building development to a single car width or where a rear lane provides legal access	10m to 12.49m
Front Site: Minimum Depth in meters	26m
Front site: Legal Width of Rear Lanes in meters	7m
Rear sites	The total number of rear sites must not exceed

	5 percent of the total number of proposed sites
--	---

2. There are no minimum site dimensions where subdivision is proposed as part of an integrated land use consent provided that within the MANA the maximum allowable densities set out in 11.2.1.1 are complied with.

3. Any application not meeting the above requirements (Rule 11.5.2.1) is a discretionary activity.

5.3 Movement Network

1. All subdivision must comply with the following controls:

a. all new subdivisions, roads and lots must comply with the following:

i. maximum Block Length: 250m

ii. maximum Block Perimeter: 750m

iii. maximum cul de sac length: 75m

For clarity the measurements in (i)-(iii) may be curvilinear.

b. the provisions of (a) do not apply to blocks which adjoin existing residential development which is not within Flat Bush Sub Precinct C.

c. collector Roads and Required Local Roads must be provided in accordance with the alignments in Precinct Plan 6.

d. roads must be constructed to the standards contained within Table 9: Construction Standards for Additional Road Types within the Flat Bush Precinct Plan Area above or Table 17 below, and the cross sections in Figures 2 to 7 above or Figures 8 to 11 below or, where not contained in Table 9 or 17, the relevant Auckland Wide rules apply.

e. except that where a road is located beneath the National Grid Subdivision Corridor, the road will be constructed with a design specific to the accommodation of the Corridor. The design will be determined as part of the resource consent required within the National Grid Subdivision Corridor.

TABLE 17: Construction Standards For Additional Road Types Within The Flat Bush sub-precinct C

TYPES OF ROAD	ROAD (m)	CARRIAGEWAY (m)	MAX. GRADE	FIGURE
Collector Road	21.2	10.8	10%	Refer Figure 8
Cul de Sac	15.2	6	12.5%	Refer Figure 9
Murphys Bush Park Edge Road	16.5	7.8	12.5%	Refer Figure 10
Park Edge Lane	14	6	12.5%	Refer Figure 11

Figure 8. Collector Road Flat Bush sub-precinct C



**tree build outs on Thomas Road where possible*

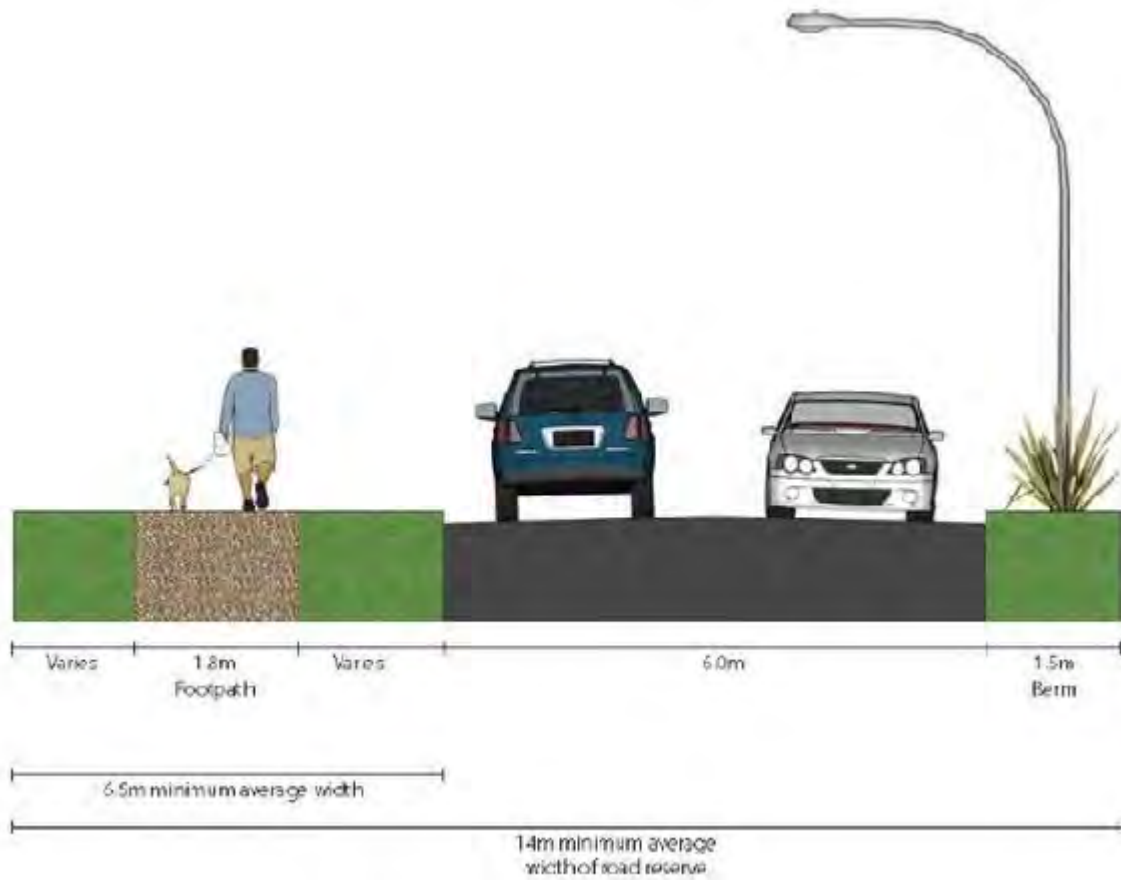
Figure 9. Cul de Sac Flat Bush sub-precinct C



Figure 10. Murphys Bush Park Edge Road Flat Bush sub-precinct C



Figure 11. Park Edge Lane (Donegal Park Edge Lane) Flat Bush sub-precinct C



5.4 Park Edge Roads

1. Where subdivision adjoins the Green Infrastructure Corridor on Precinct Plan 6, park edge roads must be provided adjoining permanent stream corridors
2. Any application which does not comply with Clause 1 above is a Restricted Discretionary Activity.

5.5 Riparian Margin

1. Riparian margins must be planted either side to a minimum width of 10m measured from the bank of the stream. This rule does not apply to road crossings over streams.
2. Any planting required, will be implemented in accordance with a council approved landscape plan and must use eco-sourced native vegetation, be consistent with local biodiversity and planted at a density of 10,000 plants per hectare.
3. Riparian margins must be offered to council for vesting.
4. For the avoidance of doubt, planting required by Rule 11.5.5.1 cannot be utilised as part of any environmental compensation requirements associated with works and/or structures in a stream.

5.6 Stormwater Management

1. Stormwater runoff from impervious surfaces within roads (and future roads) must be directed to a stormwater device(s) designed and sized to achieve the following stormwater hydrology mitigation requirements:
 - a. A retention (volume reduction) of 5mm plus detention (temporary storage) of 17.7mm (for runoff from the 95th percentile 24 hour rainfall event) 95th percentile event)
 - b. Stormwater devices within the National Grid Yard must be designed to comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP34:2001, including their ongoing operation and maintenance.

5.7 Affordable Housing

1. Rule 11.2.2 applies to subdivision applications containing 15 or more vacant sites.

6. Assessment - Restricted Discretionary Land Use Activities

6.1 Matters of Discretion

1. The matters of discretion from [Part 3 Chapter I Section 21](#) Special Purpose Zone – Retirement Village Rule 4 apply.

6.2 Assessment Criteria

1. The assessment criteria from [Part 3 Chapter I Section 21](#) Special Purpose Zone – Retirement Village Rule 4 apply.

7. Assessment - Land Use Control Infringements

7.1 Matters of Discretion

1. Contaminated Land
 - a. the matters of discretion in 8.1.2 above apply.

2. Stormwater Management

a. the council will restrict its discretion to

- i. items (a) - (d) listed under Stormwater Management – Flow in the Auckland-wide rules and
- ii. whether the non-compliance occurs on sites/lots intended for affordable housing.

3. Development Control Infringements

a. 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](#).

4. Affordable Housing

a. the matters of discretion from [Chapter H Section 6.6 Section 2.1](#) apply.

7.2 Assessment Criteria

1. Contaminated land

a. the assessment criteria in 7.2.2 above apply

2. On-site stormwater management

a. the council will consider assessment criteria (a) - (d) listed under Stormwater Management – Flow in the Auckland-wide rules.

b. where the non-compliance occurs on sites/lots intended for affordable housing applicants may demonstrate that runoff from the impervious surfaces can be accommodated within the public stormwater system/network.

3. Development control Infringements

a. 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](#).

4. Affordable Housing

a. the assessment criteria from [Chapter H Section 6.6 Section 2.2](#) apply

8. Assessment - Subdivision

8.1 Matters of Discretion

1. Subdivision

The council will restrict its discretion to those matters listed for subdivision under the Auckland -wide rules, and the following matters:

a. consistency with Precinct Plan 6

b. limitations on access for future lots adjoining Murphys Road/Thomas Road

c. stormwater management

d. the matters for discretion outlined in [Part 3, Chapter H, Section 5.4, Table 13](#)

e. the discretions for subdivision within the National Grid Subdivision Corridor in Appendix K6.6.11.11, and the design and layout of subdivision within the National Grid Subdivision Corridor.

2. Park Edge Roads

a. site factors, design attributes or subdivision layouts which constrain the ability to comply with the rule.

b. alternatives to achieve passive surveillance outcomes.

8.2 Assessment Criteria

1. For development that is a restricted discretionary activity in the Flat Bush sub-precinct C, 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, neighbourhood centre zone and Auckland-wide rules:

a. The structural elements of precinct plan 6 are incorporated into the subdivision design including;

i. roads; and,

ii.

green infrastructure corridor.

b. Lots adjoining Murphys Road should be provided with a rear access or an alternative that limits the number of individual access points onto Murphys Road. Pedestrian access should still be provided off Murphys Road. Possible design options for subdivision layouts are illustrated in Figure 12 below.

Note:

The Illustrations represent possible design outcomes and are not intended to represent the only design options available.

c. Applications should maximise park edge road frontage to public open spaces (including the green infrastructure corridor) where reasonably practicable.

d. Where necessary, applications should incorporate traffic calming measures within the carriageway at intervals of approximately 60m.

e. Subdivision which proposes sites fronting the Vehicle Access Restriction – Cycle-Way on precinct plan 6 should be designed to either avoid vehicle access to Thomas Road or to minimise driveway crossings, to manage conflicts with cyclists.

f. The design of Thomas Road frontage upgrades must incorporate on-road cycling between Adamson Road and Murphys Road.

g. The approach to stormwater management for roads and future lots takes into account the recommendations of the Flat Bush Stage 3 Stormwater Management Plan, and that the hydrology mitigation requirements outlined in Rules 11.3.18, 11.4.1 and 11.5.6 can be met.

Note:

Consent Notices may be required on the titles of all new lots to ensure compliance with the onsite stormwater management requirements contained in Rules 11.3.18 and 11.4.1 of this precinct.

h. For communal devices:

i. the extent to which groundwater levels and groundwater mounding prevent groundwater infiltration and

ii. the extent to which the device can be accommodated within the stream corridors to allow efficient operation and maintenance, and appropriate amenity.

i. The assessment criteria outlined in [Part 3, Chapter H, Section 5.4](#).

2. The assessment criteria for subdivision within the National Grid Subdivision Corridor are in Appendix K6.6.11.11.

3. In addition to the matters in Appendix K6.6.11.11, subdivision design and layout should consider the amenity of future residents, and where practicable the National Grid corridors are provided within the road or open space networks.

Possible design options for subdivision layouts are illustrated in Figure 13 below.

Note:

- The illustrations represent possible design outcomes and are not intended to represent the only design options available.
 - The illustrations are not to scale.

 - Where any options in Figure 13 conflicts with a requirement of the Transmission Corridor Overlay (National Grid) and/or Appendix K6.6.11.11 and/or NZECP 34:2001, the Appendix K6.6.11.11, Overlay and/or NZECP 34:2001 provisions prevail.
- 4.For any non-compliance with Rule 11.5.4, the following assessment criteria are applicable:
- a.whether the ability to achieve a park edge road is constrained by topography or geotechnical limitations
 - b.where the park edge road would result in an inefficient subdivision, block or roading pattern
 - c.whether compliance with the rule would result in significant earthworks or retaining structures
 - d.the extent to which the proposed alternative provides for appropriate passive surveillance of the Green Infrastructure Corridor and manages the heights of fences

Figure 12. Murphys Road Interface Options

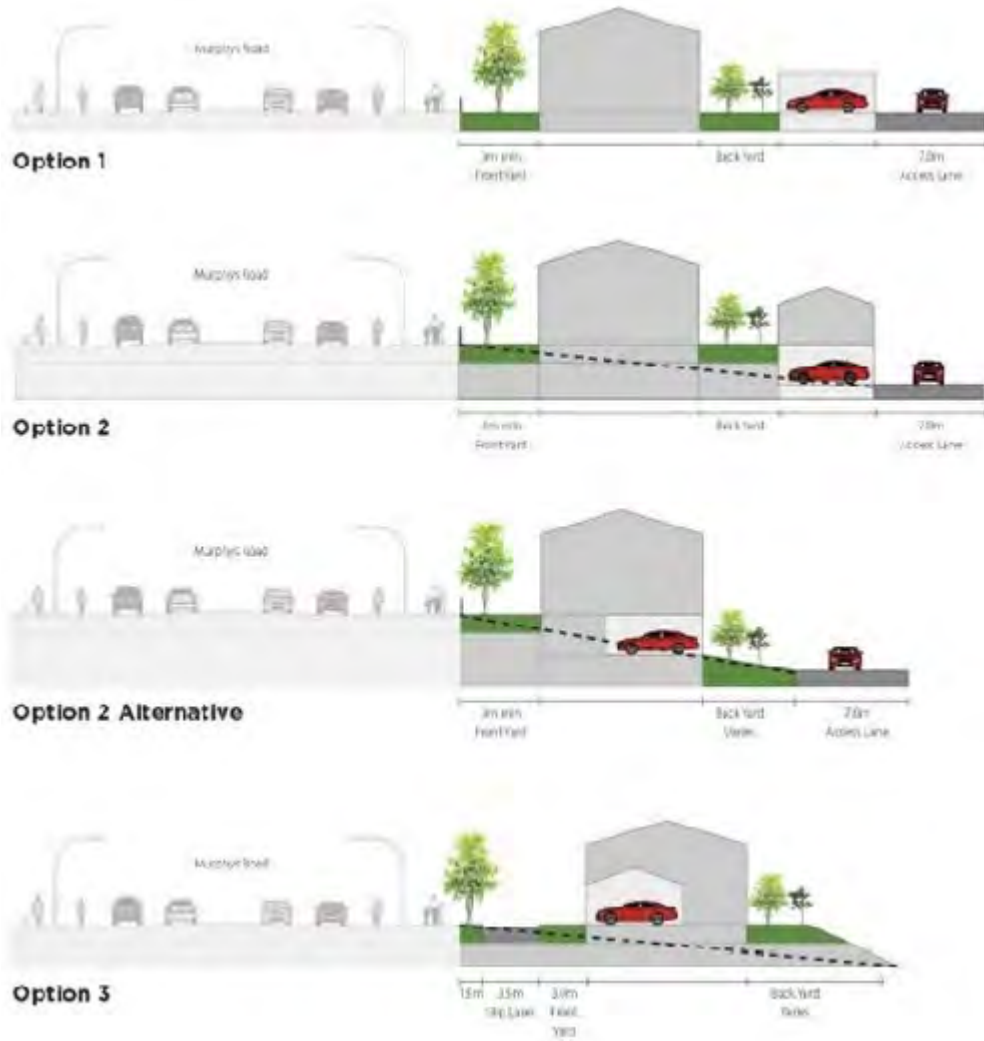
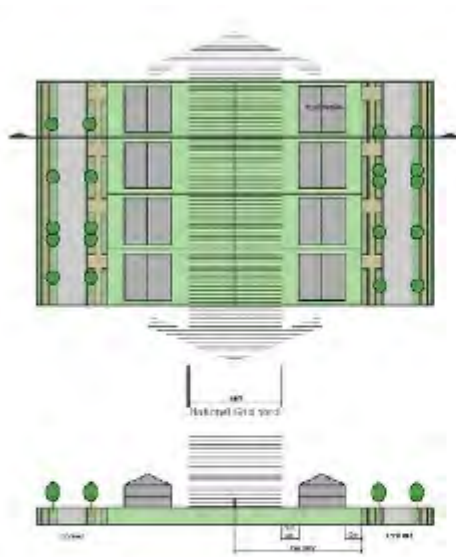


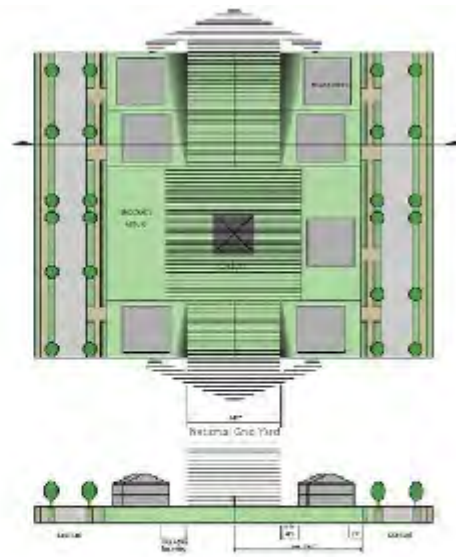
Figure 13. Possible Design options for subdivision layouts within the National Grid Subdivision Corridor



OPTION A - MID SPAN

BUFFER ZONE ACROSS REAR YARDS

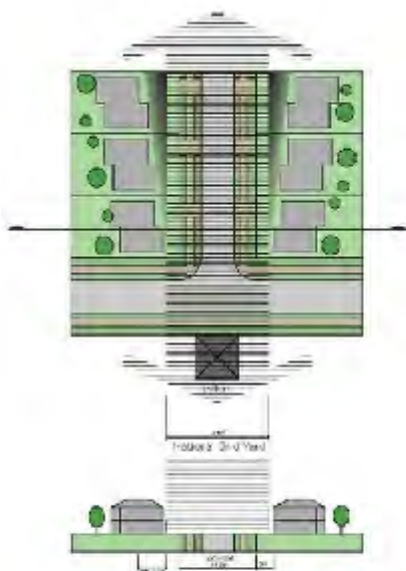
- * Increased buffer zone may be required due to the swing
- Front lot boundary to be a minimum of 20m from the edge of the combined buffer extent (Depends on line of sight)
- Front yard if treated as min 3m
- Rear yard close of buffer zone to accommodate private open space



OPTION A - AROUND PYLON

BUFFER ZONE ACROSS REAR YARDS

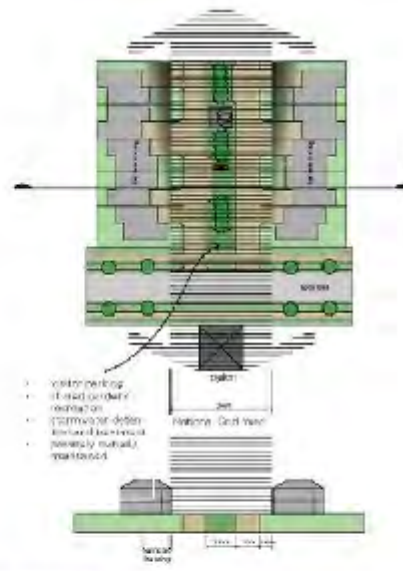
- * Increased buffer zone may be required due to the swing
- Front lot boundary to be a minimum of 20m from the edge of the combined buffer extent (Depends on line of sight)
- Front yard if treated as min 3m
- Rear yard close of buffer zone to accommodate private open space



OPTION B

BUFFER ZONE ACROSS REAR YARDS

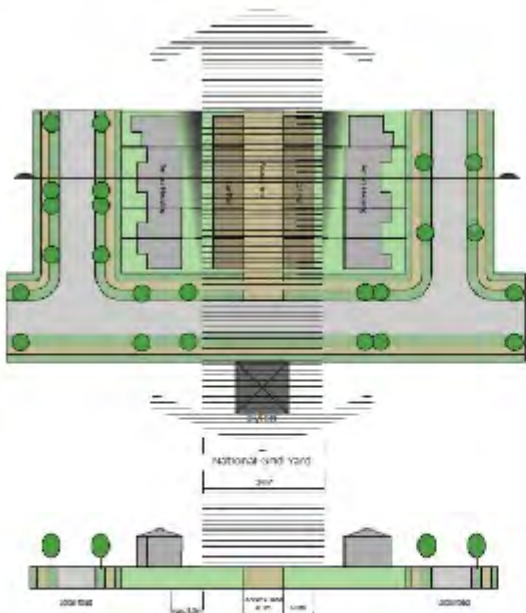
- * Increased buffer zone may be required due to the swing
- Trees and street lights in rear reserve and front yards to comply with relevant regulations
- Front yard if treated as min 3m, this may then need to be 10m if line of sight



OPTION C

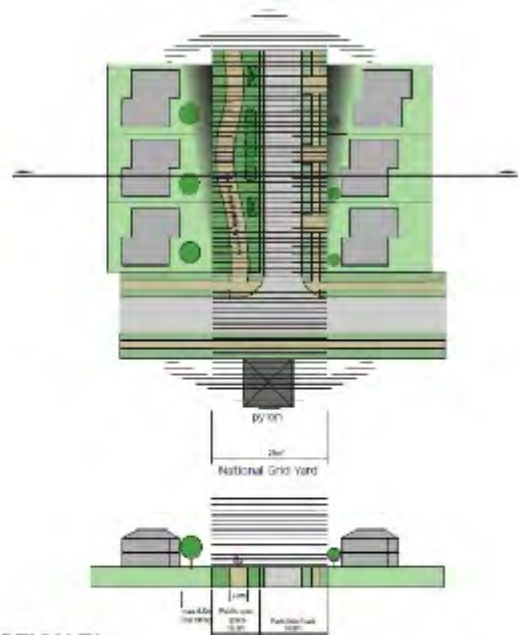
BUFFER ZONE ACROSS SHARED ACCESS DOI

- * Increased buffer zone may be required due to the swing
- Shared DOI may be required in lieu of 20m reserve for line maintenance etc.
- Front yard if treated as 3.0m, Greater front yard may be required in MGB zones or if line of sight is lost
- Trees in buffer zone to comply with Electrical Hazards from Trees Regulations 2003



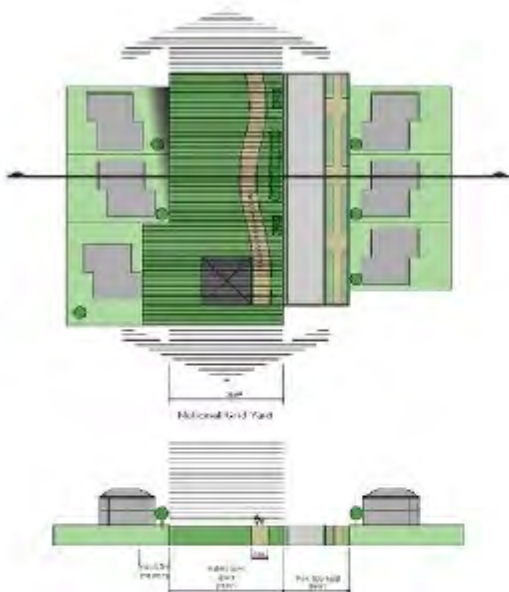
OPTION D
BUFFER ZONE ACROSS ROAD LANE

- 1. * increased buffer zone may be required due to line swing
- 2. Trees in buffer zone to comply with Electricity Hazards From Trees Regulations 2003



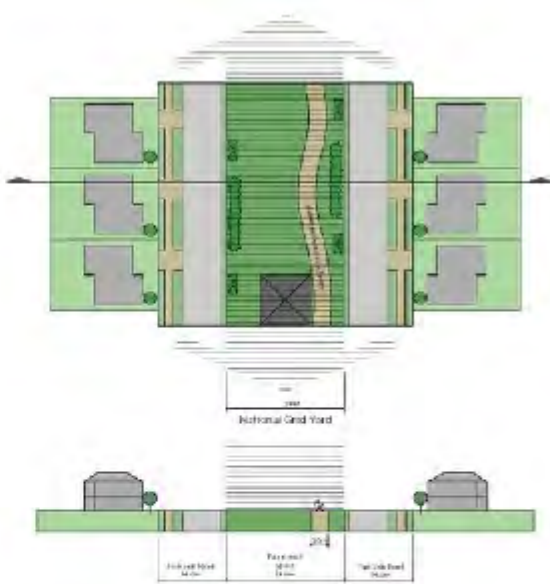
OPTION E1
BUFFER ZONE ACROSS GREENWAY/CYCLEWAY

- 1. * May increase due to line swing and corresponding increase in buffer zone
- 2. Assumed to be vested with Auckland Council as public open space as part of wider movement network
- 3. Trees in road and greenway to comply with Electricity Hazards From Trees Regulations 2003
- 4. Fencing control required adjacent to greenway



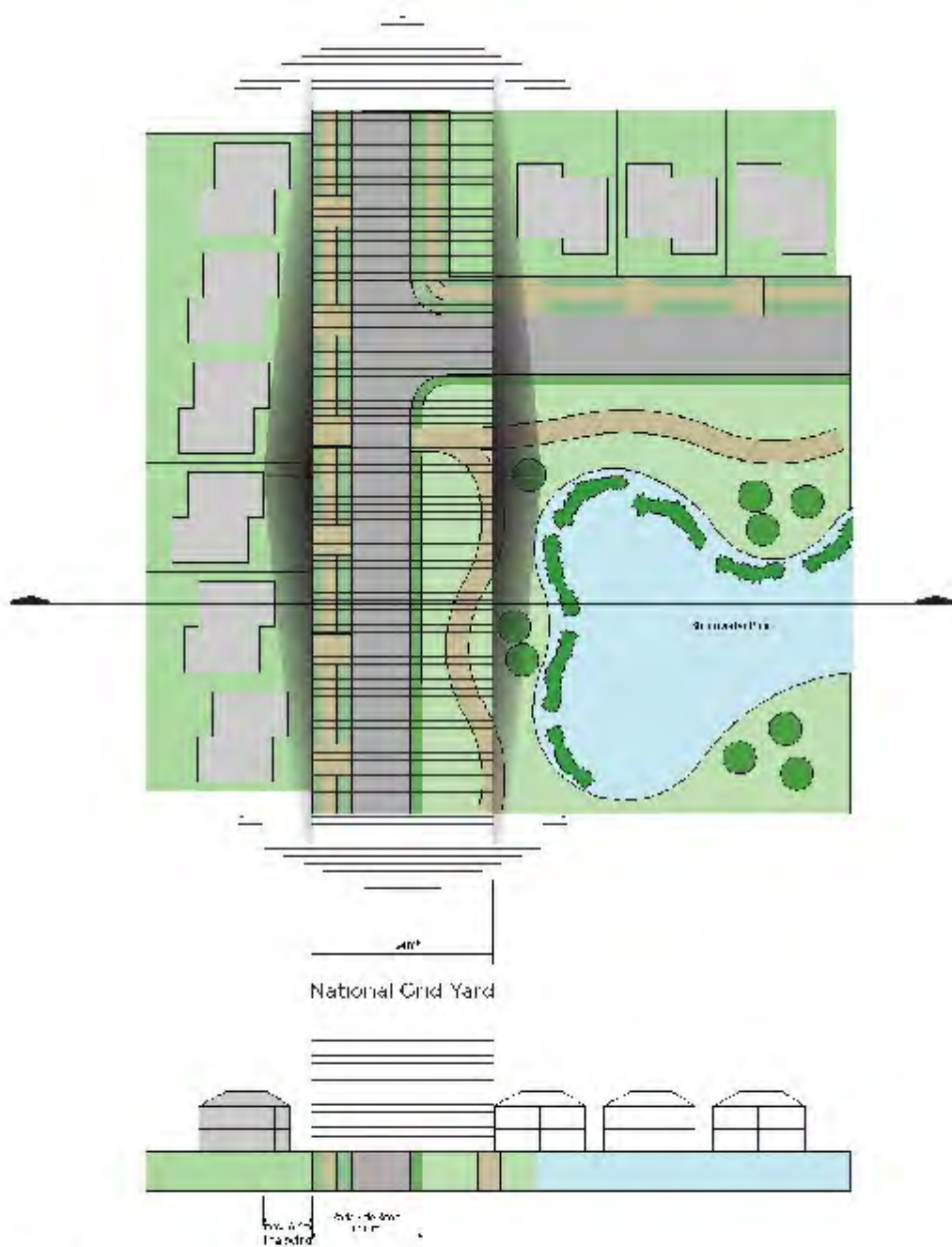
OPTION E2
BUFFER ZONE ACROSS GREENWAY/CYCLEWAY

- 1. * May increase due to line swing and corresponding increase in buffer zone
- 2. Assumed to be vested with Auckland Council as public open space as part of wider movement network
- 3. Trees in road and greenway to comply with Electricity Hazards From Trees Regulations 2003
- 4. Fencing control required adjacent to greenway



OPTION E3
BUFFER ZONE ACROSS GREENWAY/CYCLEWAY

- 1. * May increase due to line swing and corresponding increase in buffer zone
- 2. Assumed to be vested with Auckland Council as public open space as part of wider movement network
- 3. Trees in road and greenway to comply with Electricity Hazards From Trees Regulations 2003
- 4. Fencing control required adjacent to greenway



OPTION F

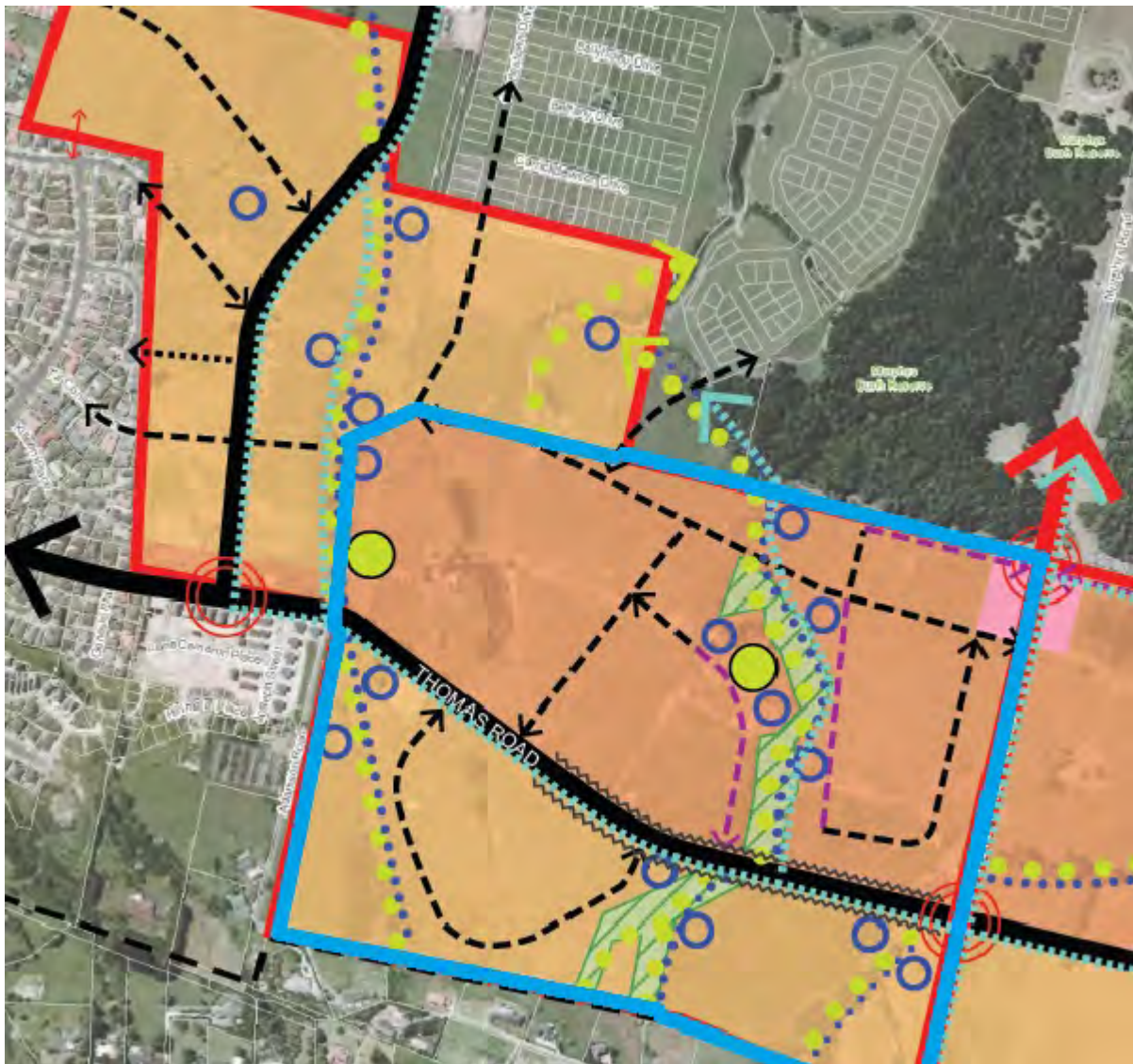
BUFFER ZONE ACROSS OPEN SPACE AREA

- May increase due to line swing and corresponding increase in buffer zone.
- This example is possible only mid span.
- Trees within open space are peak edge low to comply with Council's 'Trees from Trees Regulations 2003'.

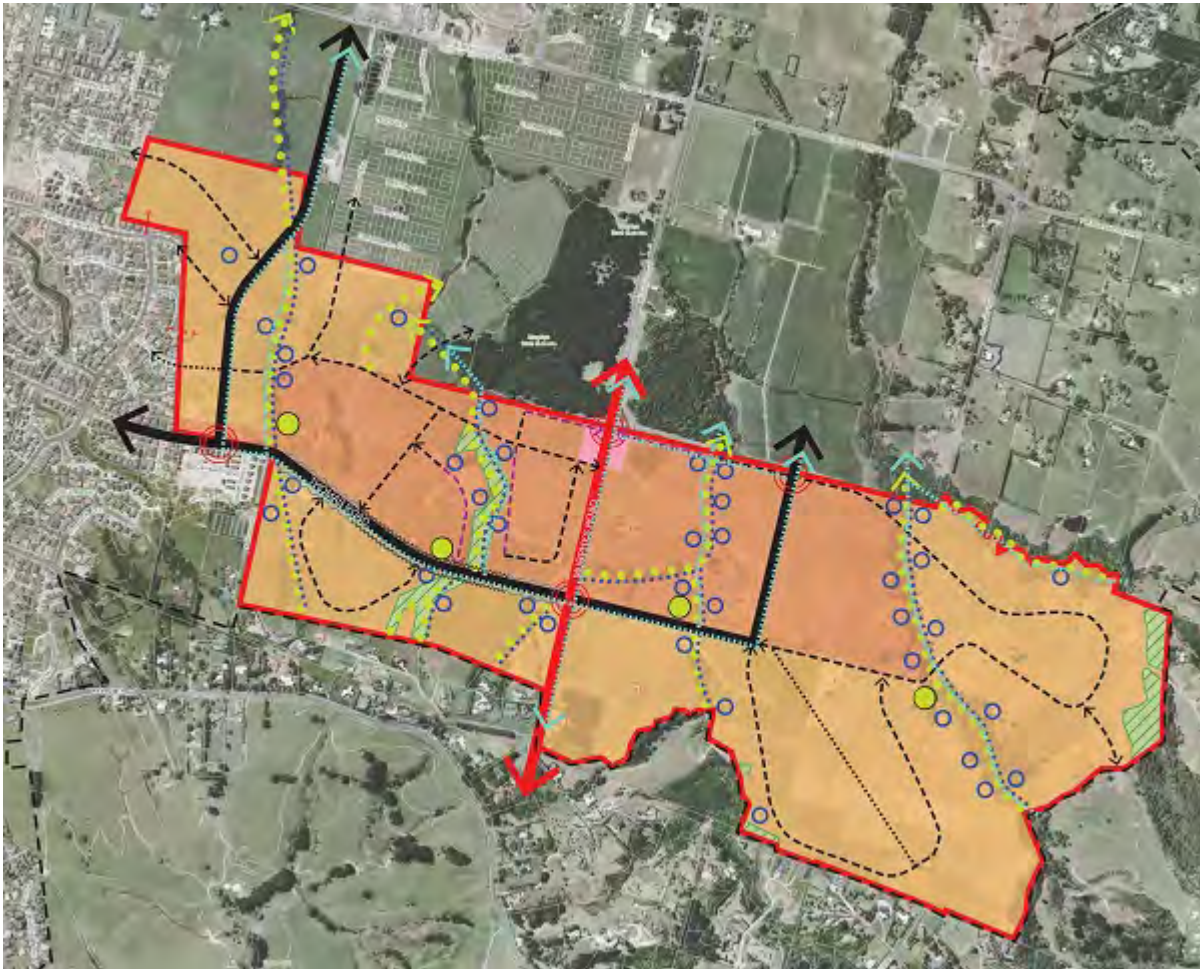
9. Special Information Requirements

1. A riparian planting plan must be provided as part of any application for land modification, development and subdivision which adjoins a stream.

2. For any subdivision on land within the area shown in the area outlined in blue in the below figure which triggers Rule H:1.2.3.1(ii) the Transport Impact Assessment must specifically address effects on the intersection of Thomas/Murphys Road.



10. Precinct Plan



11. Appendix to the Flat Bush Sub-Precinct C Rules

11.1 Definitions

Electricity Transmission Corridor (National Grid)

The following definitions are applicable:

National Grid lines

Parts of the National Grid of transmission lines and cables (aerial, underground and undersea), stations and substations and other works used to connect grid injection points and grid exit points to convey electricity within and beyond the district and region.

National Grid subdivision corridor

Means the area measured either side of the centreline of an above ground National Grid line as follows:

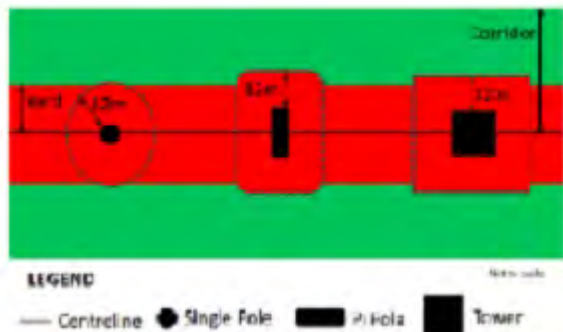
- 37m for the 220kV National Grid lines.

National Grid support structure

A tower or pole comprising part of the National Grid that supports conductors as part of a transmission line. For the purpose of defining the National Grid Yard and the rules in this Plan, measurements are taken horizontally from the outer visible edge of the base of the support structure at existing ground level.

National Grid Yard (shown in red in diagram below) Means:

- the area located 12 metres in any direction from the outer edge of a National Grid support structure;
- and
- the area located 12 metres either side of the centreline of any overhead National Grid line.



11.2 Activity Table

1. The location of the electricity transmission corridor must be updated if any National Grid support structure or line is relocated, replaced or removed.

The following table specifies the development activities within the National Grid Subdivision Corridor and National Grid Yard.

Activities and structures	Activity Status
Within the National Grid Subdivision Corridor	
Subdivision for a network utility or electricity transmission	P
Creation of lots involving the location of a building platform within National Grid Yard	NC
All other subdivision	RD
Within the National Grid Yard	
Under the National Grid conductors (wires)	
Any building or structure within 12m of the support structure unless it is otherwise provided for below.	NC
Network utilities and transmission lines between electricity generation facilities and the National Grid	P
Fences less than 2.5m high and no closer than 5m from the outer visible edge of a support structure foundation	P
Alterations to existing buildings that do not increase the building envelope or footprint	P
Establishing activities sensitive to National Grid lines in an existing building	NC

Increasing** the intensity or scale of existing activities sensitive to National Grid lines in an existing building	NC
Any building that has a minimum vertical clearance distance of less than 10m from a National Grid Line that cannot demonstrate that compliance with the NZECP34:2001 performance standard is maintained under all National Grid Line operating conditions.	NC
All other buildings.	NC
Within 12m of the Outer Visible Edge of the foundation of a National Grid Support Structure	
Any building or structure within 12m of the outer visible edge of a National Grid support structure foundation unless it is otherwise provided below:	NC
Network utilities and transmission lines between electricity generation facilities and the National Grid	P
A fence less than 2.5m in height and more than 5m from the nearest support structure	P
Earthworks anywhere within a National Grid Yard	
Earthworks that comply with Development Control 1A1.1	P
Earthworks that do not comply with Development Control 1A1.1.1.	RD
Activities and structures Activity Status	
Earthworks that do not comply with Development Control 1A1.1.2. or Development Control 1A1.1.3.	NC

Notes

* Compliance with the NZECP34:2001 is mandatory under the Electricity Act 1992. All activities regulated by NZECP34:2001, including any activities that are otherwise permitted by the Unitary Plan, must comply with this regulation. Compliance with the permitted activity status in this plan does not ensure compliance with NZECP34:2001.

** For the purposes of this Rule, "Increasing the intensity or scale of existing activities sensitive to transmission lines" means any increase in the actual or potential capacity for people to be accommodated by the activity use.

1A Development Controls

1A.1 Permitted Activities

1A.1.1 Earthworks within the National Grid Yard

All Earthworks with the National Grid Yard must comply with the following controls:

1. Be no deeper than 300mm within 12m of any National Grid support structure foundation

Except that

Vertical holes not exceeding 500mm in diameter beyond 1.5 from the outer edge of pole support structure or stay wire are exempt.

2. Not create an unstable batter that will affect a National Grid support structure; and

3. Not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34:2001

Provided that the following are exempt from points (1) above:

a. earthworks for Network Utilities; or

b. earthworks undertaken as part of domestic cultivation, or repair, sealing or resealing of a road, footpath or driveway.

11.3 Notification

1. The council will consider the restricted discretionary activities listed in the activity table without the need for public or limited notification. However, limited notification will be given to Transpower New Zealand Ltd unless written approval from Transpower is provided at the time the application is lodged.

11.4 Assessment - Restricted Discretionary Activities - Subdivision

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 around lines

a. impacts on the operation, maintenance, upgrade and development of the National Grid, including reverse sensitivity effects.

b. compliance with NZECP34:2001.

c. the ability of the applicant to provide a complying building platform.

d. location, design and use of the proposed building platform or structure as it relates to the National Grid transmission line.

e. the risk of electrical hazards affecting public or individual safety, and the risk of property damage.

f. the nature and location of any vegetation to be planted within the vicinity of the National Grid lines

g. the design and layout of roads

2. Earthworks

a. impacts on the operation, maintenance, upgrade and development of the National Grid.

b. compliance with NZECP34:2001.

c. the risk to the structural integrity of the National Grid.

d. any impact on the ability of the National Grid owner (Transpower) to access the transmission lines.

e. the risk of electrical hazards affecting public or individual safety, and the risk of property damage.

3. Buildings or Structures within the National Grid Yard

- a.the extent to which the development may adversely affect the efficient operation, maintenance, upgrading and development of the National Grid.
- b.the extent to which the proposed development design and layout enables appropriate separation distances between activities sensitive to National Grid lines, including safe separation distances in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP:34 2001).
- c.the risk of electrical hazards affecting public or individual safety, and the risk of property damage.

11.5 Assessment Criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

1.Subdivision

- a.the effects on the ability of the National Grid owner (Transpower) to operate, maintain, upgrade and develop the National Grid; including access to the line.
- b.the extent to which the design and construction of the subdivision allows for earthworks, building and structures to comply with NZECP34:2001.
- c.the ability to provide a complying building platform.
- d.location, height, scale, orientation and use of the proposed building platform or structure as it relates to the National Grid transmission line.
- e.the extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity and nuisance effects of the National Grid.

2.Earthworks

- a.the effects on the ability of the National Grid owner (Transpower) to operate, maintain, upgrade and develop the transmission network; including access to the line.
- b.compliance with NZECP34:2001.
- c.the risk to the structural integrity of the National Grid.
- d.the risk of electrical hazards affecting public or individual safety, and the risk of property damage.

11.6 Special Information Requirements

- 1.In addition to the general information requirements in section 2.7 of the general provisions, an electrical engineering assessment prepared by a suitably qualified person may also be required to demonstrate compliance with NZECP34:2001

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 (4) 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

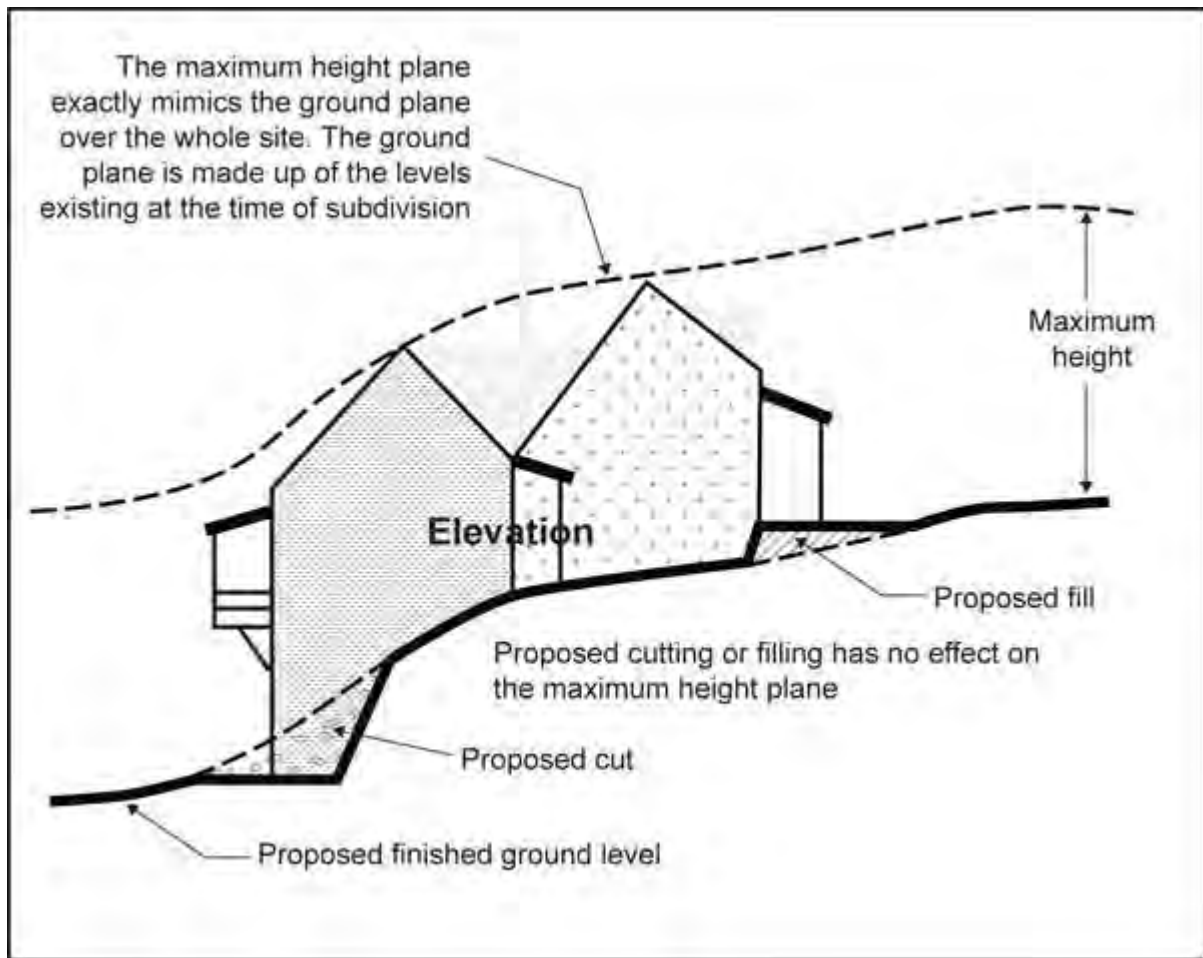
Purpose:

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:



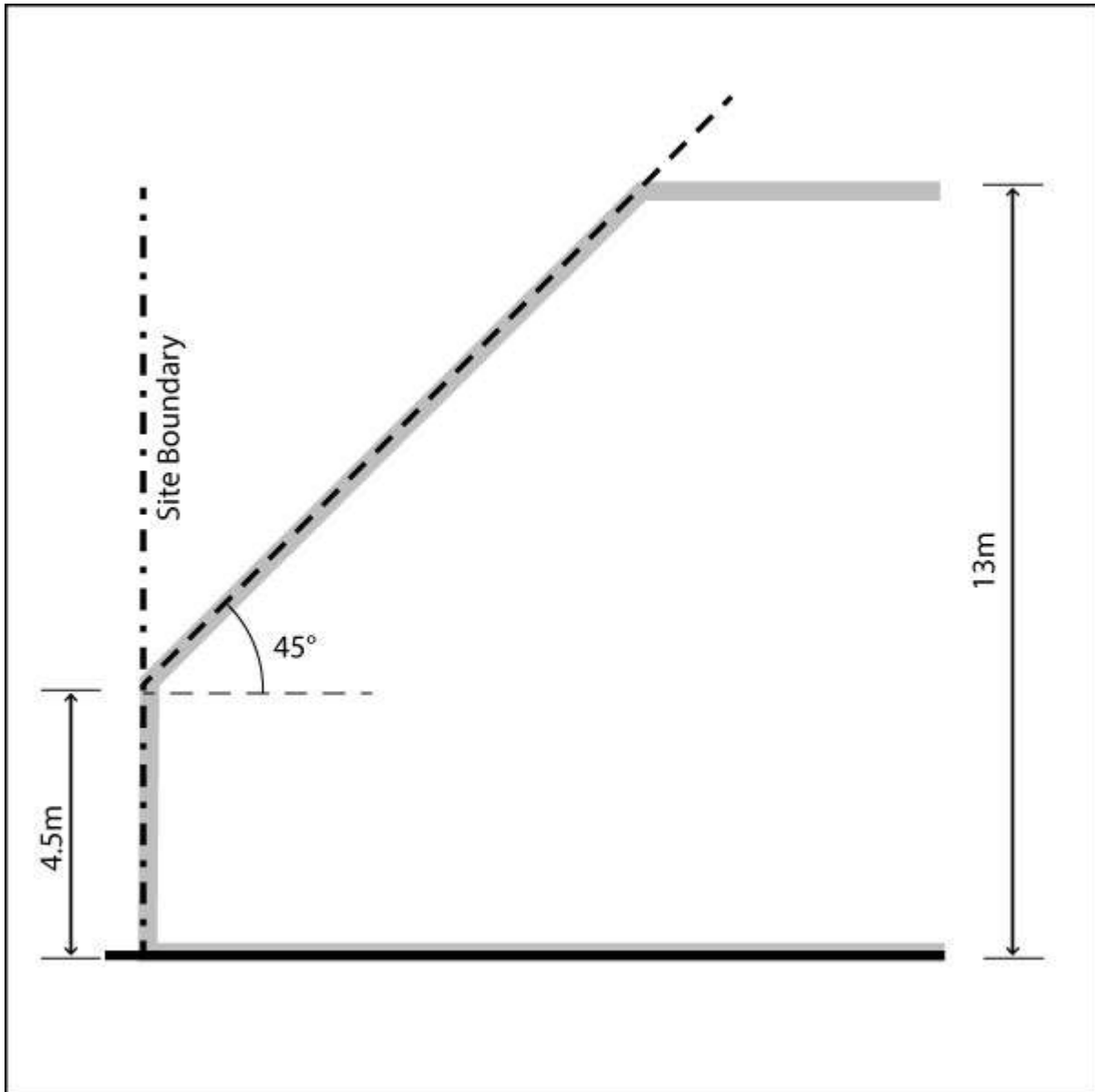
4.3 Height in relation to boundary

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:

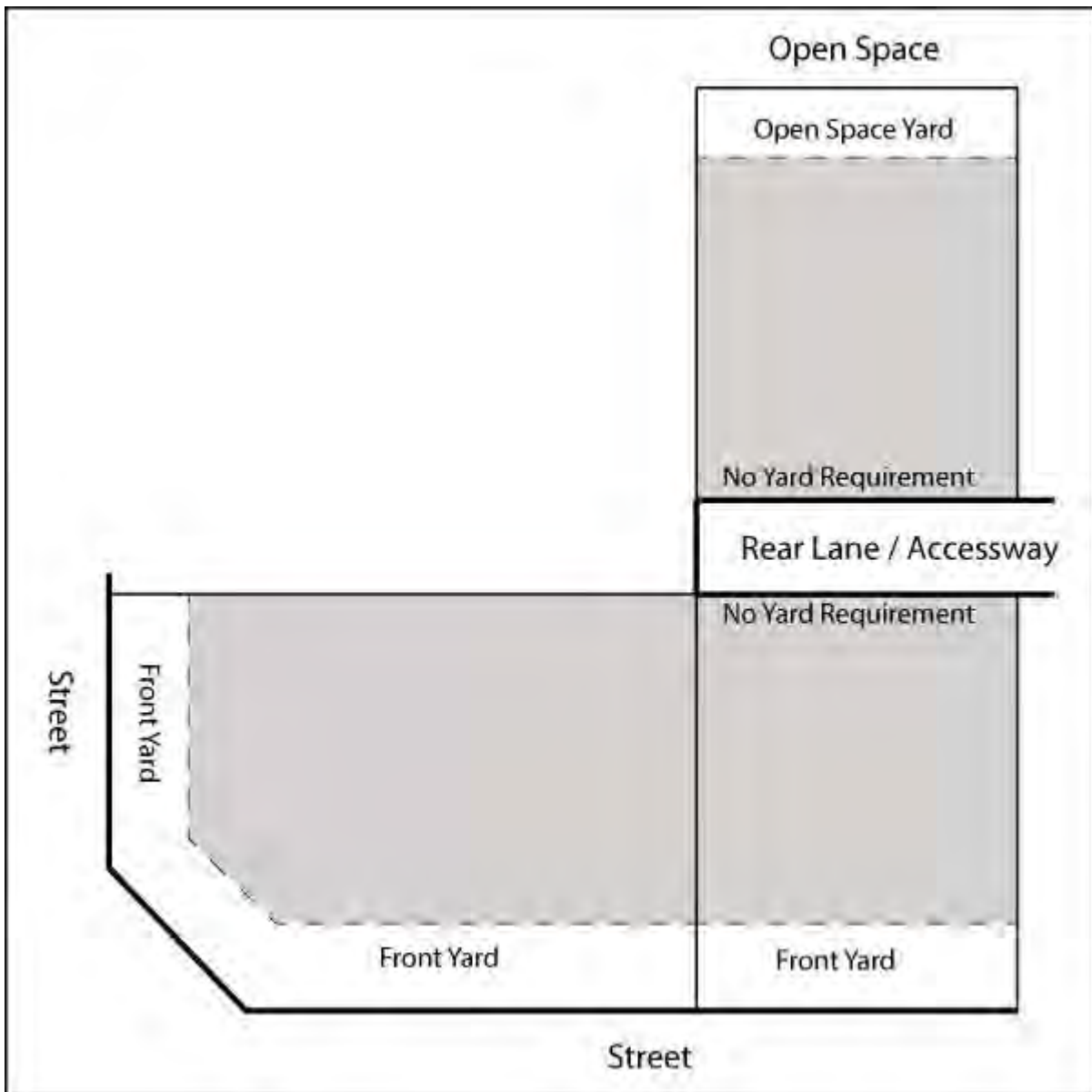
To create a transition from the front façade of the dwelling to the street that contributes to the quality of the streetscape commensurate with the nature of development. Open space and riparian yards ensure dwellings are adequately set back from the open space and stream network in the precinct to maintain 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.

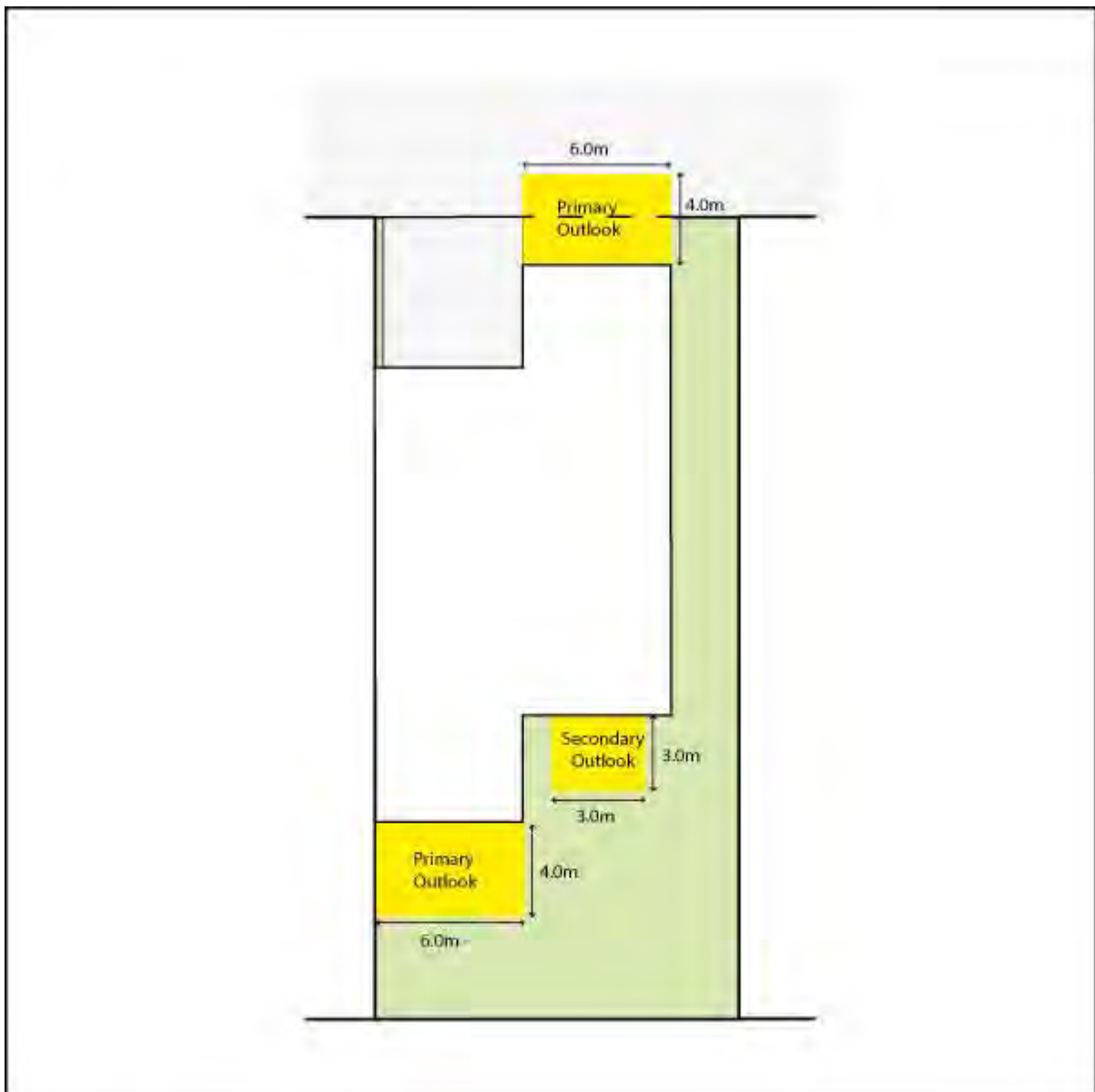
7. Outlook spaces required from different rooms within the same dwelling may overlap.

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.

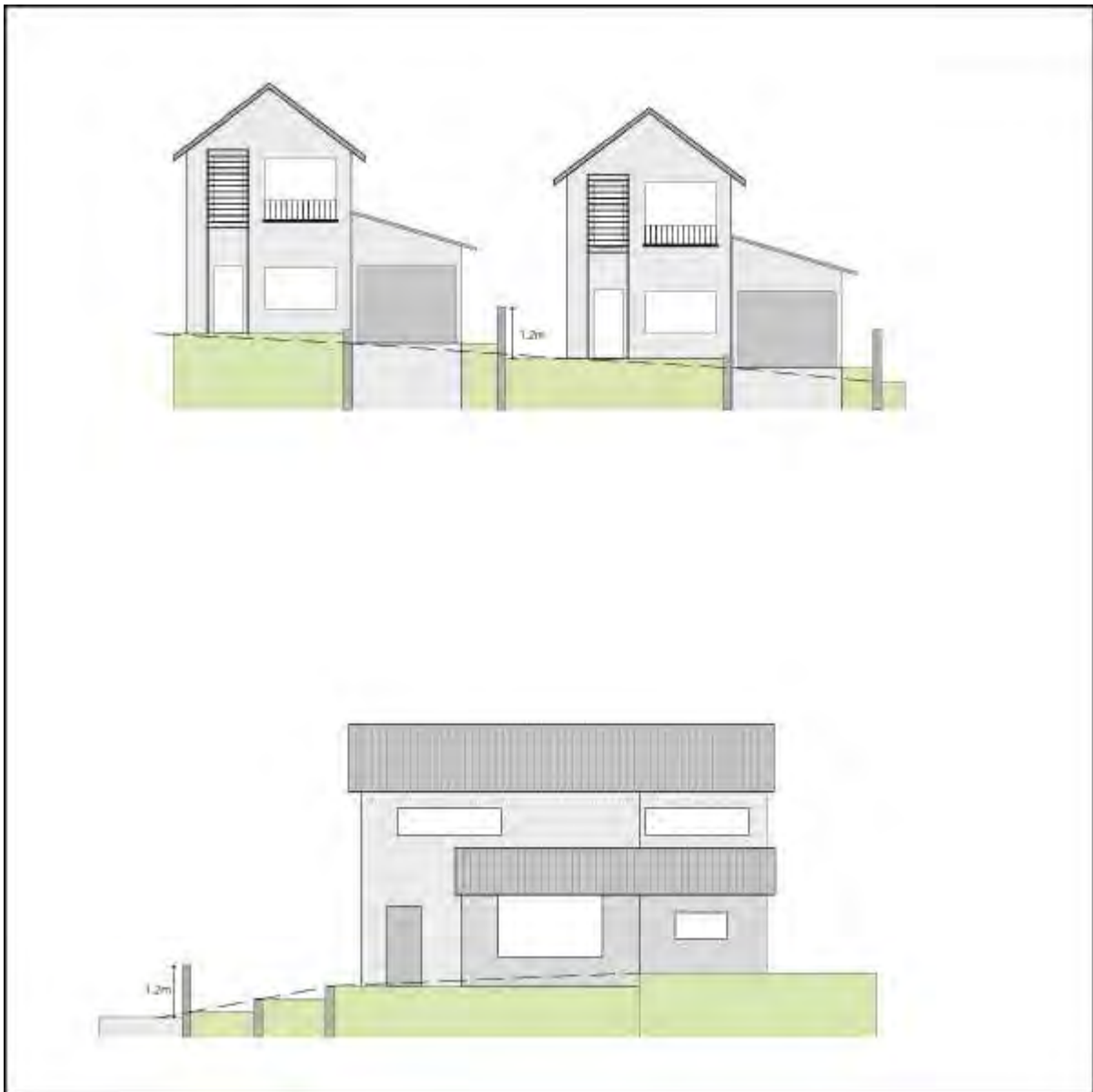
1. Fences on a road boundary, or adjoining a public open space, must not exceed 1.2m in height.

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:

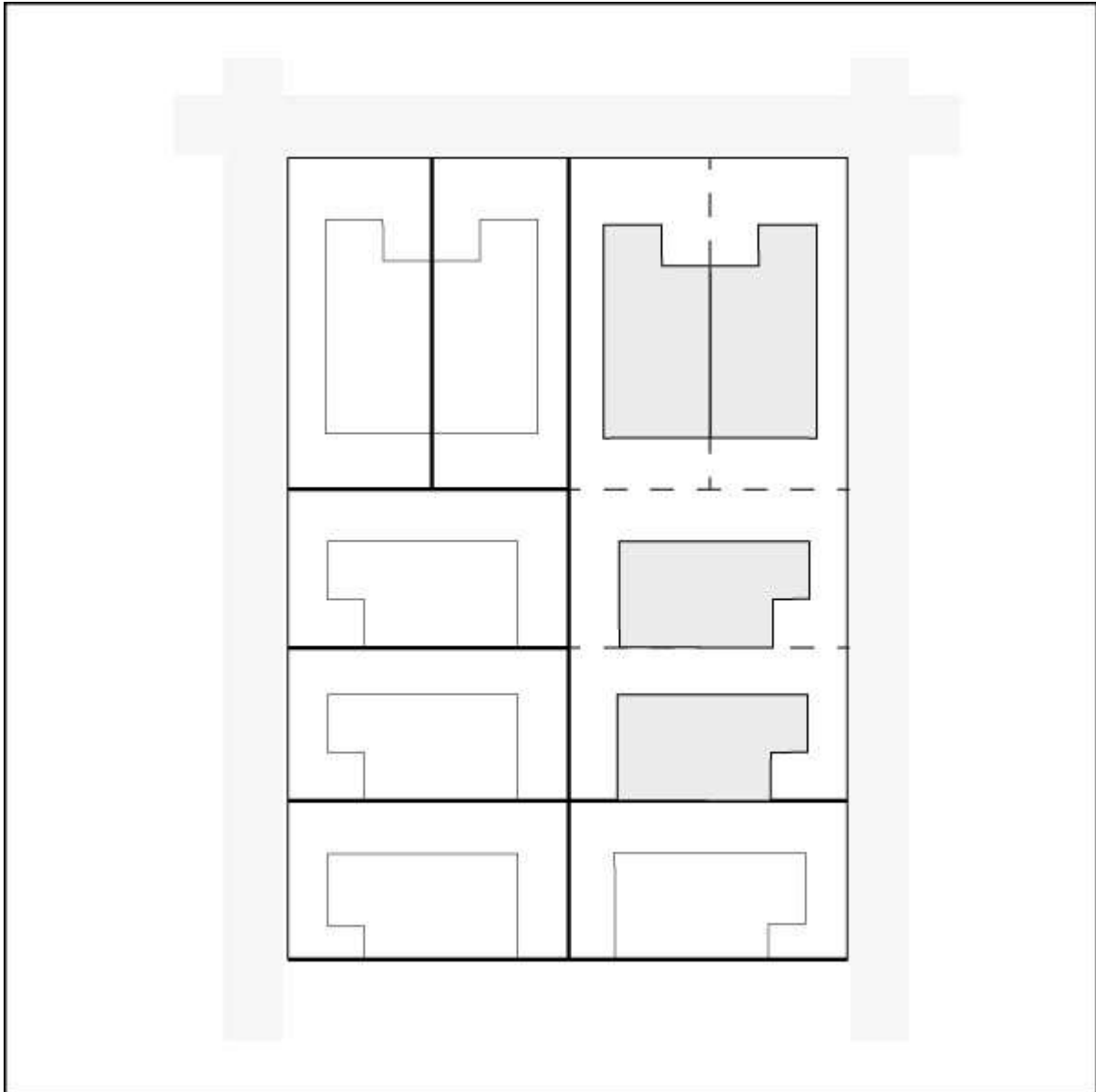
a.site layout and configuration (refer to the diagram below):

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

clause 5 3.1	
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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 (4) 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 carparks 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 (4) 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:

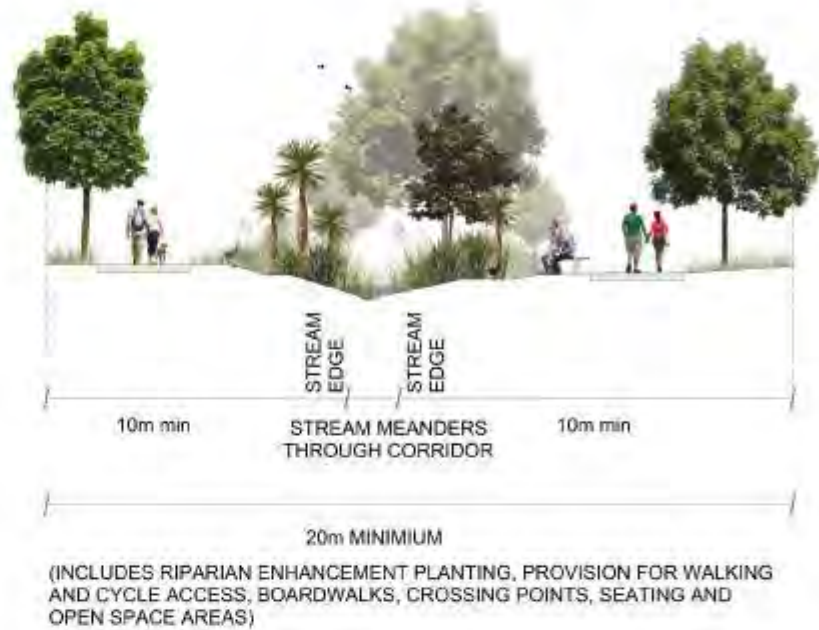
a. identification of the area of land within the riparian yard to be set aside for planting;

b. identification of stream banks, slope, soil type and existing or potential erosion;

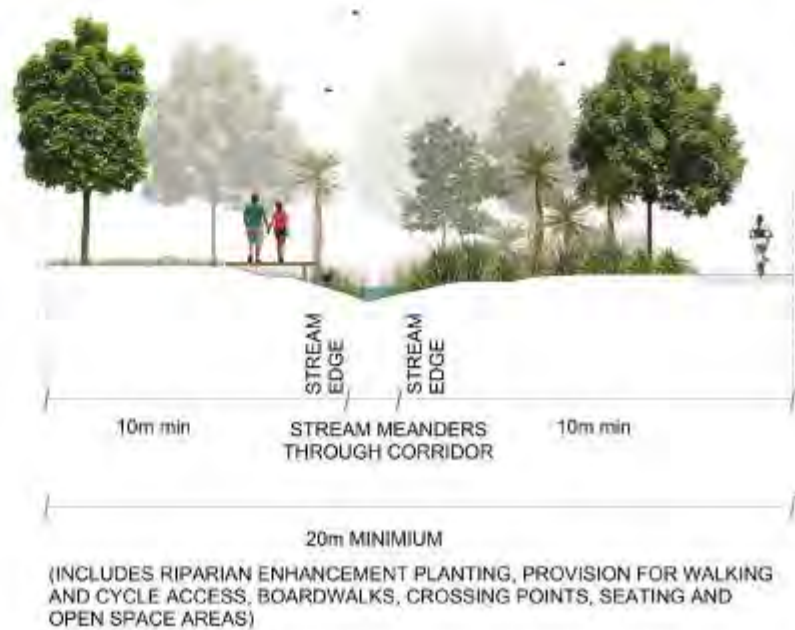
c. details of the areal extent of any existing and proposed structures (e.g. boardwalks, footpaths, cycleways, furniture) in the yard;

- 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

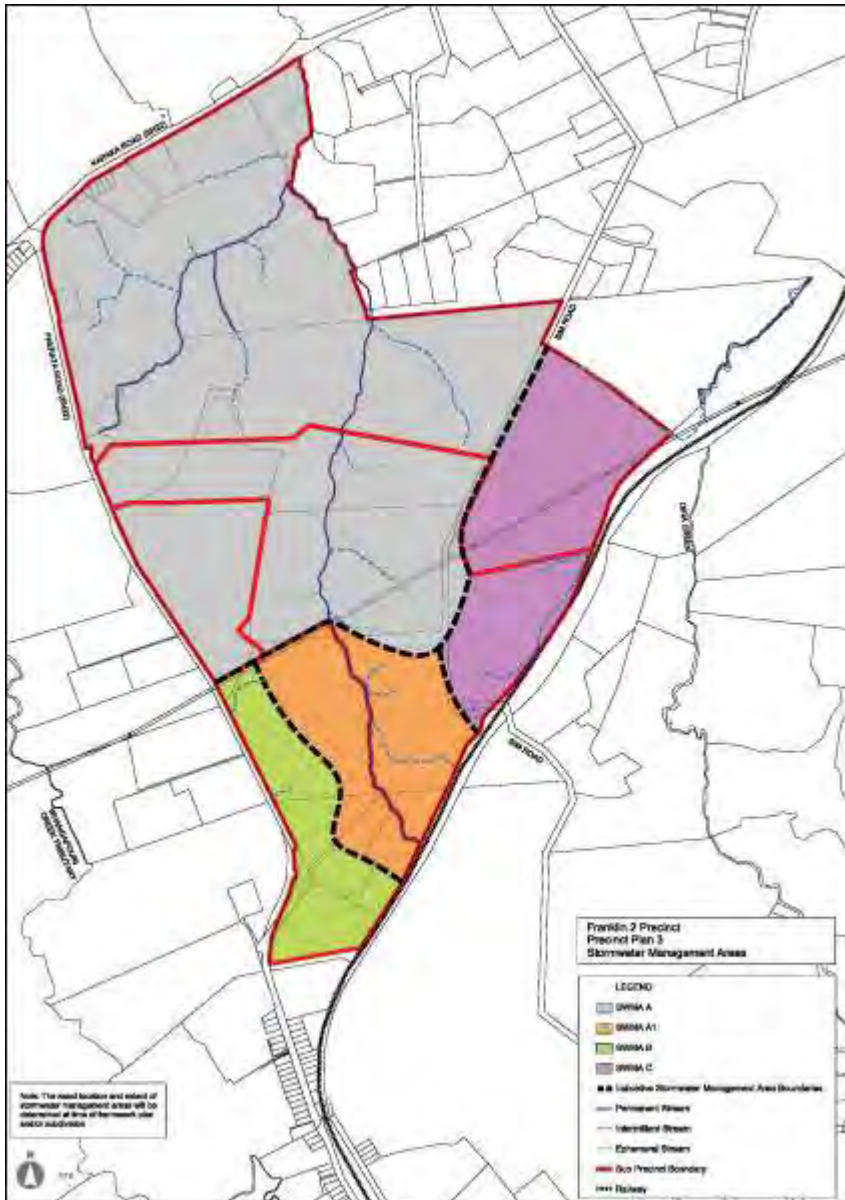
The area along the full length of a site's rear boundary which adjoins land zoned or proposed to be zoned public open space, except that the yard does not apply to any area zoned or proposed to be zoned open space where the primary purpose of the area is to provide access to the open space area.

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.



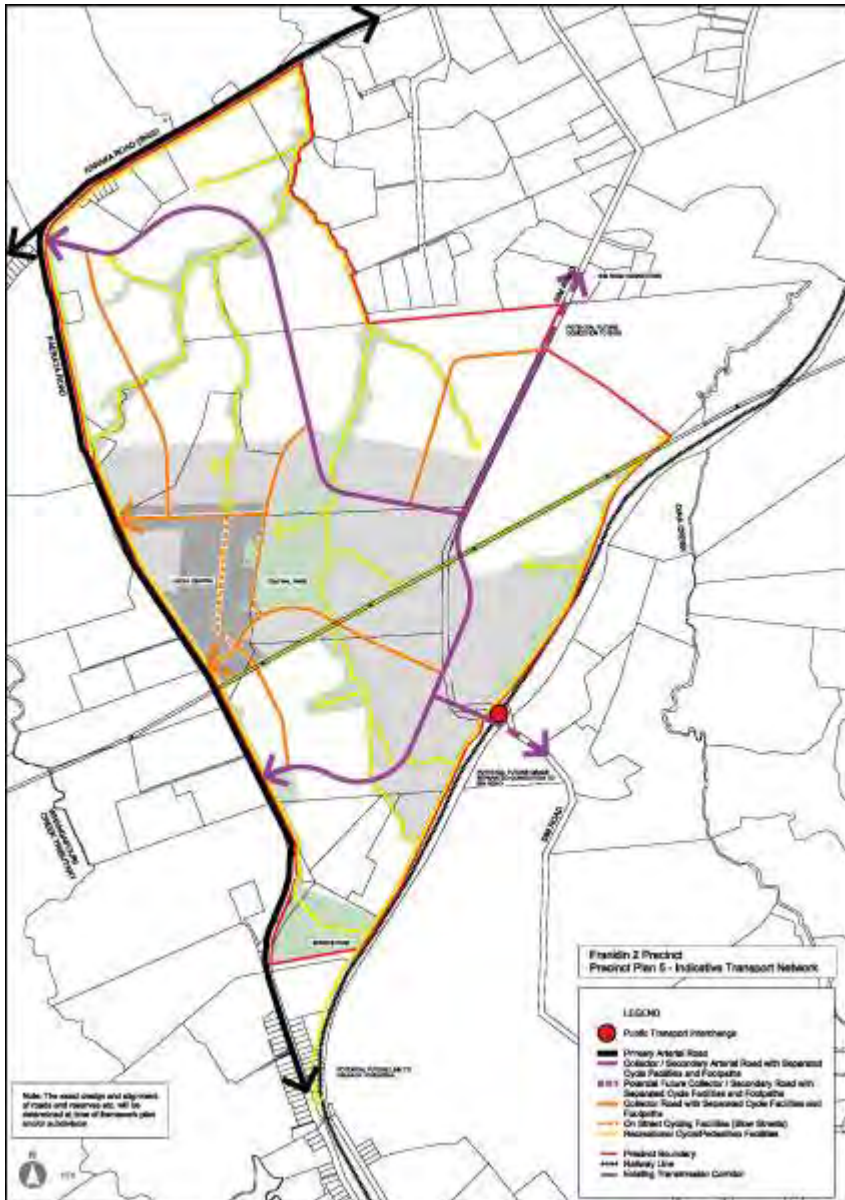
Precinct plan 3: Stormwater Management Areas



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(4) 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 the catchments on Precinct plan 2 (catchments draining to intermittent or permanent streams) 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.

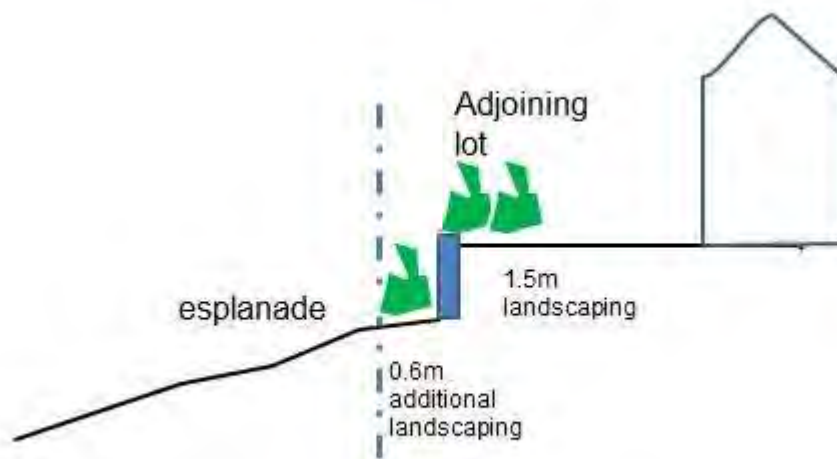
3. The garage door must be set back at least 5m from the site frontage.

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 diagram 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 diagrams.
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 diagrams.
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 diagrams.
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 diagrams.
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

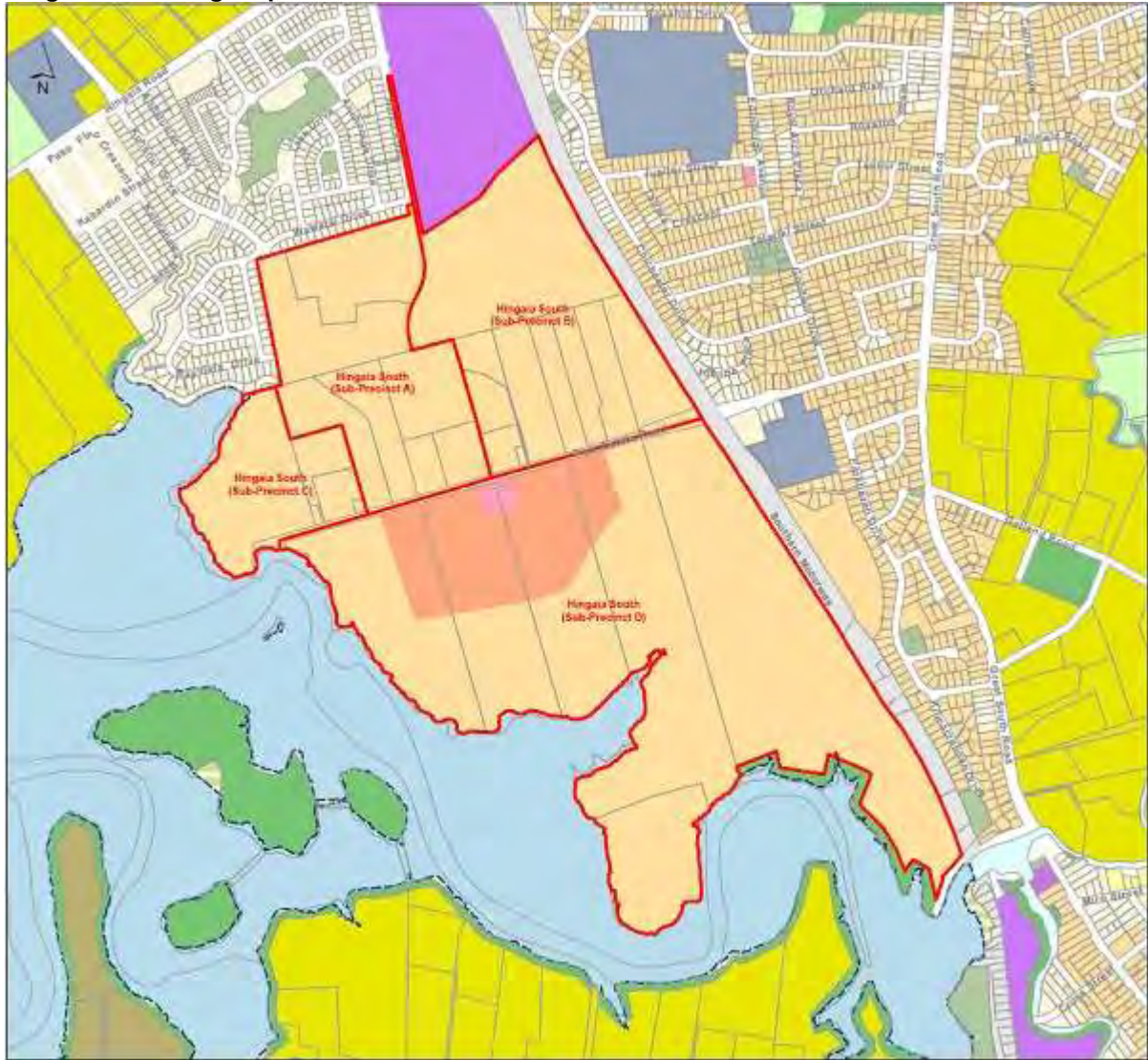
Household income includes all taxable income as defined by the New Zealand Inland Revenue Department.

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

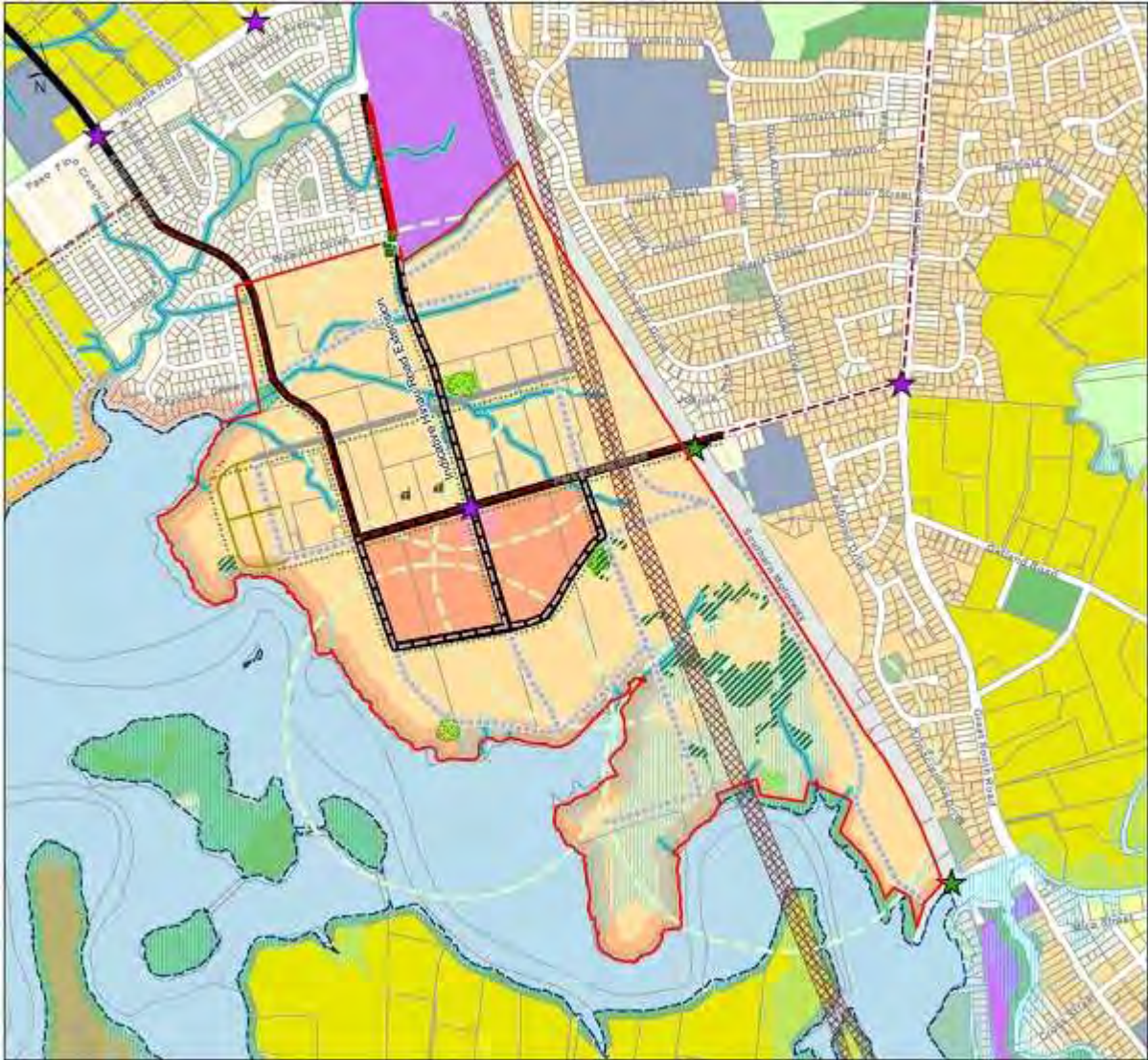


Figure 1 - Collector Road



Figure 2 - Amenity Connector Road



Figure 3 - Local Road

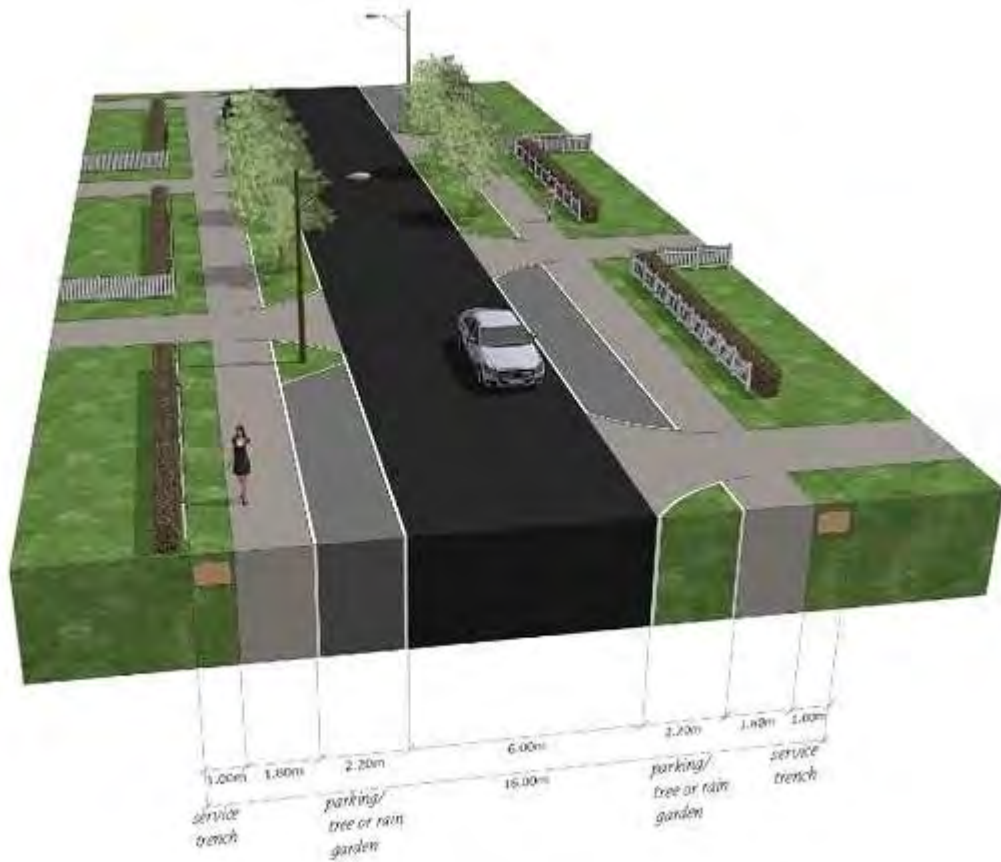


Figure 4 - Minor Residential Road



Figure 5 - Reserve Edge Link

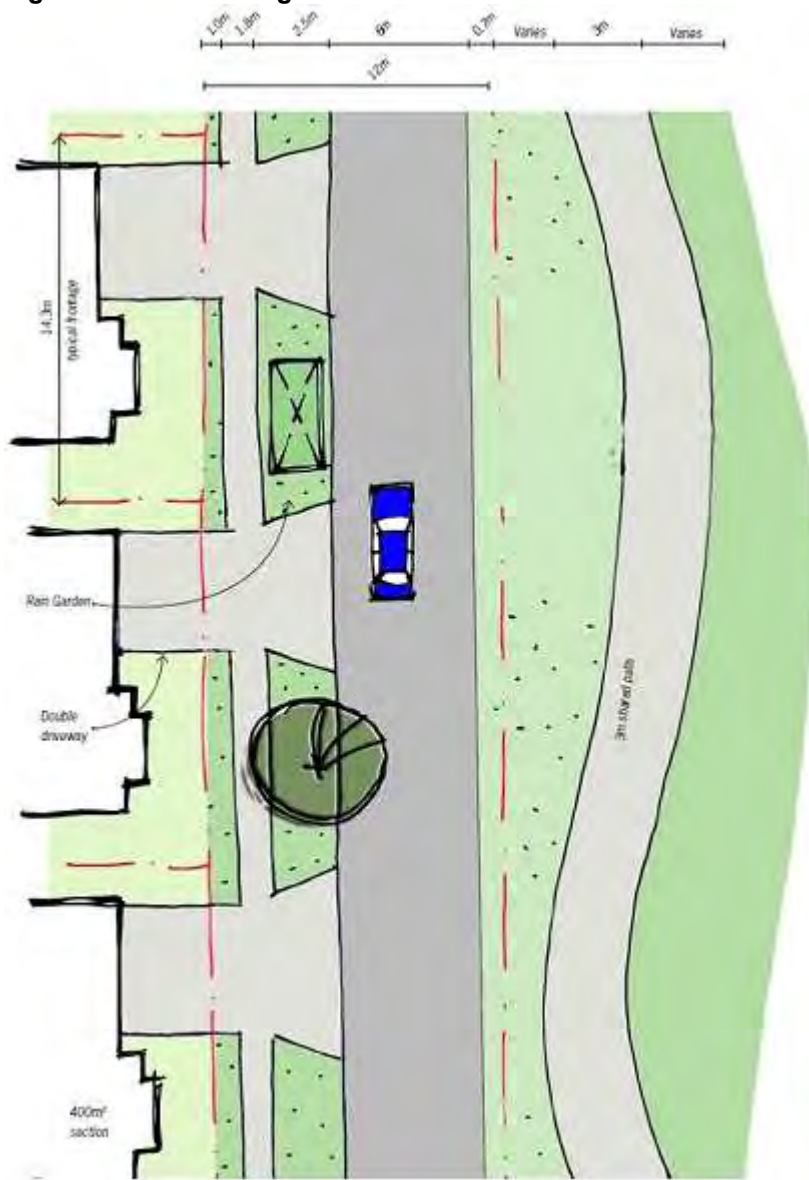
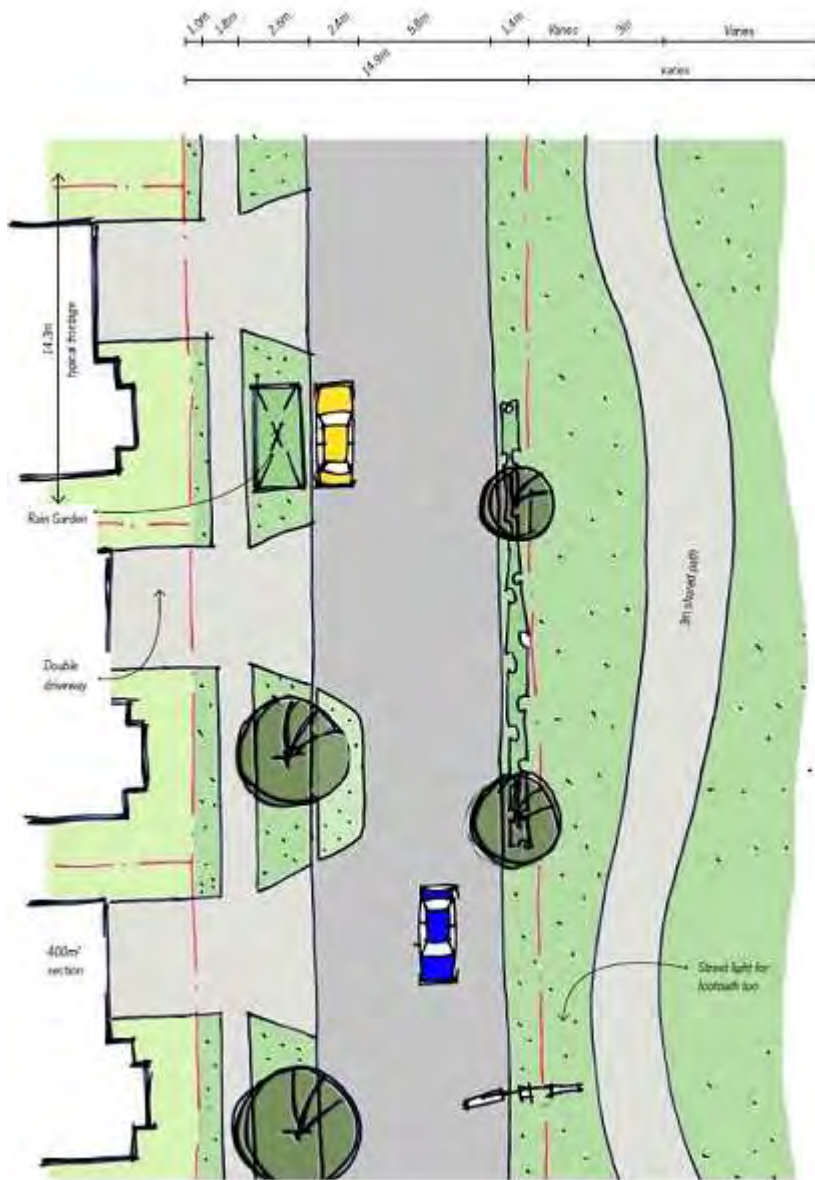


Figure 6 - Park Edge Road



6.32 Hingaia 2

Precinct Description

The Hingaia 2 precinct comprises 57 hectares of land located in the western portion of the Hingaia Peninsula, to the west of the existing “Karaka Lakes” and “Karaka Harbourside” residential developments, and to the east of the established residential settlement at Bottle Top Bay. The underlying zones of the Hingaia 2 precinct are:

- Mixed Housing Suburban
- Mixed Housing Urban

- Neighbourhood Centre; and

- Green Infrastructure Corridor (the location and extent of which will be confirmed at the time of subdivision).

The purpose of the Hingaia 2 precinct is to provide for comprehensive and integrated residential subdivision and development that will contribute towards increasing the supply of housing (including affordable housing), and to enable the efficient use of land and the provision of infrastructure prior to, or concurrent with, development. The precinct enables a range of lot sizes and house types and will ensure that residential subdivision and development is integrated with the provision of key road links, appropriately manages stormwater, the water quality of streams and water bodies, and the ecological and amenity values of the coastal margin.

The Hingaia 2 precinct also enables a neighbourhood centre to establish on the north-western corner of the intersection of Oakland Road with Hingaia road. This centre will provide for a range of retail, commercial and community facilities that will meet the day-to-day needs of the local population.

Objectives

The objectives are as listed in the underlying Mixed Housing Urban, Mixed Housing Suburban and Neighbourhood Centre zones and the relevant Auckland-wide objectives, in addition to those below.

- 1.Subdivision and development occurs in a coordinated manner that implements the Hingaia 2 precinct plan.
- 2.Development achieves a range of housing types and densities, living environments and affordability options while ensuring that a high standard of amenity is provided, particularly adjoining the coastal edge where larger lots are generally provided for.
- 3.Subdivision and development maintains coastal landform, streams and riparian corridors, and enhances the ecological and amenity values of the coastal, estuarine and stream environments. Public access is provided along streams and adjacent to the coast. Neighbourhood parks of up to 4,000m² in area are provided in appropriate locations for recreation.
- 4.Subdivision and development occurs in a manner that retains, where practicable, trees that have high amenity value in subdivision design and layout.
- 5.Subdivision and development occurs in a manner that facilitates views of, and access to, the coast.
- 6.Subdivision and development occurs in a manner that achieves the coordinated delivery of infrastructure including transport, wastewater, stormwater and water services.
- 7.Subdivision and development implements stormwater management that:
 - a.uses water sensitive design as a core development approach;
 - b.protects and, where practicable, enhances the ecological values of the receiving environment; and
 - c.integrates with open space, road and pedestrian/cycling networks.

8.Promote the development of a defined neighbourhood centre that is developed in a manner that achieves its key function and role of providing a small scale centre for convenience retail, service and commercial activities that meets the day to day needs of the area, and which does not undermine the viability and role of the Hingaia Mixed Use Town Centre or the Papakura Metropolitan Centre.

9.Ensure that affordable housing is distributed throughout the location in which resource consent is sought.

10.Promote the availability of affordable housing to first home buyers and/or community housing providers.

11.Adverse effects of stormwater runoff on communities, the marine receiving environment and freshwater systems are avoided to the extent practical or otherwise mitigated using water sensitive design principles.

12.Major overland flow paths are retained or provided for within the site layout to manage risks from flood events up to the 1 percent AEP, taking into account maximum probable development in the upstream catchment.

Policies

The policies are as listed in the underlying Mixed Housing Urban, Mixed Housing Suburban zone and Neighbourhood Centre zones and the Auckland-wide policies, in addition to those specified below:

1.Require the structural elements of the Hingaia 2 precinct plan to be incorporated into all subdivision and development to achieve:

a.a range of housing choice and section sizes that enable views from public roads to the coast;

b.key roads that promote an integrated road network;

c.restricted vehicle access along specified roads to safeguard safety for road users and cyclists and to reinforce the stormwater management approach;

d.a viable and sustainable neighbourhood centre that will meet the day-to-day convenience needs of local residents;

e.two Neighbourhood Parks;

f.a network of pedestrian and cycle paths; and

g.public access to the coast, including the provision of Coastal Places.

2.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) and lower density forms of housing along the coastal margin.

3.Ensure that subdivision and development, including road design, achieves a high standard of amenity, and contributes to a positive sense of place and identity consistent with the existing urban areas on the Hingaia Peninsula.

4.New residential development containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.

5.New retirement village developments containing 15 or more dwellings provide for affordable housing.

6.Ensure that subdivision development adjacent to the coast and esplanade reserve safeguards the visual and other amenities of the coastal environment and, in particular, that dwellings are located,

and are of a scale, form and design, to maintain views of the coast, and to enhance the amenities of, and safe public access to, the esplanade reserve.

7.Ensure that subdivision and land use activities provide an interconnected road network which:

a.is consistent with the locations and road types identified on the Hingaia 2 precinct plan to achieve an appropriate hierarchy of roads on the Hingaia 2 precinct as well as connections to the wider Hingaia Peninsula.

b.enables a transport network that provides for the safe and efficient movement of motor vehicles, pedestrians, and cyclists.

c.provides and aligns, where practicable, north-south roads that provide viewshafts and public access to the coast.

d.makes appropriate provision for stormwater management and low impact stormwater management devices, consistent with the principles of the Hingaia 2 precinct Stormwater Management plan.

e.contributes to a positive sense of place and identity through in-street landscape elements, including retention of existing landscape features, and maximising coastal vistas.

8.Require subdivision and development to provide coordinated infrastructure, including stormwater, wastewater, water, public utilities and transport infrastructure.

9.Require all new developments to manage stormwater impacts on receiving environments in a manner that is consistent with the Hingaia 2 Stormwater Management plan, and which has regard to principles of water sensitive design.

10.Ensure that riparian corridors and recreational and amenity spaces are provided in the Hingaia 2 precinct by requiring:

a.restoration and enhancement of the riparian corridors identified on the precinct plan and to provide the long term protection of these areas.

b.vesting of esplanade reserve adjacent to the coast.

c.the creation of Coastal Places as identified on the precinct plan.

d.connectivity within, and through, the precinct to the coastal and riparian margins by providing and aligning, where practicable, north-south roads that provide viewshafts and public access to the coast, and by providing pedestrian and cycle paths and open space linkages.

11.Neighbourhood Parks as shown indicatively on the Hingaia 2 precinct plan. Ensure that subdivision design and layout appropriately considers, and responds to, opportunities to retain existing trees that have high amenity value and that are suitable to be retained in an urban environment.

12.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 2 precinct;

b.a range of convenience retail and commercial services are provided that meet the day-to-day needs of residents and wider public;

c.a maximum of 1,000m² gross floor area of convenience retail and commercial activities is provided;

d.activities do not detract from the amenities of, and are not incompatible with, adjoining residential land uses;

e.development of the neighbourhood centre achieves a high standard of amenity and is designed to be pedestrian and cycle friendly; and

f. 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.

13. Facilitate the safe and effective movement of all modes of transport between the precinct and Hingaia road through signalisation of the Oakland road and Hingaia road intersection if and when required.

6.32 Hingaia 2

The activities, controls and assessment criteria in the underlying Mixed Housing Suburban, Mixed Housing Urban and Neighbourhood Centre zones and the Auckland-wide rules apply in the Hingaia 2 precinct unless otherwise specified. Refer to the planning maps for the location and extent of the precinct. In addition, the following rules apply.

1. Activity Table

The activities in the Auckland-wide rules, the Mixed Housing Urban and Mixed Housing Suburban and Neighbourhood Centre zones apply in the Hingaia 2 precinct unless otherwise specified in the activity table below.

Table 1: Activity status in the Mixed Housing Suburban zone

Activity	Activity Status
Residential	
Dwelling(s) on sites that adjoin the esplanade reserve and that have a net site area of 600m ² or less per dwelling	RD

The activities in the Auckland-wide rules and Neighbourhood Centre zone apply in the Hingaia precinct unless otherwise specified in the activity table below.

Table 2 - Activity Status in the Neighbourhood Centre zone

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
Commerce	
Commercial sexual services	NC
Drive-through facilities	NC
Taverns	D
Entertainment Facilities	NC
Service Stations	NC
Any Commercial Activity that results in the total gross floor area of all Commercial and Retail Activities in the Neighbourhood Centre zone of the Hingaia 2 precinct exceeding 1,000m ²	NC

Industry	
Repair and maintenance services	NC

2. Notification

The notification provisions outlined in G2.4 General and I1.2 Residential apply to the Hingaia 2 precinct.

3. Land use controls in all zones

The land use controls in the underlying zones apply except as varied below.

3.1 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 (b) relative affordable or (c) 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 6.32.4 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.

3.2 Relative Affordable

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.

3.2.1 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 3.2.1(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 3.2.1 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 3.2.1(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 be met for 3 years from the date of transfer to the eligible purchaser.

3.3 Retained Affordable

3.3.1 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 rules 6.32.3.4 and 6.32.3.4.1 below.

3.3.2 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 sold at the price point outlined in clause 1. above.

3.4 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 time frame it must continue to meet the required price point set out below in clause (i);

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.

3.4.1 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.

4. Land use controls - neighbourhood centre zone

1. The land use controls in the Neighbourhood Centre zone apply in the Hingaia 2 precinct unless otherwise specified in the precinct rules.

The total gross floor area for all retail and commercial activities (refer to the nesting table for definition) that establish in the Neighbourhood Centre zone shown on the Hingaia 2 precinct plan shall not exceed 1,000m².

5. Development controls - mixed housing suburban zone

The development controls in the Mixed Housing Suburban zone apply in the Hingaia 2 precinct unless otherwise specified below:

5.1 Building height

Purpose: To manage the height of buildings to generally maintain a low-rise suburban residential character of the zone while ensuring that the height provides for diversity of built form.

1. Buildings must not exceed 9m in height.

5.2 Rear yards

Purpose: To provide additional setback and open space areas between the rear of buildings.

Table 3

Activity	Yard (m)
Sites with a density less than or equal to one dwelling per 400m ²	3m
Rear sites	1m

5.3 Maximum impervious area

Purpose: To provide for flexibility of built form for higher density development while managing stormwater runoff generated by development.

1. All developments with a density less than or equal to one dwelling per 400m² the maximum impervious area shall not exceed 60 percent.

2. All developments with a density greater than one dwelling per 400m² the maximum impervious area shall not exceed 70 percent.

5.4 Landscaping

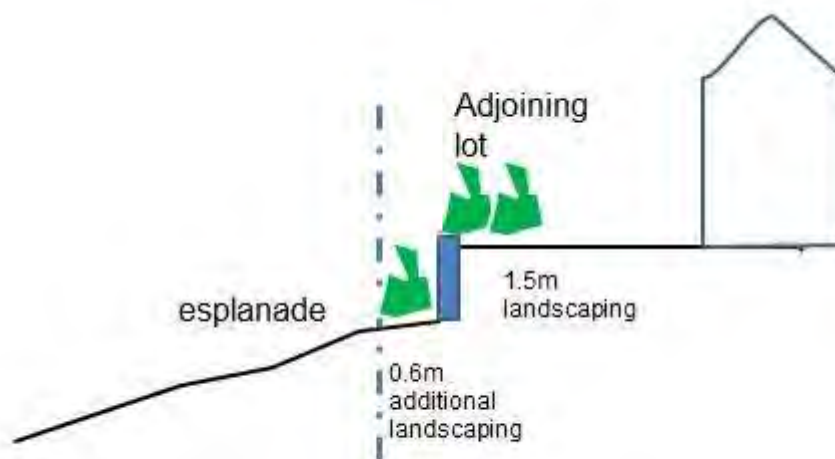
Purpose: To provide for on-site amenity and an attractive streetscape character, to improve stormwater absorption on-site, and to provide for an attractive interface between residential lots located adjacent to the esplanade reserve, and the coast.

1. Developments with a density less than or equal to one dwelling per 400m², at least 40 percent of a site must comprise landscaped area.
2. Developments with a density greater than one dwelling per 400m², at least 30 percent of a site must comprise landscaped area.
3. For clause 2. above, the following must be met
 - a. at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is PB95 or larger at the time of planting.
 - b. at least 40 percent of the front yard must comprise landscaped area.
4. For proposed sites that are adjacent to the esplanade reserve, landscaping must be provided along the esplanade reserve boundary in conjunction with any boundary fence that exceeds 1.2m in height. Landscaping must be undertaken within the site (not within the esplanade reserve), have a minimum depth of 1.5m, and be provided along the entire length of the fence.

5.5 Landscaping for coastal retaining walls

Purpose: To soften the visual impact of the retaining walls when viewed from the esplanade reserve.

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 diagram below:



5.6 Dwellings fronting the street

Purpose: To ensure dwellings are oriented to provide for passive surveillance of the street and to contribute to streetscape amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:

- a. glazing that overall comprises at least 20 per cent of the area of the front façade (excluding the garage door)
- b. a main entrance door that is visible from the street.

5.7 Fences

Purpose: To maintain and enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and view from, sites that are located adjacent to the esplanade reserve, to the coast.

- 1. Fences in the front yard must not exceed 1.2m in height.
- 2. Fences along any boundary that adjoins public open space, including the esplanade reserve, must have a maximum height of 1.5m and be a minimum of 70 percent visually permeable. The exception to this rule is that where fences are proposed on retaining walls or structures that are more than 0.5m above the ground level at the base of the retaining wall or structure, the maximum fence height shall be 1m.

5.8 Garages

Purpose: To ensure garages are not a dominant feature in the streetscape.

- 1. A garage door facing a street must be no greater than 50 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.

5.9 On-site stormwater management - new impervious surfaces

1. In catchments shown on the Hingaia Indicative Stormwater Management Plan as draining to intermittent or permanent streams all new impervious surfaces of 50m² and over must be designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff 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 catchments shown on the Hingaia Indicative Stormwater Management plan as draining to the coast all new impervious surfaces of 50m² and over are designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area.

3. In catchments shown on the Hingaia Indicative Stormwater Management Plan shown as requiring retention and half the detention volume, all new impervious surfaces of 50m² and over are designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
- b. provide half the 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 (5.75mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required; provided that

c.the remaining detention volume (5.75mm) is directed to a communal device designed and sized to accommodate flows from the site.

4.In catchments shown on the Hingaia Indicative Stormwater Management plan as draining to a wetland all new impervious surfaces are to be directed to a wetland that has been designed and sized to accommodate flows from the site OR are to be directed to devices designed to achieve the following:

a.provide retention (volume reduction) of at least 5mm of runoff 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.

5.Stormwater runoff must be directed to an on-site device designed and sized to accommodate stormwater runoff from 1, 2, 3 (a) and (b), and 4 (a) and (b) above.

6.Stormwater device/s on private land:

a.must be maintained by the site owner in perpetuity. A consent notice must be registered on the Certificate of Title to that effect.

b.if rainwater tanks are proposed for a dwelling to achieve the retention requirements of clause (a) above, the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum.

7.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.

8.Non-compliance with clauses 1-7 above is a restricted discretionary activity.

6. Development controls - mixed housing urban zone

The development controls in the Mixed Housing Urban zone apply in the Hingaia 2 precinct unless otherwise specified below.

6.1 Rear yards

Purpose: To provide additional setback and open space areas between the rear of buildings

1.For developments less than or equal to one dwelling per 300m² the rear yard setback is 3m.

2.For developments less than one dwelling per 300m² the rear yard setback is 1m.

3.For all rear sites yards the setback is 1m.

6.2 Landscaping

Purpose: To provide for on-site amenity and an attractive streetscape character, to improve stormwater absorption on-site.

1.Developments with a density less than or equal to one dwelling per 400m², at least 40 percent of a site must comprise landscaped area.

2.Developments with a density greater than one dwelling per 400m², at least 30 percent of a site must comprise landscaped area.

3.For clause 2 above, the following must be met:

a.at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is PB95 or larger at the time of planting; and

b. at least 40 percent of the front yard must comprise landscaped area.

6.3 Dwellings fronting the street

Purpose: To ensure dwellings are oriented to provide for passive surveillance of the street and contribute to the streetscape amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:

a. glazing that overall comprises at least 20 percent of the area of the front façade (excluding the garage door).

b. a main entrance door that is visible from the street.

6.4 Fences

Purpose: To maintain and enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and views from, sites that are located adjacent to the esplanade reserve, to the coast.

1. Fences in the front yard must not exceed 1.2m in height.

2. Fences along any boundary that adjoins public open space, including the esplanade reserve, must have a maximum height of 1.5m and be a minimum of 70 percent visually permeable. The exception to this rule is where fences are proposed on retaining walls or structures that are more than 0.5m above the ground level at the base of the retaining wall or structure, the maximum fence height shall be 1m.

6.5 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 50 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.

6.6 On-site stormwater management - new impervious surfaces

1. In catchments shown on Hingaia Indicative Stormwater Management plan as draining to intermittent and permanent streams all new impervious surfaces of 50m² and over are designed to achieve the following:

a. provide retention (volume reduction) of at least 5mm of runoff 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 catchments shown on Hingaia Indicative Stormwater Management plan as draining to coast the all new impervious surfaces of 50m² and over are designed to achieve the following:

a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area.

3. In catchments shown on Hingaia Indicative Stormwater Management plan shown as requiring retention and half the detention volume, all new impervious surfaces of 50m² and over are designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
- b. provide half the 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 (5.75mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required; provided that
- c. the remaining detention volume (5.75mm) is directed to a communal device designed and sized to accommodate flows from the site.

4. In catchments shown on Hingaia Indicative Stormwater Management plan as draining to a wetland all new impervious surfaces are to be directed to a wetland that has been designed and sized to accommodate flows from the site OR are to be directed to devices designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff 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.

5. Stormwater runoff must be directed to an on-site device designed and sized to accommodate stormwater runoff from 1, 2, 3 (a) and (b), and 4 (a) and (b) above.

6. 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 clause (a) above, the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum.

7. Compliance shall be demonstrated to the council in conjunction with any application for building consent or by way of a certificate of compliance, or at the time of subdivision.

8. Non-compliance with clauses 1-7 above is a restricted discretionary activity.

7. Subdivision activity table

1. The Activity Table 1 – General, and Activity Table 2 – Residential zones, and Table 4 – Standards for vacant site subdivision in the City Centre and Business zones in H5 Subdivision and related controls, apply in the Hingaia 2 precinct, except as specified in the following Activity Table 4:

Table 4 - Activity table Hingaia 2 precinct	
Subdivision activity	Activity status
Subdivision in accordance with the Hingaia 2 precinct plan	RD
Subdivision not in accordance with the Hingaia 2 precinct plan	D
Subdivision adjoining the existing or proposed esplanade in which all proposed sites are 600m ² net site area or more	RD
Vacant lot subdivision adjoining the existing or proposed esplanade with proposed sites of less than 600m ² net site area	NC
Subdivision of sites in accordance with an approved land use consent or a concurrent	RD

comprehensive subdivision and land-use consent for subdivision adjoining the existing or proposed esplanade with proposed sites of less than 600m ² net site area	
Subdivision of a site with road access to a vehicle access restriction (VAR) road	RD

8. Subdivision development controls

1.The subdivision controls in the Neighbourhood Centre zone of the Hingaia 2 precinct are those listed in [H5.2.3.1](#) Auckland-wide Rules- Subdivision.

2.The subdivision controls in the Mixed Housing Suburban and the Mixed Housing Urban zones of the Hingaia 2 precinct are those listed in [H5.2.3.1](#) Auckland-wide rules – Subdivision, except as specified in rule 6.32.9.3 below.

8.1 Residential zones - site size

1.In addition to the controls in Table 1 [of [H5.2.3.1](#) Subdivision rule] 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 below for the zone, provided that the proposed minimum net site area is no less than 20 percent of the required minimum net site areas for the relevant zone and that the average lot size is not less than:

a.600m² net site area for vacant sites adjoining the coast in the Mixed Housing Suburban zone

b.400m² net site area for the Mixed Housing Suburban zone

c.300m² net site area for the Mixed Housing Urban zone.

2.Any site which is 1,200m² or greater (and identified for future development) will be excluded from the calculation of average lot size in relation to clause 1 above.

8.2 Roading standards

1.Roads, apart from those local roads marked as “indicative”, must be provided in general accordance with the Hingaia 2 precinct plan.

2.The road network shall be constructed to the standards contained in Table 5: Road Construction Standards for Additional Road Types and be consistent with the applicable Figure or, where contained in Table 5, the relevant Auckland-wide rules shall apply.

Types of road	Road width (metres)	Carriage way (metres)	Footpath Width (metres)	Cycleway (metres)	Figure
Hingaia road	31	14	NA	3m combined footpath/cycleway (both sides)	1
Collector road	22.5	7	1.8m (one	3m combined	N/A

(Oakland road)			side)	footpath/cycleway (one side)	
Hayfield way	20	6.6	1.8m (one side)	3.6m combined footpath/cycleway (one side)	2
Swale street	20	6	1.8m (one side)	3m combined footpath/cycleway (one side)	3
Local road	16	6	1.8m (both sides)	N/A	4

3. Where local roads are proposed along the north-south pedestrian and cycle path shown on the precinct plan, the local road typology shall include a 3.0m combined cycle and footpath on one side.

4. Direct vehicle access to any Mixed Housing Urban lots located on the south side of the Swale street should not be obtained from the road.

5. Direct access to any lots located on the north side of Hingaia road shall not be obtained from Hingaia road.

6. Unsealed berm, free of planting and of sufficient dimensions, shall be made available immediately adjacent to the road boundary of all lots for the installation, operation, maintenance and upgrading of electricity supply infrastructure on all categories of road, consistent with the road construction standards in Table 5 and the applicable figure.

8.3 Riparian margin

1. Riparian margins shall be established either side of the banks of a stream (shown on the precinct plan as riparian corridor) 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. These margins shall be planted in native vegetation and shall be offered to the council as local purpose drainage reserves.

8.4 Landscaping

Purpose: To ensure that landscaping on lots adjoining public open space, including the esplanade reserve, is provided in perpetuity.

1. A consent notice must be registered on the Titles for all lots that adjoin public open space, including the esplanade reserve, requiring that landscaping be undertaken in accordance with land use rule 6.32.5.4 and 6.32.5.5, 6.32.6.2 of the Hingaia 2 precinct.

2. The detailed design of landscaping in roads and public open spaces (including the esplanade reserve), and on lots that adjoin public open space areas, shall be undertaken in parallel with the Engineering Plans Approval process.

8.5 Fences

Purpose: To maintain and to enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and views to the coast from, sites located adjacent to the esplanade reserve.

1. A consent notice must be registered on the titles for lots requiring that fences are erected in accordance with the relevant land use rule 6.32.5.7, 6.32.6.4 of the Hingaia 2 precinct.

8.6 Affordable housing

1.Refer to the affordable housing clauses in the land use and development control sections above.

8.7 On-site stormwater management

1.Where the detention component of the On-site Stormwater Management rule (6.32.5.9, 6.32.6.6) is to be provided in a communal device, the device must be provided at the time of subdivision and be designed and constructed to council standards.

2.Stream channels shall be used to convey flood flows and shall be capable of passing the 1 percent AEP without generating effects on adjacent properties and designed to council standards.

9. Assessment of restricted discretionary activities

Matters for discretion

9.1 Subdivision in the Hingaia 2 precinct

The council will restrict its discretion to those matters listed for subdivision under the Auckland-wide rules as well as the following matters:

- 1.Consistency with the Hingaia 2 precinct plan;
- 2.Limitations or restrictions on access for future lots adjoining the Swale street (Mixed Housing Urban lots) and Hingaia road;
- 3.The extent to which the proposed subdivision facilitates views of, and access to, the coast;
- 4.The extent to which proposed subdivision at the coastal interface minimises the need for retaining structures and, where retaining structures are required, the extent to which the proposal minimises the length, height and visual prominence of all retaining structures;
- 5.The extent to which the proposed subdivision will provide for an appropriate connection between public open space and any esplanade reserves;
- 6.Opportunities to retain existing trees and vegetation where practicable and to integrate them into subdivision design and layout;
- 7.Consistency with the Hayfield way Stormwater Management plan;
- 8.The matters for discretion outlined in [H5.4](#) Subdivision, Table 13; and

i) Vehicle access:

9.Vehicle access:

The council will restrict its discretion on vehicle access to the following matters:

- a.the location and design of vehicle and pedestrian access.
- b.the effects on safety, particularly for pedestrians and cyclists.

9.2 Buildings on sites that have a net site area of less than 600m² that adjoin the esplanade reserve in the Hingaia 2 precinct

The council will restrict its discretion to the following matters:

- 1.Dwelling location, scale, form and design, and the extent to which the dwelling will maintain viewshafts to the coast from public places, support surveillance of the esplanade reserve, and present an overall design that respects high amenity values at the coastal edge.

9.3 Development control infringements

The council will restrict its discretion to those matters listed in [11.11 Residential](#), and Chapter G, [G2.3 General](#), for development in the Hingaia 2 precinct except where otherwise specified below.

1.Landscaping and Landscaping for Coastal Retaining Walls

a.those matters listed in [11.11.5.1](#)

b.the amenity values and landscape character of the esplanade reserve and coastal environment

c.the interface between residential lots and the esplanade reserve

d.the nature of the landscaping proposed at the interface with the esplanade reserve, including the species to be planted and the density of planting proposed.

2.Fences

a.the matters listed in [11.11.5.1](#)

b.the effect on amenity values and character of the public open space.

3.On-site Stormwater Management

Impervious areas unable to comply with rules: 6.32.5.9, 6.32.6.6 and 6.32.8.7:

The council will restrict its discretion to:

i.items (a)-(d) listed in [H4.14.2.4.2.4.1 Stormwater Management – Flow](#) in the Auckland-wide rules;

ii.[H4.14.3.4.1 Stormwater quality management requirements](#) for minimising adverse effects.

9.4 Assessment criteria

For development that is a restricted discretionary activity in the Hingaia 2 precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the Mixed Housing Suburban zone, Mixed Housing Urban zone, the Neighbourhood Centre zone and the Auckland-wide rules:

9.4.1 Subdivision

1.The structural elements of the Hingaia 2 precinct plan are incorporated into the subdivision design including:

a.key roads;

b.vehicle access or no access restrictions along Hingaia road and along the Mixed Housing Urban land on the southern side of Swale street

c.riparian (green infrastructure) corridors; and

d.neighbourhood Parks (which may be relocated).

2.Development is consistent with the Hingaia 2 precinct objectives and policies.

3.Where any lots are created that are affected by the Vehicle Access Restriction notation on the precinct plan, the lots shall be provided with rear vehicle accessways, and pedestrian access only should be provided off the road.

4.Where any lots are created adjacent to the esplanade reserve, or to a public open space, use of retaining structures should be minimised where possible. Where retaining structures are required, they will be assessed having regard to:

a.the location of the retaining structure and its visual impact on the amenity of the public open space and/or the coast;

b.the length, height and design of the retaining structure, including the materials to be used in its construction; and

c.what landscaping is proposed in order to minimise the prominence of the retaining structures.

5. Whether existing trees are to be retained, having regard to the following:

- a. the health, form and condition of the tree (or group of trees);
- b. the extent to which the tree (or group of trees) can be appropriately accommodated into the subdivision design and layout in a manner that will safeguard the future health, form and condition of the tree; and
- c. the amenity value of the tree (or group of trees) and its contribution to the overall landscape character and visual amenities of the precinct.

6. Compliance with the on-site stormwater management solutions in the approved Stormwater Management plan for the Hingaia 2 precinct;

7. The assessment criteria outlined in [H5.4](#) Subdivision.

9.4.2 Buildings on sites that have a net site area of less than 600m² that adjoin the esplanade reserve in the Hingaia 2 precinct

1. The location, scale, form and design of the building;
2. The extent to which the location, scale, form and design of any building will facilitate or maintain views of the coast;
3. The extent to which the building will respect the amenity values of the coastal environment; and
4. The extent to which the building will provide an appropriate interface with the coast, in particular the extent to which the design encourages surveillance of the esplanade reserve.

9.4.3 Landscaping and landscaping for coastal retaining walls

1. Those matters listed in [1.1.11.1.5](#);
2. Whether the proposed planting will eventually grow to soften the visual effects of the retaining wall/fencing as viewed from the esplanade reserve; and
3. Whether the materials selected for the retaining wall/fence are appropriate to the location and context.

9.4.4 Vehicle access

1. Vehicle crossings and accessways should be designed to reduce vehicle speed, be visually attractive by using quality paving and landscaping, and clearly signal the presence of a vehicle crossing or accessway.
2. Vehicle crossings and accessways should enable pedestrian access. The spaces may be integrated where designed as a shared space with pedestrian priority.
3. The design of pedestrian routes between dwelling entries, car park 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.
4. Whether vehicle access to lots adjoining shared paths on Oakland road and Hayfield way can be practicably provided by way of a rear access or from an alternative road boundary where possible. Where this is not practical or feasible, alternative solutions for access to individual properties should be provided which minimise the frequency and extent to which the berm is crossed by vehicles entering or exiting the properties and maximise the safety of users of the berm.
5. Ramps, where necessary, should be integrated into the design of the building and landscaping.

6. Effects on safety for all road users and on the streetscape amenity.

9.4.5 Impervious areas unable to comply with rules 6.32.6.9, 6.32.7.6 and 6.32.8.9.

1. The council will consider assessment criteria [H4.14.2.4.2\(a\)](#) – (f) listed under Stormwater Management – Flow in the Auckland-wide rules; and
2. Assessment criteria [H4.14.3.4.2\(a\)](#) to (f) listed under Stormwater Management – Quality in the Auckland-wide rules.
3. Whether consent notices are required to be registered on the Certificates of Title for new lots to ensure compliance with the on-site stormwater management requirements.

10. Special information requirements

For subdivision, the relevant special information requirements in the Auckland-wide subdivision rules apply as well as the following:

1. A coastal erosion and geotechnical report should be provided with subdivision and land use applications.

11. Definitions

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 shall include all taxable income as defined by the New Zealand Inland Revenue Department.

Relative affordable

Housing that is:

1. Bought by first home buyers, where the purchaser has a gross household income that does not exceed 120 per cent 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 per cent of the Auckland region median house price published by the Real Estate Institute of New Zealand and calculated as an average of 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.

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.

12. Precinct plans

Figure 1 - Zoning Plan

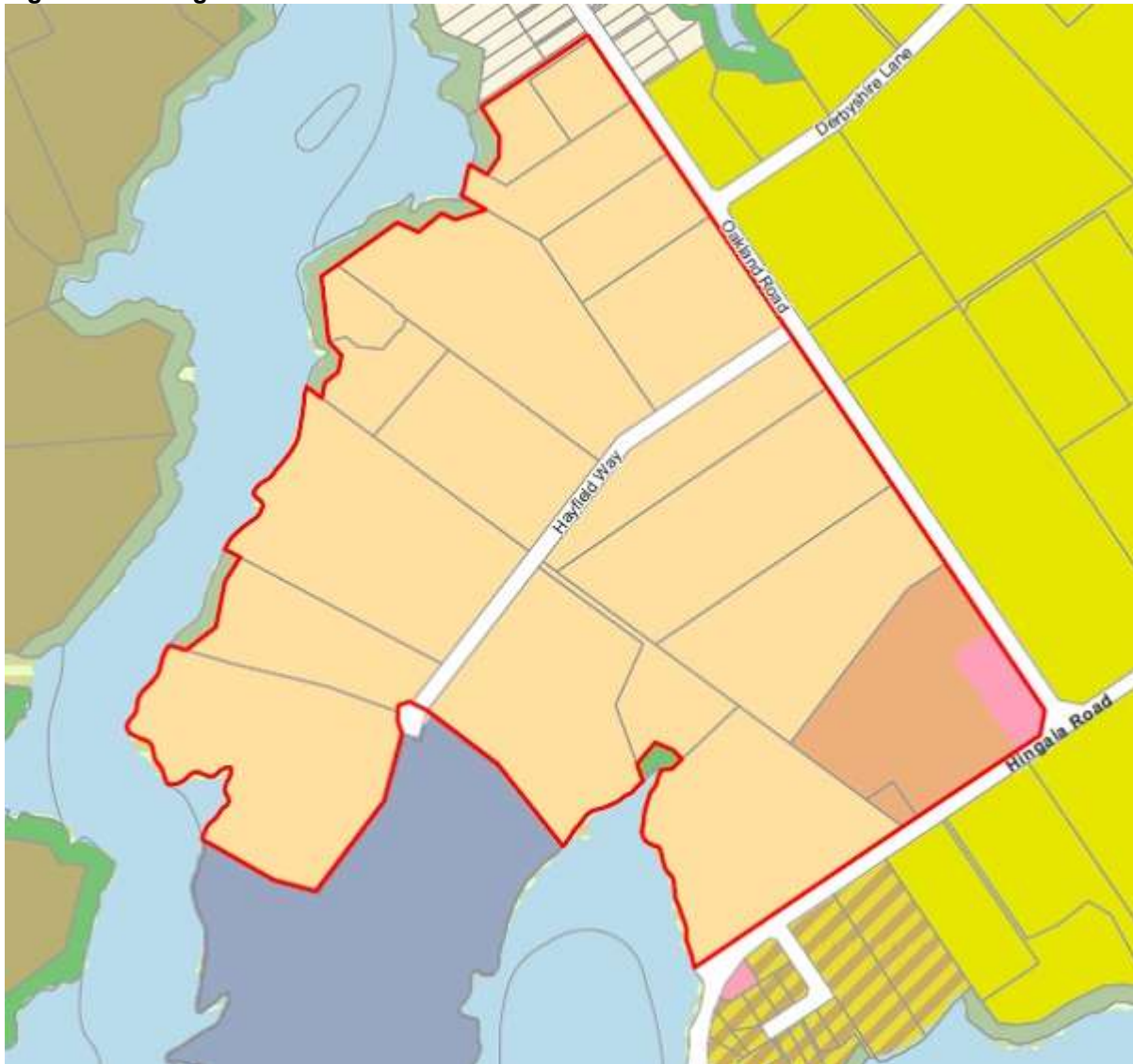
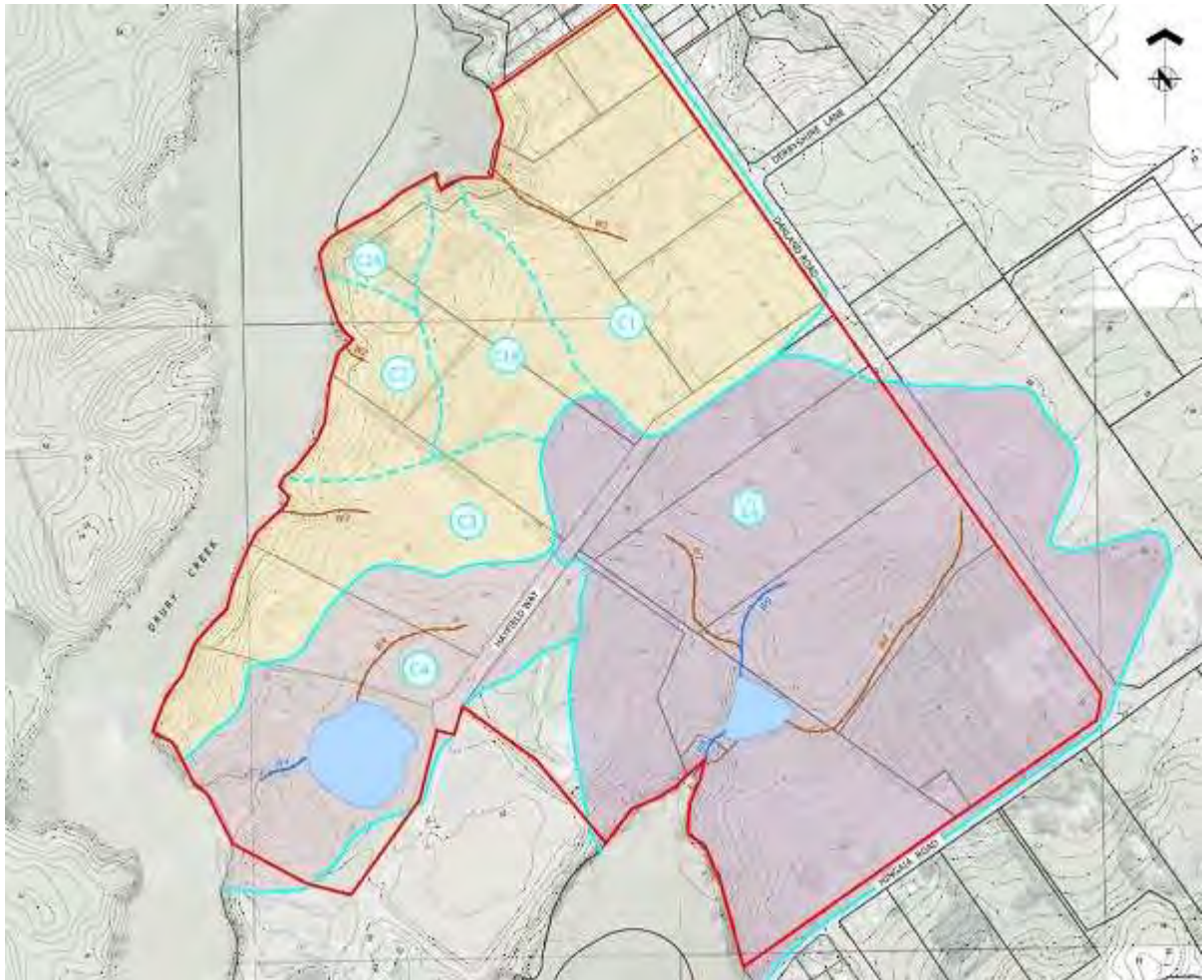


Figure 2 - Precinct Plan



Figure 3 - Stormwater Plan



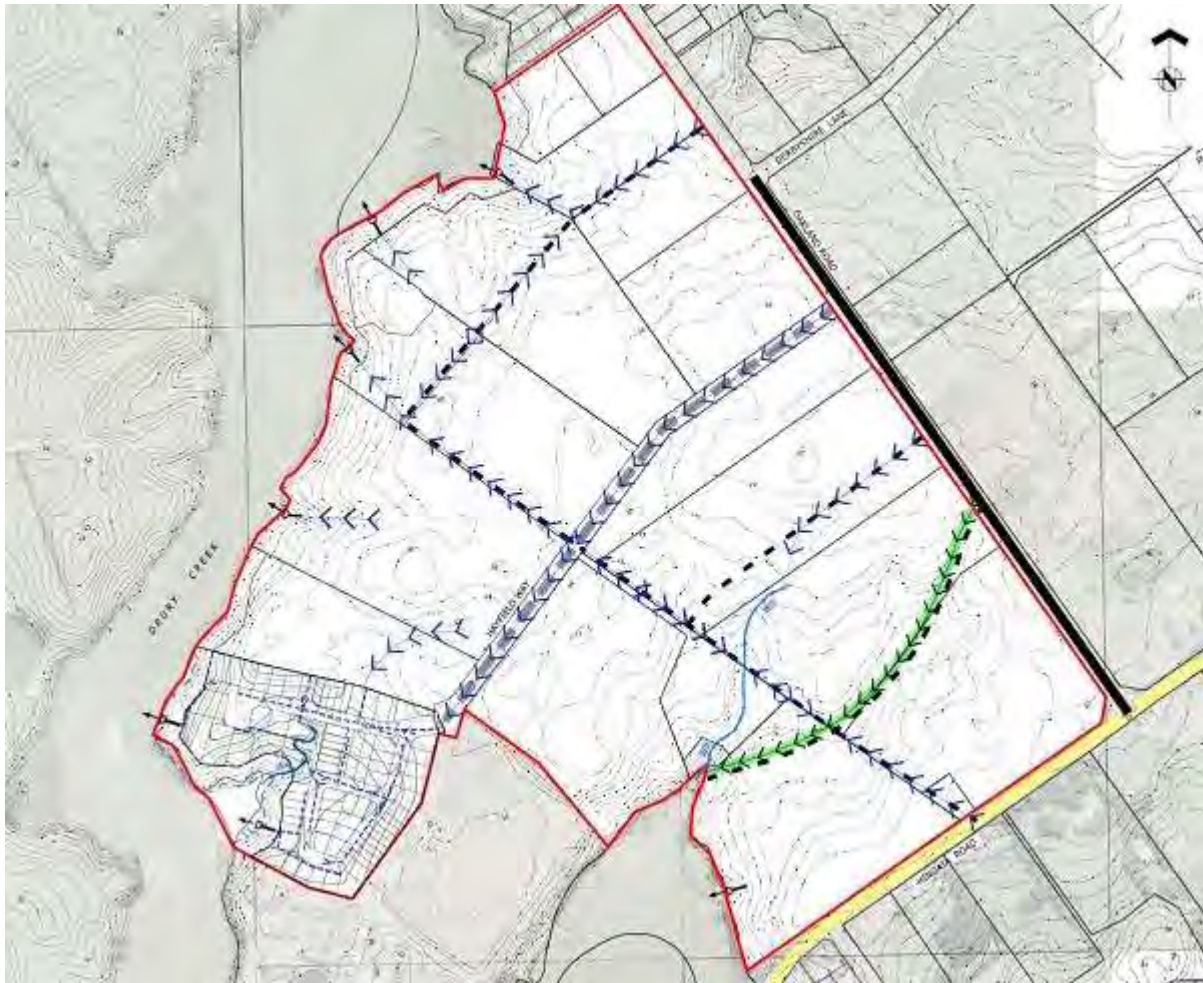


Diagram 1 - Hingaia Road (Arterial)



Diagram 2 - Hayfield Way (Connector)



Diagram 3 - Swale Street



Diagram 4 - Local Road



Diagram 5 - Local Road With Cyclepath



6.33 Hingaia 3

Precinct description

The objectives and policies of the underlying, Large Lot, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre and Mixed Use zones apply to this precinct unless otherwise specified. The location and extent of the precinct is shown on the precinct plans and maps.

No change is proposed to the underlying Special Purpose: School and the Public Open Space: Sport and Active Recreation zones objectives, policies or rules.

The area comprises approximately 202ha of relatively flat land which has been subject to structure planning analysis allowing for a mixture of development opportunities. The precinct is a natural extension of the Karaka Harbourside area and provides for new greenfields development extending as far as Oakland Road to the west and across Hingaia Road to the south into land in the south-west with frontage to the coast.

The intended outcome is to provide for a variety of residential environments across land with high capability for urban development. The precinct will provide large lot, medium density and medium-high density opportunities. The area is well served with a new primary school and a large public open space fronting Hingaia Road. A high quality residential amenity will be provided through street planting and connectivity to the coastal edge. The proposed stormwater management system will become the corridor for a future pedestrian and cycle linkage running from Hingaia Road to the coast. The presence of the large lot area has been managed to achieve a development option without requiring the installation of wastewater and water supply infrastructure through that part of Hingaia 3. This is the intended development enhancement of the Karaka large lot area that was supported and promoted through previous statutory planning instruments and the Southern Sector Agreement which set a pattern for urbanisation of this area in 2002.

Objectives

The general residential and business objectives and the objectives in the underlying Large Lot, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre, and Mixed Use zones, and the Auckland-wide objectives apply in this precinct in addition to those specified below.

1. Subdivision and development maintains and enhances the coastal and estuarine environment, streams and riparian margins. Public access and public open space is provided adjacent to the coast and neighbourhood parks are provided in appropriate locations to ensure opportunities for recreation.
2. Subdivision and development occurs in a manner that achieves the coordinated delivery of infrastructure, including transport, wastewater, stormwater and water services.
3. Adverse effects of stormwater runoff on communities, the marine receiving environment and freshwater systems are avoided to the extent practical or otherwise mitigated using water sensitive design principles
4. Major overland flowpaths are retained or provided for in the site layout to manage risks from flood events up to the one percent AEP, taking into account maximum probable development in the upstream catchment.

Affordable housing

5. To promote increased housing supply, variety and choice by creating well-designed residential developments comprised of a range of housing densities, typologies, and price options (including the provision of affordable housing).

6.To ensure that affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.

7.To promote availability of affordable housing to first home buyers and/or Community Housing Providers.

Policies

The general residential and business policies and the policies of the Large Lot, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre and Mixed Use zones and the Auckland-wide policies apply in this precinct in addition to those specified below.

1.Design subdivision and development in the Large Lot zone to protect the landscape features and character of the area.

2.Maintain the low density residential environment of the Large Lot zone to provide for on-site stormwater and wastewater provision.

3.Increase the intensity of development through reduced site size while maintaining the intended amenities of the zone.

4.Subdivision, land use and development should use water sensitive design as the core development approach to manage stormwater runoff, water quality and flooding, mimic the natural hydrological regime, and provide baseflow to streams.

5.Require subdivision and development to promote the restoration and enhancement of the stream network to achieve a natural appearance with appropriate native species and encourage pedestrian walkways along stream edges. Where possible, pedestrian walkways should integrate with existing linkages and open space areas, and should not preclude the ability for future development on neighbouring properties to connect to the pedestrian network.

6.Stormwater devices in public areas are designed to be integrated with the surrounding area and to contribute to multi-use benefits. Where appropriate they should also be natural in appearance.

7.Ensure that subdivision and land use activities provide an interconnected road network which:

a.Provides for a quality urban form

b.Makes appropriate provision for stormwater management and on-site stormwater management devices, consistent with the principles of the Network Discharge Consent and water sensitive design.

c.Contributes to a positive sense of place and identity through in-street landscape elements, including retention of existing landscape features, and maximising coastal vistas.

8.Require subdivision and development to provide co-ordinated infrastructure, including stormwater, wastewater, water, public utilities and transport infrastructure.

9.Ensure that riparian margins and recreational and amenity spaces are provided in this precinct by requiring:

a.Restoration and enhancement of riparian margins by providing a minimum of 10m planting either side of a permanent or intermittent stream.

b.Vesting esplanade reserves adjacent to the coast.

c.Connectivity within and through this precinct to the coastal and riparian margins by providing and aligning, where practicable, north-south roads that provide viewshafts and public access to the coast, and by providing pedestrian and cycle paths and open space linkages.

Affordable housing

10. New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:

a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers; or

b. Five percent to be retained affordable, with the purchase price to be set relative to the median household income in the Auckland region and sold to Community Housing providers or the Housing New Zealand Corporation and owned for long term retention; or

11. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.

12. New retirement village developments containing 15 or more dwellings provide for affordable housing.

6.33 Hingaia 3

The activities, controls and assessment criteria in the underlying Large Lot, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre and Mixed Use zones and the Auckland-wide provisions apply in this precinct unless otherwise specified below. Refer to the precinct planning map for the location and extent of the underlying zones.

1. Activity Tables

Activity table 1: Mixed Housing Suburban, Mixed Housing Urban and Terrace Housing and Apartment Buildings zones

Activity	Activity status
Commerce	
Show homes	RD
Accommodation	
Dwellings on sites that adjoin esplanade reserves and which have a maximum net site area of 600m ² per dwelling	RD
Integrated residential developments on sites with a minimum net site area of 1200m ²	RD
Retirement villages	RD

2. Activity table 2: Auckland-wide rules – transport and subdivision

Activity	Activity status
Transport	
Road Access to a vehicle access restriction ("VAR") road	RD
Subdivision	
Subdivision in accordance with the Hingaia North structure plan	RD
Subdivision not in accordance with the Hingaia North structure plan	D
Subdivision adjoining existing or proposed esplanade reserves in which all proposed sites are 600m ² net site area or more	RD
Vacant lot subdivision adjoining existing or proposed esplanade reserves with proposed sites of less than 600m ² net site area	NC
Subdivision of sites in accordance with an approved land use consent or a concurrent comprehensive subdivision and land use consent for subdivision adjoining existing or proposed esplanade reserves with proposed sites of less than 600m ² net site area	RD
Subdivision of a site with road access to a vehicle access restriction ("VAR") road	RD

2. Notification

The notification provisions in rules [G2.4](#) and [I1.2](#) apply in this precinct.

3. Land Use Controls

The underlying zones and Auckland-wide land use controls apply in this precinct unless otherwise specified below:

3.1 Maximum density: Residential zones

1.The number of dwellings on a site must not exceed the limits specified in Table 3 below:

Table 3:

Zone	Dwellings
Large Lot	One dwelling per 2,500m ²
Mixed Housing Suburban and Mixed Housing Urban	One dwelling per 300m ² where the parent sites frontage is at least 12.5m and the requirements of clause 2 below are met One dwelling per 260m ² where the parent sites frontage is between 10m and 12.49m and the requirements of clause 2 below are met

2.In the Mixed Housing Suburban and Mixed Housing Urban zones the densities above apply where:
a.the frontage specified must apply for at least 80 percent of the length of the side boundaries
b.sites with a frontage between 10m and 12.49m must include a legal mechanism that restricts the width of a garage and vehicle crossing for any subsequent building development to a single car width except where a rear lane provides legal access

3.Development that does not comply with the controls in rule [11.3.1](#) Maximum Density or clauses 1-2 above is a non-complying activity.

3.2 Affordable housing - general controls

Purpose: To ensure that this 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 relative affordable or retained affordable that will meet the requirements of clauses 2-8 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 relative and/or retained 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 clause 3 above.

5.For apartments, no more than one-third of the total number of identified affordable dwellings must 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 must 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 dwellings (or vacant site) or one-half or more, that fraction is counted as one dwelling (or vacant sites) and any lesser fraction may be disregarded.

7.For avoidance of doubt, the land use rules 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 amendment to that Act apply. The above provisions apply to consents that are not processed under the HASHAA.

8.Affordable housing that does not comply with clauses 1-7 above is a discretionary activity.

3.3 Number of relative affordable dwellings or sites

Purpose: To ensure that this 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 three 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) to ensure that the combined value of the building and the land on completion will meet that criterion or is a building associated with such a dwelling.

c. any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who must reside in the dwelling from the date of transfer.

2. Relative affordable housing that does not comply with clause 1 above is a discretionary activity.

3.4 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 identified for affordable dwellings), the consent holder must 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 as set at the date the sale and purchase agreement becomes 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 3.3(1) (a) above;

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 rule 3.3(1)(b) above or is a building associated with such a dwelling.

3. Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, 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 of 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 upon completion, as confirmed by a registered valuation, shall be no more than that defined by the 75 percent median price in accordance with rule 3.3(1)(a) above;

c.the purchaser intends to own and occupy the affordable dwelling exclusively as their residence from the date of purchase;

d.the purchase is a first home buyer and has never owned any other real property

e.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.

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.

5.Relative affordable housing that does not comply with clauses 1-4 above is a discretionary activity.

3.5 Eligibility for retained affordable housing

Purpose: To ensure that this 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.

2.Retained affordable housing that does not comply with clause 1 above is a discretionary activity.

This rule does not apply to Retirement Villages which are addressed by rule 3. 7 below.

3.6 Number of retained affordable dwellings or sites

Purpose: To ensure that this precinct contains price relative retained 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 five 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 before the date the application for resource consent application or any appeals to the decision on that 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 that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.

2.As part of the resource consent application evidence must 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 by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.

3.Retained affordable housing that does not comply with clauses 1-2 above is a discretionary activity.

3.7 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, either:

- 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 sold or otherwise transferred or licensed during this timeframe it must continue to meet the required price point set out below until such time that it does not apply:
 - i. the units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price that is 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 as required by clause 1 above must include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates and insurance.

2. Affordable housing in a retirement village that does not comply with clause 1 above is a discretionary activity.

3.8 Eligibility for relative affordable in a retirement village

Purpose: To ensure relative affordable housing is purchased by appropriate persons

1. The purchaser(s)/resident(s) must have a gross household income that does not exceed 150 percent of the NZ superannuation income receivable, current at the date of purchase.

2. Relative affordable housing in a retirement village that does not comply with clause 1 above is a discretionary activity.

3.9 Total gross floor area: Neighbourhood Centre zone

1. The total gross floor area for all retail and commercial activities that establish in the Neighbourhood Centre zone must not exceed 1,000m².

2. Development that does not comply with clause 1 above is a non-complying activity.

4. Development Controls

The underlying zones development controls and Auckland-wide controls apply in this precinct unless otherwise specified below:

4.1 Building height – Mixed Housing Suburban and Mixed Housing Urban and Mixed Use zones

1. Buildings in the Mixed Housing Suburban zone must not exceed 9m in height.

2. Buildings in the Mixed Housing Urban zone must not exceed 11m in height.

3. Buildings in the Mixed Use zone must not exceed 12.5m in height.

4.2 Yards in the Mixed Housing Suburban and Mixed Housing Urban zones

1. Table 4

Yard	Mixed Housing Suburban	Mixed Housing Urban zone
------	------------------------	--------------------------

Front	3m	3m
Rear	3m	3m
Side	1m	N/A

2.The rear yard in Table 4 above (clause 1) does not apply where the site adjoins a rear lane or access lot.

4.3 Building coverage – Mixed Housing Suburban and Mixed Housing Urban zones

1.Maximum building coverage for proposed sites in the Mixed Housing Suburban and Mixed Housing Urban zones, with a density less than or equal to one dwelling per 400m²: 50 percent.

2.Maximum building coverage for proposed sites in the Mixed Housing Suburban and Mixed Housing Urban zones with a density greater than one dwelling per 400m²: 40 percent.

4.4 Maximum impervious area – Mixed Housing Suburban and Mixed Housing Urban zones

Purpose: To provide for flexibility of built form for higher density development while managing stormwater runoff generated by development

1.The maximum impervious area in the Mixed Housing Suburban and Mixed Housing Urban zones must not exceed 70 percent.

4.5 Dwellings fronting the street in residential zones

Purpose: To ensure dwellings are oriented to provide for passive surveillance of the street and to contribute to streetscape amenity.

1.The front façade of a dwelling or dwellings on a front site must contain:

a.glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door)

b.a main entrance door that is visible from the street.

4.6 Fences in residential zones

Purpose: To maintain and enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and view to the coast from sites that are located adjacent to the esplanade reserve.

1.Fences in the front yard must not exceed 1.2m in height.

2.Fences along any boundary that adjoins public open space, including the esplanade reserve, must have a maximum height of 1.5m and be a minimum of 70 percent visually permeable. The exception to this rule is where fences are proposed on retaining walls or structures that are more than 0.5m above the ground level at the base of the retaining wall or structure, then the maximum fence height must be 1m.

4.7 Garages in residential zones

Purpose: To ensure garages are not a dominant feature of the streetscape.

1.A garage door facing a street must be no greater than 50 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’s frontage.

4.8 Glazing in the Mixed Use zone

1. The ground floor of buildings in the Mixed Use zone subject to a key retail frontage overlay must have clear glazing for at least 75 percent of its width and 75 percent of its height.

4.9 Landscaping – all residential zones

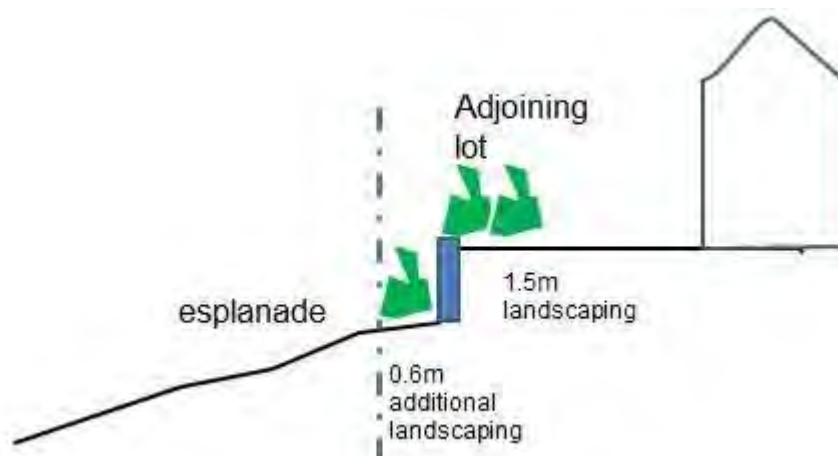
Purpose: To provide for on-site amenity and an attractive streetscape character, to improve stormwater absorption on site, and to provide for an attractive interface between residential lots located adjacent to the esplanade reserve, and the coast.

1. At least 40 percent of the front yard must comprise landscaped area.
2. For proposed sites that are adjacent to the esplanade reserve, landscaping must be provided along the esplanade reserve boundary in conjunction with any boundary fence that exceeds 1.2m in height.
3. Landscaping must be undertaken within the site (not within the esplanade reserve), have a minimum depth of 1.5m, and be provided along the entire length of the fence.

4.10 Landscaping for coastal retaining walls in the Large Lot, Mixed Housing Suburban and Mixed Housing Urban zones

Purpose: To soften the visual impact of the retaining wall from the esplanade reserve.

1. Retaining walls of 1.0m or more in height adjoining the esplanade reserve boundary must plant trees for a depth 0.6m in front of the retaining wall as illustrated in Figure 1 below.



4.11 On-site stormwater management – new impervious surfaces – all zones

1. In catchments shown on the Hingaia North structure plan as draining to streams all new impervious surfaces of 50m² and over must be designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff 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 catchments shown on the Hingaia North structure plan as draining to the coast (including via ephemeral streams) all new impervious surfaces of 50m² and over must be designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area.

3. In catchments shown on the Hingaia structure plan shown as requiring retention and half the detention volume; all new impervious surfaces of 50m² and over must be designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
- b. provide half the 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 (5.75mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required, provided that
- c. the remaining detention volume (5.75mm) is directed to a communal device designed and sized to accommodate flows from the site.

4. In catchments shown on the Hingaia North structure plan as draining to a wetland all new impervious surfaces must be directed to a wetland that has been designed and sized to accommodate flows from the site OR are directed to devices designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff 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.

5. Stormwater runoff must be directed to an on-site device designed and sized to accommodate stormwater runoff from clauses 1 to 4 above.

6. Stormwater device/s on private land:

- a. must be maintained by the site owner in perpetuity. A consent notice to that effect must be registered on the Certificate of Title at the time the purchase is settled.
- b. where rainwater tanks are proposed for a dwelling to achieve the retention requirements of clause 4(a), the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum

7. Compliance must be demonstrated to the Council in conjunction with any application for building consent, or by way of a certificate of compliance or at the time of subdivision.

4.12 Residential road access: dwellings fronting the street

1. Each site fronting or having direct access to a road shown as a vehicle access restriction road in the precinct diagram 2 must be able to provide sufficient on-site manoeuvring space to avoid vehicles reverse manoeuvring onto streets.

2. Sites fronting “no vehicle access” streets shown on precinct diagram 2 must not have driveways fronting onto those streets.

5. Subdivision Controls

The subdivision controls in the Auckland-wide rules, [H5](#) Subdivision apply in this precinct unless otherwise specified below:

5.1 Minimum site sizes – Residential zones

1. Minimum site sizes must comply with Table 5 below:

Table 5: Minimum net site area

Zone	Minimum net site area
Large Lot	2,500m ²
Mixed Housing Suburban and Mixed Housing Urban	300m ² where the parent sites frontage is at least 12.5m and the requirements of clause.2 below are met 260m ² where the parent sites frontage is between 10m and 12.49m and the requirements of clause 2 below are met

2. In the Mixed Housing Suburban and Mixed Housing Urban zones the densities above apply where:

- the frontage specified must apply for at least 80% of the length of the side boundaries
- sites with a frontage between 10m and 12.49m must include a legal mechanism that restricts the width of a garage and vehicle crossing for any subsequent building development to a single car width except where a rear lane provides legal access.

5.2 Roothing construction standards

- Roads must be provided in general accordance with the Hingaia North structure plan.
- The road network must be constructed to the standards contained in Table 6 below:

Table 6: Roothing construction standards

Types of Road	Road width (metres)	Carriageway (metres)	Footpath width (metres)	Cycleway (metres)
Hingaia Road	31	14	N/A	3m combined footpath/cycleway (both sides)
Collector Roads (Papaka Road and Oakland Road between Hingaia Road and their respective intersections with Fleur Road)	22.5	7	1.8m (one side)	Shared path 3m on one side
Connector Road (Derbyshire, Island View and Pararekau Drive etc)	18	6	1.8m (one side)	5.2m shared cycleway/footpath on one side
Local Road	16	6	1.8m (both sides)	N/A

3. Where local roads are proposed along the north-south key pedestrian and cycle path shown on the Hingaia North structure plan, the local road typology must include a 3.0m combined cycle and footpath on one side.

4. Direct access to lots located on the north side of Hingaia Road must not be obtained from Hingaia Road.

5. Unsealed berm, free of planting and of sufficient dimensions must be made available immediately adjacent to the road boundary of all lots for the installation, operation, maintenance, and upgrading of electricity supply infrastructure on all categories of road, consistent with the Road Construction Standards in Table 6 above.

5.3 Riparian margins

1. Riparian margins must be established either side of the banks of a stream (shown on the Hingaia North structure plan as riparian margin) 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.

2. Riparian margins must be planted in native vegetation.

3. Riparian margins must vest in the Council as local purpose drainage reserves.

5.4 Landscaping

Purpose: To ensure that landscaping in lots adjoining public open space, including esplanade reserves, is provided in perpetuity.

1. A consent notice must be registered on the Certificates of Title for lots that adjoin land zoned Public Open Space, including the esplanade reserves, requiring that landscaping be undertaken in accordance with rule 4.9 of this precinct.

2. The detailed design of landscaping within roads and public open spaces (including the esplanade reserve), and on lots that adjoin public open space areas, must be undertaken in parallel with the engineering plan approval process.

5.5 Fences

Purpose: To maintain and enhance passive surveillance of the street and public open space, including esplanade reserves, and to enhance the visual amenity of, and views from, sites that are located adjacent to the esplanade reserve, to the coast.

1. A consent notice must be registered on the Certificates of Title for lots requiring that fences are erected in accordance with rule 4.6 above.

5.6 Affordable housing

1. Refer to the affordable housing land use controls in rules 3.2 to 3.8 above.

5.7 On-site stormwater management

1. Where the detention component of the on-site stormwater management in rule 4.11 above is to be provided in a communal device, the device must be provided at the time of subdivision and be designed and constructed to Auckland Council standards.

a. stream channels must be used to convey flood flows and must be capable of passing the 1 percent AEP without generating effects on adjacent properties and designed to Auckland Council standards;

b. overland flow paths that convey greater than two cumecs must be located on public land.

6. Assessment - Restricted Discretionary Activities

6.1 Matters for discretion

For activities and development that is a restricted discretionary activity in this precinct the Council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted activities in [H5.4.1](#) Matters for Discretion [Subdivision] and other Auckland wide provisions:

1. Show homes

- a.hours of operation
- b.parking and traffic.

2. Dwellings on Mixed Housing Suburban and Mixed Housing Urban zoned sites that adjoin esplanade reserves and which have a maximum net site area of 600m² per dwelling

- a.effects on the natural character and landscape values of the coast
- b.amenity and character of public open spaces
- c.landscaping
- d.fencing
- e.natural hazards.

3. Integrated residential development and retirement villages

- a.the Council will consider the matters of discretion applying to four or more dwellings in the Mixed Housing Suburban zone set out in [10.1.3\(a\)-\(g\)](#).

4. Vehicle access restrictions

- a.effects on pedestrian and streetscape safety and amenity
- b.effects on the transport network.

5. Subdivision

- a.consistency with the Hingaia North structure plan
- b.design, location and scale of development
- c.design and location of roads, accessways, cycle and pedestrian routes and public transport
- d.road access restrictions
- e.treatment of natural stream systems and riparian corridors
- f.landscaping
- g.coastal amenity
- h.subdivision adjoining existing or proposed esplanade reserves
- i.refer to matters of discretion in clause 2 above
- i.stormwater management
- j.natural hazards

6.2 Assessment criteria

The Council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the activity tables for this precinct, in addition to the criteria specified for the relevant restricted discretionary activities in [H5.4.2](#) Assessment criteria [Subdivision] and other Auckland-wide

provisions:

1. Show homes

- a.hours of operation should respect the character of the surrounding neighbourhood
- b.the number of people involved and the traffic generated by the activity should be compatible with the street function

2. Dwellings on Mixed Housing Suburban and Mixed Housing Urban zoned sites that adjoin esplanade reserves and which have a maximum net site area of 600m² per dwelling

a.the extent to which the dwellings complements the landscape character and amenity values of the coastal environment including esplanade reserves

b.the design of buildings and associated driveways, parking areas and other structures should minimise the visual appearance of buildings and structures when viewed from the coastal environment by:

- i.using low reflectivity glass and recessive colour schemes
- ii.introduce visual interest through variety of architectural detail and building materials

iii.avoid buildings with long unrelieved frontages and excessive bulk

c.landscape treatment should maintain and enhance the natural landscape character of adjoining esplanade reserves, natural drainage patterns, the coastal margin and views into the land from the Manukau Harbour

d.existing trees should be retained to create a sense of place having regard to:

- i.the health, form and condition of the trees (or group of trees)
- ii.the extent to which the tree (or group of trees) can be appropriately accommodated into subdivision design and layout in a manner that will safeguard the future health, form and condition of the tree(s)
- iii.the amenity value of the tree (or group of trees) and its contribution to the overall landscape character and visual amenities of the Hingaia North precinct

e.a landscaping plan showing the species to be planted and the density of planting should be provided

f.fencing designs should address how an active private-public interface can be achieved on residential land adjoining esplanade reserves

g.development should provide for the maintenance and enhancement of coastal yards and esplanade reserves in a naturalised state to avoid or minimise coastal erosion

h.the extent to which proposed subdivision at the coastal interface minimises the need for retaining wall structures and, where retaining structures are required, the extent to which the proposal minimises the length, height and visual prominence of the retaining structures

3. Integrated residential development and retirement villages

a.the Council will consider the assessment criteria applying to four or more dwellings in the underlying Mixed Housing Suburban zone set out in [11.10.2.3\(a\)-\(g\)](#).

4. Vehicle access restrictions

a.vehicle access restrictions for future lots adjoining Hingaia Road

b.lots subject to a vehicle access restriction should be designed to provide rear lanes which are safe and visually attractive by using quality paving and landscaping and a street lighting theme

c.pedestrian access to the front doors of buildings should be provided off the respective road

d.the presence of vehicle crossings or accessways should be clearly signalled to pedestrians

e.ramps, where necessary, should be integrated into the design of the buildings and landscaping

f. where spaces are designed as shared spaces, pedestrians should have priority

g. effects of the location and design of the access on the safe and efficient operation of the adjacent transport network.

5. Subdivision

a. design location and scale of development

i. subdivision should be in general accordance with the:

- Hingaia North structure plan

- Objectives and policies for this precinct

b. design and location of roads, accessways, cycle and pedestrian routes and public transport should

i. be of a suitable size and location to accommodate the proposed activity

ii. generally be consistent with the locations shown on the structure plan and provide a highly interconnected and walkable roading network

iii. address Crime Prevention through Environmental Design principles

iv. be consistent with the roading typologies in Diagram 2

v. create roads which function as high quality public spaces and incorporate quality amenity features such as tree planting and footpath paving and a street lighting theme

vi. pedestrian and cycle paths should be of a scale, form, design and layout that facilitates public access to the coast and creates a high amenity interface between the urban area and the coast

c. road access restrictions

i. refer to the assessment criteria in clause 4 above

d. treatment of natural stream systems and riparian corridors

i. stream enhancement along existing streams should be preserved as shown on the structure plan

e. landscaping

i. refer to the assessment criteria in clause 2(c) to (f) above

f. coastal amenity

i. the extent to which the proposed subdivision will facilitate views of and access to the coast

ii. the extent to which proposed subdivision will provide for an active private-public interface on residential land adjoining esplanade reserves

g. subdivision adjoining existing or proposed esplanade reserves

i. the Council will consider the assessment criteria in clause 2(a)-(h) above

h. stormwater management

i. consistency with the approved Stormwater Management Plan

ii. the Council will consider the relevant assessment criteria listed under Stormwater Management – Flow in [H4.14.1.4.2.1\(a\)-\(e\)](#)

i. natural hazards

i. the extent to which proposed subdivision at the coastal interface minimises the need for retaining wall structures and, where retaining structures are required, the extent to which the proposal minimises the length, height and visual prominence of retaining structures

7. Assessment - Development Control Infringements

7.1 Matters of discretion

In addition to the general matters set out in rule [G2.3](#) of the general provisions, the assessment provisions for development control infringements in [1.11](#) [Residential] and [13.7](#) [Business] and the Auckland wide provisions, the Council will restrict its discretion to the matters specified below for development control infringements in this precinct.

1. On-site stormwater management – new impervious surfaces

For development that does not comply with rules 4.11 and 5.7 the Council will restrict its discretion to:

- a. items (a)-(d) listed in [H4.14.1.4.1\(a\)-\(d\)](#) Stormwater Management – Flow
- b. effects on sites intended for affordable housing.
- c. stormwater quality.

7.2 Assessment criteria

In addition to the general matters set out in rule [G2.3](#) of the general provisions, the assessment provisions for development control infringements in [1.11](#) [Residential] and [13.7](#) [Business], and the Auckland wide provisions, the Council will restrict its discretion to the matters specified below for development control infringements in this precinct:

1. On-site stormwater management – new impervious surfaces

- a. the Council will consider assessment criteria [H4.14.2.4.2.1\(a\)-\(e\)](#) [Stormwater Management – Flow] and assessment criteria [H4.14.3.4.1\(a\)-\(f\)](#) [Stormwater Management – Quality]
- b. whether consent notices are required on the Certificates of Title for new lots to ensure compliance with the on-site stormwater management requirements

8. Special Information Requirements

The special information requirements in underlying zones and Auckland-wide provisions apply in this precinct, unless otherwise specified below:

- 1. An application for subdivision consent within 50m of the coast must be accompanied by a geotechnical and coastal erosion report.

9. Definitions

Retained Affordable

Housing that is:

- a. built by a registered community housing provider or the Housing New Zealand Corporation; or
- b. sold to a registered community housing provider or the Housing New Zealand Corporation; and
- c. 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 later.

Relative affordable

Housing that is:

a. bought by first home buyers and intended to remain in the same ownership for three years from the date of first transfer, 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 the sale and purchase agreement becomes unconditional.

b. 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 three calendar months prior to the date the application for resource consent is approved or the date on which all appeals to the resource consent application are finally resolved, whichever is later

Community housing provider

Means a housing provider (other than the Housing New Zealand Corporation) which has as one of its objectives the provision of one or both of the following types of housing:

a. social rental housing

b. affordable rental housing.

Household income

Household income includes all taxable income as defined by the New Zealand Inland Revenue Department.

10. Precinct Plans

Figure 1 - Zoning Map

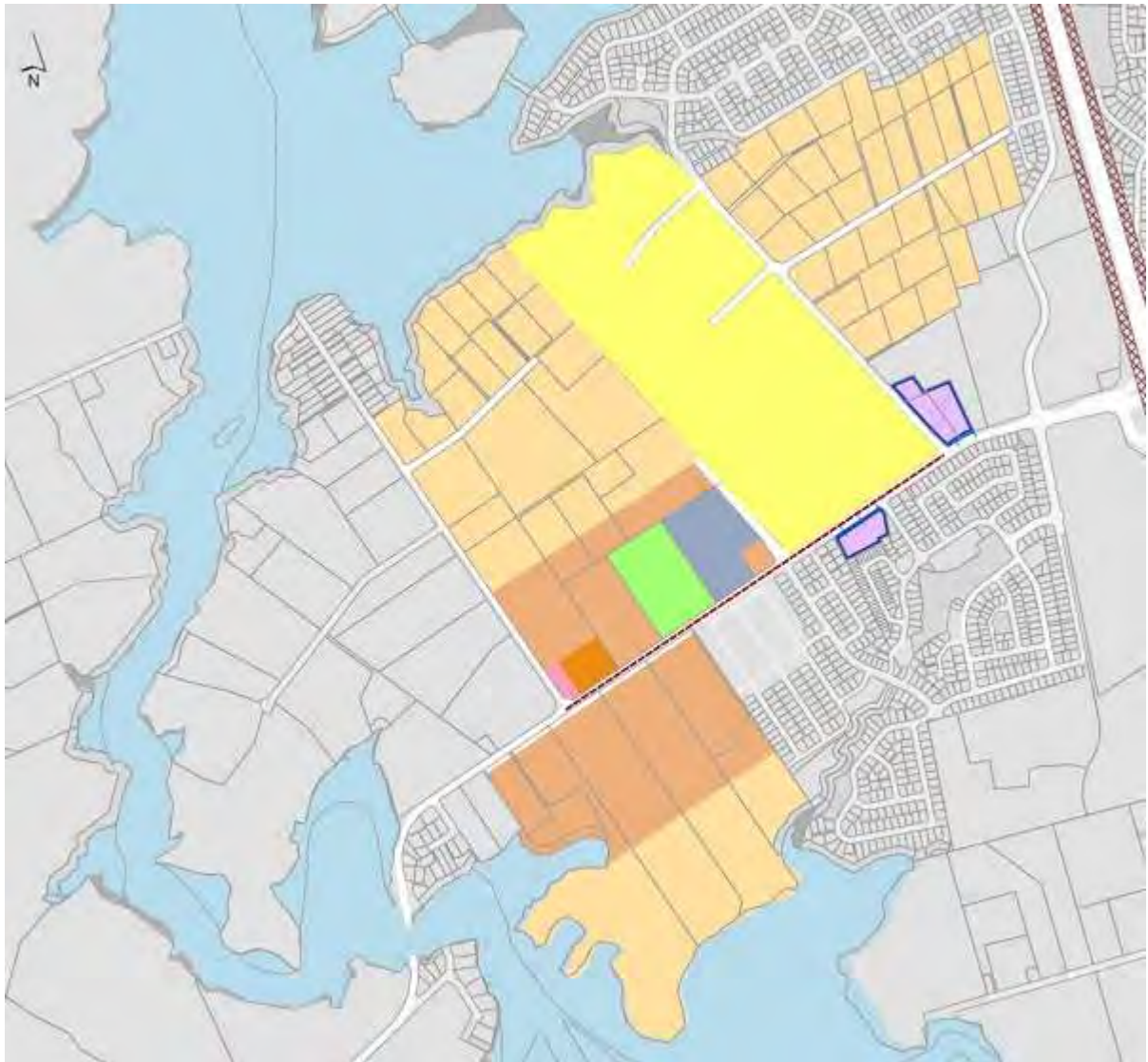


Figure 2 - Structure Plan

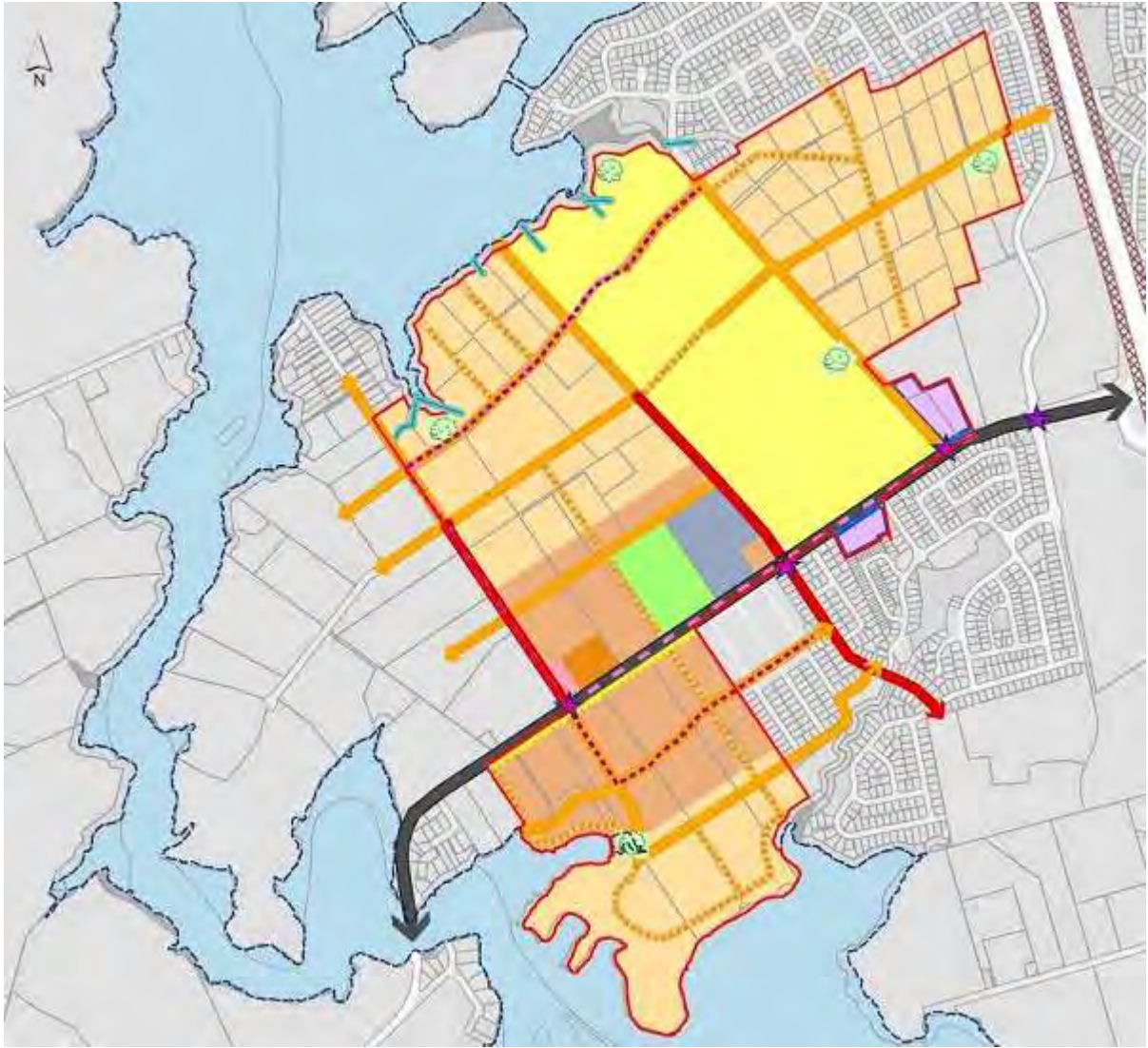


Figure 3 - Arterial



Figure 4 - Collector Roads



Figure 5 - Amenity Connector

Example only, to be determined at subdivision stage



Figure 6 - Local Roads



5.63 Huapai 2

The objectives and policies of the underlying Mixed Housing Suburban zone apply in the following precinct unless otherwise specified below. Refer to planning maps for the location and extent of the precinct.

Precinct Description

The Huapai 2 precinct occupies some 16 hectares of land located approximately 1.1km east of the settlement of from Huapai.

The purpose of the precinct is to provide for the comprehensive and integrated development of the land for residential purposes and thus increase the supply of housing, including affordable housing. The precinct provides for a range of site sizes thus allowing for a variety of housing choices to be established. The precinct plan incorporates an internal roading and open space network intended to facilitate multi-modal transport and a high level of internal amenity for residents while enabling future connections to be established to adjacent land zoned Future Urban.

In order to ensure a range of site size and housing typologies a sub-precinct (Sub-precinct A) is identified which requires minimum site sizes greater than that for the underlying zone with limited opportunity to achieve a dwelling density greater than 1 dwelling per 300m². The size of sites within Sub-precinct A are required to be no less than 525m² to ensure that that pattern of development within the precinct reflects the proximity of the adjacent Countryside Living zone.

The Huapai 2 precinct is within the SMAF 1 overlay and is also subject to precinct specific development controls for stormwater management.

Objectives

The general residential objectives and the objectives in the underlying Mixed Housing Suburban zone apply in the precinct in addition to those specified below:

1. Subdivision and development is undertaken in accordance with the Orahā road Huapai 2 precinct plan.
2. A pattern of residential development that is commensurate with the overall density of the underlying zone while providing and provides the opportunity for a range of housing typologies and price options.
3. The provision of an open space network and linkages that contribute to the amenity of the precinct and facilitate pedestrian access within and beyond the precinct.
4. A pattern of subdivision and development that responds to the landscape features both within and external to the precinct, including the adjacent Countryside Living zone.
5. A safe, effective and efficient internal street network that allows for multi-modal forms of transport.
6. An internal roading network that anticipates and allows for safe, effective and efficient future connections to surrounding land and upgrading of the connection to Orahā road.
7. Stormwater management within the precinct uses natural processes and at source devices where practicable.
8. Subdivision and development promotes the enhancement and protection of cultural, freshwater and terrestrial ecological features (including covenant areas).
9. Development is integrated with transport, open space and ecological networks and provides high quality streetscapes and public spaces which are safe and pedestrian friendly.

Affordable Housing

10. To promote increased housing supply, variety and choice by creating well-designed residential developments comprising a range of housing densities, typologies, and price options (including the provision of affordable housing).

11. To ensure that affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.

12. To promote availability of affordable housing to first home buyers and/or community housing providers.

Policies

The general residential policies and the policies in the underlying Mixed Housing Suburban zone apply in the precinct in addition to those specified below:

1. The design of any subdivision within the Precinct shall incorporate all elements of the precinct plan including:

i. the pattern and hierarchy of roads;

ii. pedestrian linkages;

iii. interface treatment with the Countryside Living zone;

iv. linkages to adjacent land within the Future Urban zone.

v. riparian margins.

2. The distribution of site sizes across the precinct shall be able to accommodate a variety of dwelling typologies.

3. The size of sites within sub-precinct A should be no less than 525m².

4. Land development within the precinct should retain the underlying pattern of the landform as far as practicable and minimise the use of extensive retaining structures while allowing for localised terracing and batters to create usable sites.

5. Building platforms within sites should create opportunities to maximise views and visual connections to the street.

6. The configuration of sites and dwellings shall create a positive frontage to any adjacent open spaces.

7. Subdivision and development should incorporate a legible, safe, effective and efficient, accessible network of pedestrian linkages within and beyond the precinct including specific provision for a pedestrian connection along Oraha road to the Huapai township.

8. Open space areas within the precinct shall be accessible by pedestrians and contribute to the character and amenity of the precinct by using existing elements of the natural landscape where practicable.

9. Landscape treatment shall be used to define the interface between the precinct and the adjacent Countryside Living zone.

10. The internal roading network shall comprise a legible hierarchy which encourages walking and cycling and incorporates suitable roadside planting.

11. Allowance provision shall be made for a future roundabout upgrade of the connection to Oraha road to safeguard the future efficiency and safety of Oraha and Koraha roads.

12. The formation of local roads within the precinct shall allow for safe, effective and efficient future connections to the east and west of the precinct.

13. The development of a stormwater management network within the precinct shall, where practicable, be integrated with existing natural networks and other infrastructure such as roads.
14. Maintain the existing sub-catchment hydrology through management of stormwater on-site and the discharge of treated stormwater to existing gullies and watercourses.
15. Achieve SMAF1 mitigation requirements through the use of a single device or combination of devices.
16. Provide for the recognition and protection of freshwater, ecological and mana whenua cultural heritage values in the precinct.
17. Encourage public access, protect, restore and enhance the natural character of the freshwater streams and terrestrial habitat (including covenant areas).
18. Provide for, and encourage, ecological corridors through the Huapai 2 precinct to enhance natural linkages throughout the wider landscape.
19. Encourage and employ the use of appropriately eco-sourced plants as part of any landscaping, infrastructure requirements and riparian and terrestrial enhancement opportunities.

Affordable Housing

20. New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:
 - a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers and owned for at least three years; or
 - b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in Auckland region and sold to community housing providers or Housing New Zealand and owned for long term retention.
21. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.
22. New retirement village developments containing 15 or more dwellings provide for affordable housing.

5.63 Huapai 2

The activities, controls and assessment criteria in the underlying Mixed Housing Suburban zone and Auckland-wide rules apply in the precinct unless otherwise specified below:

1. Activity Table

The activities in the Mixed Housing Suburban zone apply in the Huapai 2 precinct unless otherwise specified in the activity table below:

Table 1

Activity	Activity status
Dwellings	P
Restaurants and cafes up to 100m ² GFA per site located on a site having frontage to Oraha road	D

2. Land Use Controls

The land use controls for the underlying Mixed Housing Suburban zone apply except where specified below:

2.1 Maximum Density

1.The number of dwellings on a site within the Huapai 2 precinct must not exceed the limits specified below.

a.one dwelling per site; or

2.2 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 relative affordable or retained affordable that will meet the requirements of clauses 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 relative and/or retained 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 clause 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 building 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 site), and any lesser fraction may be disregarded.

7.For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 (HASHAA) as the provisions specified within the relevant Order in Council amendment to that Act apply. The above provisions apply to consents that are not processed under HASHAA.

8.Affordable housing that does not comply with clauses 2.2 above is a discretionary activity.

2.3 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 intend to reside in the dwelling and retain ownership for three years from the date of first transfer. Any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who intend to reside in the dwelling and retain ownership for 3 years from the date of transfer.

2.3.1 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 to Council 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 as set at the date of signing the unconditional sale and purchase agreement.

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 2.3.1(a) above.

c.the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase.

d.the purchaser is a first home buyer and has never owned any other real property.

e.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 mechanism eg a consent notice required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in 2.3.1 above or is a building associated with such a dwelling.

3.Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder shall provide to Council 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 of signing the unconditional sale and purchase agreement.

b.any development of the site shall be such that the combined value of the dwelling and the land upon completion, as confirmed by a valuation carried out by a registered valuer, shall be no more than that defined by the 75 percent median price in accordance with rule 2.3.1(a) above.

c.the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase.

d.the purchaser is a first home buyer and has never owned any other real property.

e.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.

4.A consent notice shall be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria be met for 3 years from the date of the transfer to the eligible purchaser.

5.Relative affordable housing that does not comply with clauses 2.3 and 2.3.1 above is a discretionary activity.

2.4 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 Housing New Zealand Corporation. This rule does not apply to Retirement villages which are dealt with under rule 2.5 below.

2.4.1 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 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) 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. This interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date 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 the transfer of the retained affordable dwellings/sites a Council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.

3.Retained Affordable housing that does not comply with clauses 2.4 and 2.4.1 above is a discretionary activity.

2.5 Affordable Housing in Retirement Villages

Purpose:

To ensure affordable housing is provided within retirement village complexes

1.For retirement village developments (including any redevelopment creating additional units) containing 15 or more units, either:

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 sold within this timeframe it must continue to meet the required price point set out below in clause 1(a)(i) below until such time that it does not apply.

i.The units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price that is 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 as required by 1(a) above shall include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates, and insurance.

iii.A disclosure statement as required by the Retirement Villages Act 2003 shall be provided to Council to ensure that the estimated financial return that a resident, former resident, or the estate of a former resident, could expect to receive on the sale or other disposal of a vacant residential unit is consistent with any other unit being sold at market rate within the retirement village complex.

2.5.1 Eligibility for Relative Affordable in a Retirement Village

Purpose:

To ensure relative affordable housing is purchased by appropriate 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.

2.Affordable Housing in Retirement Villages that does not comply with clauses 2.5 and 2.5.1 above is a discretionary activity.

3. Development Controls

The Development controls for the Mixed Use Housing Suburban zone apply in the Precinct unless otherwise specified below.

3.1 Yards

1.The yard controls for the underlying zone apply unless otherwise specified below:

a.Front Yard: 3m

Note: On a lot with dual road frontage (corner lots), the frontage containing the main entrance to the dwelling (front door) must be the front yard. The other frontage shall be deemed a side yard.

3.2 Maximum Impervious Area

1.Maximum impervious area: 70 percent.

2.Maximum impervious area within a riparian yard: 10 percent.

3.3 Building coverage

1.Maximum building coverage 50 percent.

3.4 Landscaping

All sites must comprise at least 30 percent landscaped area.

1.The following must be met:

a.at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is pB95 or larger at the time of planting

b.at least 40 percent of the front yard must comprise landscaped area.

3.5 Landscaping adjoining the Countryside living zone

Purpose:

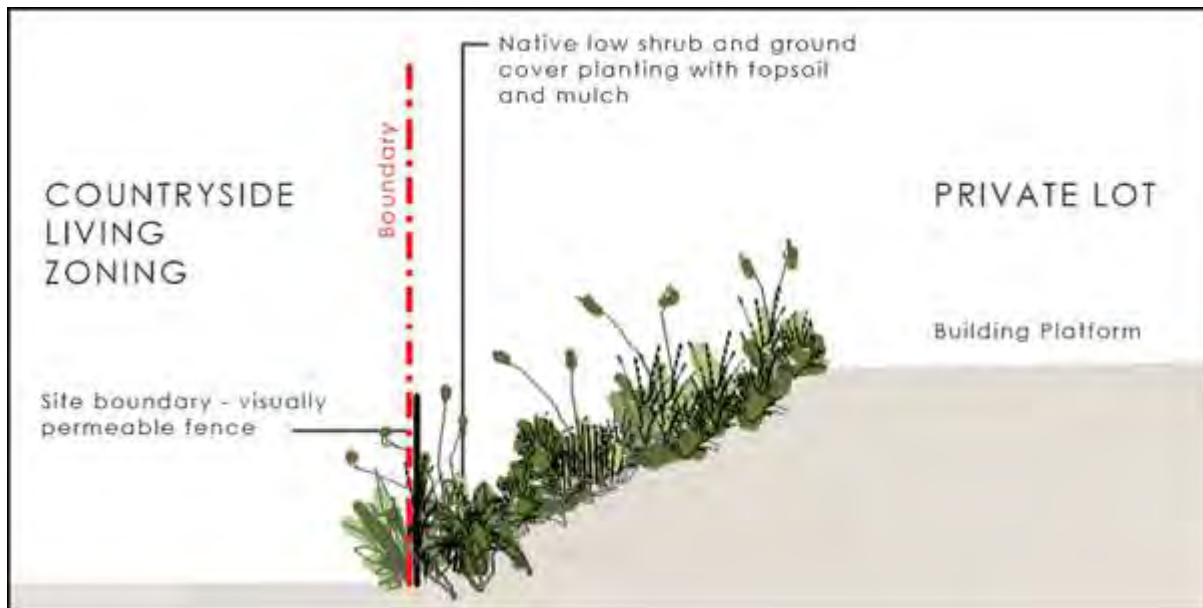
To provide a buffer between the development and the adjoining countryside living zone.

1.Any fencing adjoining the countryside living zone, must be limited to black powder coated visually permeable pool fencing not exceeding 1.8m in height.

2.A minimum 3m depth planting strip must be established along any boundary adjoining the countryside living zone, planted with a mix of native shrub and ground cover.

3.Any infringement of this of clause 1 – 2 above is a discretionary activity.

Figure 1: Landscaping controls adjoining the Countryside living zone



3.6 Outlook Space

1. The minimum dimensions for a required outlook space are as follows:

- a. principal living room: 4m in depth and 4m in width
- b. principal bedroom: 3m in depth and 3m in width
- c. all other habitable rooms: 1m in depth and 1m in width

3.7 Dwellings Fronting the street

1. The front facade of a dwelling or dwellings on a front site must contain:

- a. glazing that is cumulatively at least 20 percent of the area of the front facade (excluding the garage door)
- b. a door that is the main entrance to the dwelling.

Note: Where a site adjoins both Oraha road and any other road within the precincts then both frontages shall be considered front sites for the purpose of this rule.

3.8 Garages

1. A garage door facing a street must be no greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.
2. Garage doors must not project forward of the front facade of a dwelling.
3. The garage door facing the street must be set back at least 5m from the site's frontage.

3.9 Retaining Walls

Purpose:

To avoid visual dominance or overshadowing effects as viewed from the street or the boundary of the precinct.

1. Any retaining walls on or within 1m of the future urban zone boundary must not exceed 1.2m and fencing on the retaining wall must not be greater than 1.2m in height and be visually permeable.

3.10 Sites adjoining Open Space

Purpose:

To provide privacy for dwellings while enabling opportunities for passive surveillance of the open space.

To ensure dwellings are orientated to provide for passive surveillance of the open space contribute to open space amenity.

1. Where a site or dwelling adjoins open space shown on the precinct plan clause 3.7 above for dwellings fronting the street applies to dwellings fronting the open space and clause 7.15 fences in 11.7 Residential applies to the yard that adjoins the open space.

3.11 On-site Stormwater management - new impervious areas

1. New impervious areas (including roads created through subdivision of land) exceeding 50m² must achieve hydrology mitigation on-site by:

a. Provision of retention and detention of stormwater by implementing one or more of the approved devices illustrated below; or

b. Provision of retention (volume reduction) of 5mm runoff depth for the impervious area for which hydrology mitigation is required; and

c. Provision of detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24 hour rainfall event minus the 5 mm retention volume, over the impervious area for which hydrology mitigation is required.

Figure 2: Private raingarden for impervious surface areas

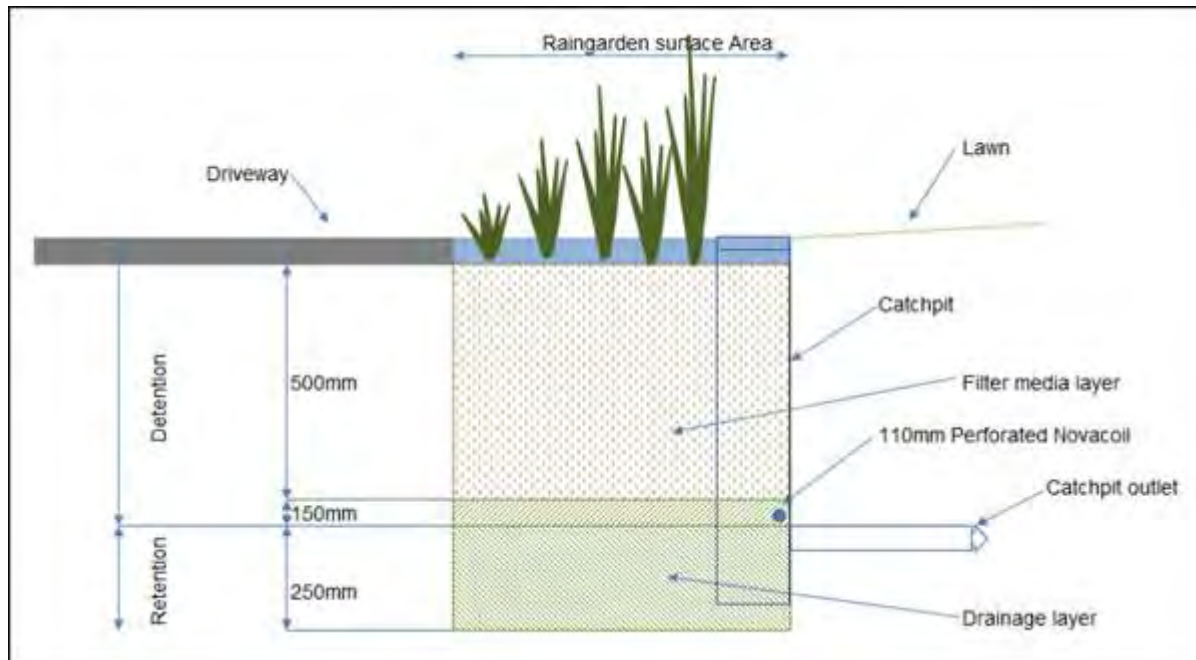


Table 2: Private raingarden for impervious surface areas

Driveway / Other Impervious Surface Area (m ²)	Retention Volume - 10 mm Retention (m ³)	Detention Volume - 25 mm Detention (m ³)	Total Runoff Volume Requirement (m ³)	Raingarden Area Requirement (m ²)
50	0.25	0.90	1.15	2.50

100	0.50	1.80	2.30	5.0
150	0.75	2.70	3.45	7.50
200	1.00	3.60	4.60	10.00

Figure 3: Private rainwater reuse tank for roof areas

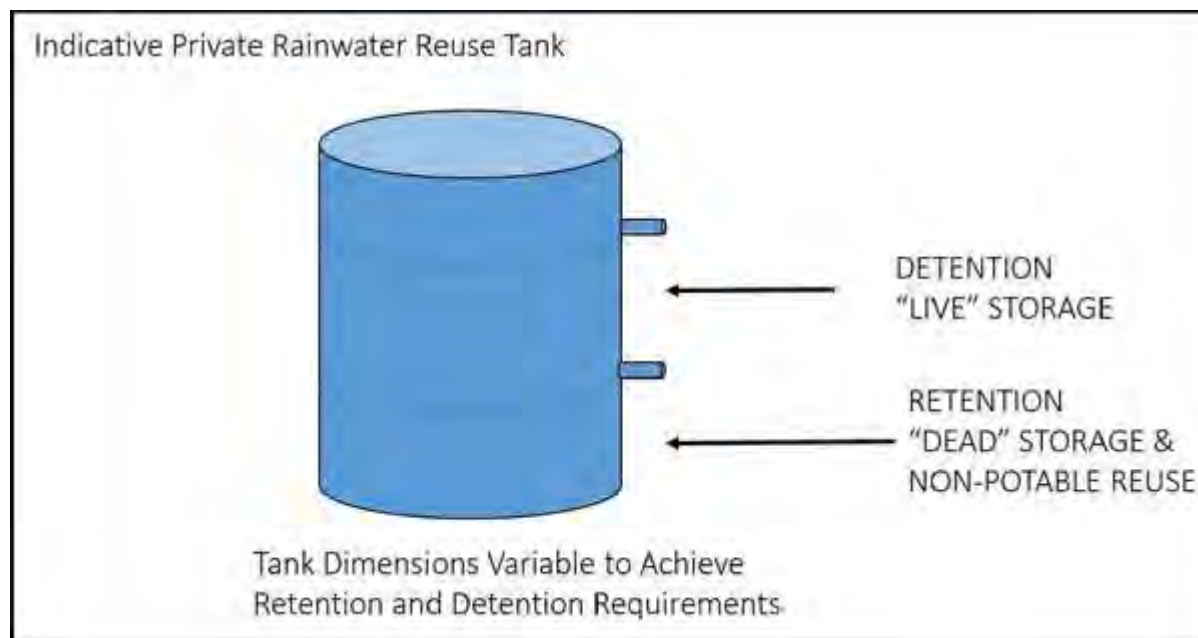


Table 3: Private rainwater reuse tank for roof areas

Roof Area (m ²)	Rainwater Tank Volume - 5 mm Retention (m ³)	Rainwater Tank Volume - 18 mm Detention (m ³)	Rainwater Tank Total Volume Requirement (m ³)
100	0.50	1.80	2.30
150	0.75	2.70	3.45
200	1.00	3.60	4.60
250	1.25	4.50	5.75
300	1.50	5.40	6.90

4. Subdivision Controls

The controls in H5 Subdivision shall apply in the Huapai 2 precinct unless specified in the following provisions.

4.1 Activity Table

The Activity Table 1 – General and Activity Table 2 – Residential zones in Chapter H Section 5 apply to the Huapai 2 precinct, except as specified in Table 4 below.

Table 4: Huapai Precinct

Subdivision Activity	Activity status
Subdivision in accordance with the Huapai 2 precinct plan	RD

Subdivision not in accordance with the Huapai 2 precinct plan	NC
Subdivision of a vacant site in accordance with Rule 4.2.1	RD

4.2 Development Controls

The development controls in H5.2 Subdivision apply in this precinct except as specified below.

4.2.1 Site Size

Site sizes for proposed sites must comply with the following minimum net site areas:

1. Within Sub-Precinct A – 525m².
2. Outside Sub-Precinct A – 300m², or
3. 200m², provided that no more than a total of 25 sites are created within the precinct and none are located within Sub-Precinct A.

Subdivision that does not comply with this control is a non-complying activity.

4.2.2 Riparian Margins

1. Riparian margins identified in the precinct plan must:
 - a. be established either side of the bank of a stream to a minimum width of 10m measured from the top of the bank of the stream, where the location of the bank can be physically identified by ground survey, or the edge of the stream determined by the extent of the 1 year ARI flow level.
 - b. be planted with native vegetation either side along the full 10m width in accordance with a landscape plan approved by council at a density of 10,000 plants per hectare, using eco-sourced native vegetation consistent with local biodiversity.
2. The riparian margins created in clause 1 above must be offered to Council for vesting.
3. Subdivision that does not comply with this control is a non-complying activity.

4.2.3 Roading Standards

Purpose:

Provide a safe and legible street network within the Huapai 2 precinct.

1. All roads within the precinct must be located in general accordance with the Huapai 2 precinct plan.
2. All road provided within the precinct must be constructed to the standards contained within Table 5: Road Construction Standard within the Huapai 2 precinct plan area and cross-section diagrams in Figures 4, 5, 6, 7 and 8 below or, where not contained in Table 5, the relevant Auckland-wide rules shall apply.

Table 5: Road Construction Standards within the Huapai 2 precinct

Type	Road	Road Width	Carriageway	Footpath Width	Combined Cycle / Footpath
A	Green Link Collector Road	19.0m	7.0m	1.8m (east side)	3.0m (west side)
B	Local Road	16.0m	6.0m	1.8m	N/A
C	Local Road	15.0m	6.0m	1.8m	N/A
D	Local Road	12.8m	6.0m	1.8m	N/A

E	Local Road	15.5m	6.5m	1.8m	N/A
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Figure 4: Type A road



Note: raised tables along the shared cycleway / footpath to be adopted across intersections.

Figure 5: Type B road



Figure 6: Type C road



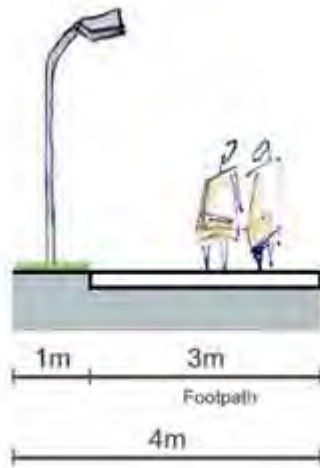
Figure 7: Type D road



Figure 8: Type E road

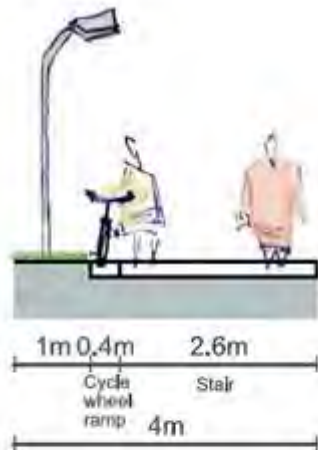


Figure 9: Pedestrian Connection Type A



Pedestrian Connection Type (A)

Figure 10: Pedestrian Connection Type B



Pedestrian Connection Type (B)

5. General Controls

The following controls apply to all subdivision that is a permitted, controlled, restricted discretionary or discretionary activity.

5.1 Precinct Plan

1. All subdivision in the precinct must be in accordance with the approved precinct plan including the location and layout of:

- a. roads and access
- b. public open space
- c. infrastructure
- d. density and site size/design
- e. any environmental protection or restoration areas
- f. any other relevant subdivision component.

2. Subdivision that does not comply with the following controls is a discretionary activity unless otherwise specified.

6. Transport

The controls in H1.2 Transport apply in the Huapai 2 Precinct unless otherwise specified below

6.1 Activity Table

Table 6

Activity	Activity status
Construction of a vehicle crossing within the area identified as Vehicle access restriction 1 on the Huapai 2 precinct plan	NC
Construction of a vehicle crossing within the area identified as Vehicle access	RD

restriction 2 on the Huapai 2 precinct plan	
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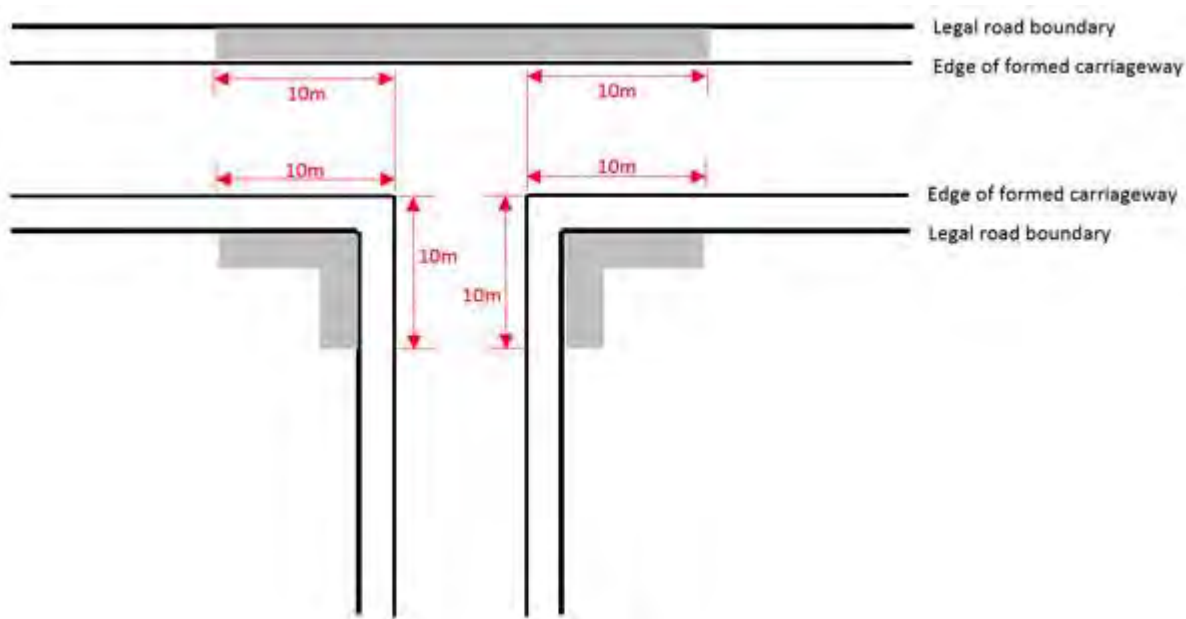
6.2 Development controls

6.2.1 Access

Where access is located within 10m of any intersection, as illustrated in Figure 11 (below) consent shall be required as a restricted discretionary activity provided that;

- 1.Any site having a boundary abutting the road that is wholly or partly within the shaded area may have one independent vehicle crossing within this area; and
- 2.The location of the crossing is the subject of a consent notice attached to the title of the Lot; and
- 3.Reverse manoeuvring from each vehicle crossing is permitted.

Figure 11: Vehicle crossing restrictions



6.2.2 Footpath

1.As part of first stage of the development a footpath of 1.8 metres in width shall be constructed predominantly along north side of Oraha Road to connect into the existing footpath across the bridge west of 30 Oraha Road as (partially) shown on the precinct plan.

6.2.3 Roading upgrades

1.As part of stage one of the development short right turn bays from Oraha into Koraha Road and from Oraha Road into the development must be constructed.

7. Assessment – Restricted Discretionary Activities

7.1 Matters of Discretion

In addition to the general matters set out in G2.3 of the general provisions and the matters of discretion for development control infringements in the underlying Mixed Housing Suburban zone the council will restrict its discretion to the matters listed below for the relevant development control infringement within the Huapai 2 precinct:

1. Landscaping adjoining the country side living zone
 - a. effects of the development on the Countryside Living zone
 - b. the purpose of the controls
2. Retaining walls
 - a. the purpose of the control
3. Sites adjoining open space
 - a. effects on open space amenity and safety
 - b. the purpose of the control

7.2 Assessment Criteria

In addition to the general assessment criteria for development control infringements in G2.3 of the general provisions and the assessment criteria in the underlying mixed housing suburban zone the council will consider the relevant criteria below for the listed development control infringements.

1. Landscaping adjoining the country side living zone
 - a. Development that infringes the landscaping adjoining the countryside living zone should demonstrate how the development is blended into the adjacent countryside living zone and how a buffer is provided between the development site and the countryside living zone.
2. Retaining walls
 - a. The degree of overshadowing or adverse visual amenity effects from the retaining walls on neighbours
 - b. The degree to which the retaining visible to the neighbours, is attractively designed and incorporates modulation, landscaping and quality materials.
3. Sites adjoining open space
 - a. Development that infringes the fences control will need to demonstrate that the proposed fence will enable direct sightlines to the dwelling from any adjoining open space and vice versa.
 - b. Development that infringes the dwellings fronting the open space control will need to demonstrate how the dwelling actively contributes to the visual amenity and pedestrian safety of the open space.

8. Assessment – Transport

8.1 Matters of Discretion

In addition to the matters set out in G2.3 and H1.2 Transport, the council will restrict its discretion to the matters below for the listed development control infringement:

1. Construction of a vehicle crossing within the area identified as Vehicle access restriction 2 on the Precinct Plan
 - a. Refer to matters of discretion in clause 5.1.5 in H1.2 Transport.

8.2 Assessment Criteria

When considering an application for a restricted discretionary activity for a proposal listed below, the council will consider the whether the proposal meets the criteria listed.

1. Construction of a vehicle crossing within the area identified as Vehicle access restriction 2 on the precinct plan
 - a. Refer to the assessment criteria in clause 5.2.6 in H1.2 Transport.

9. Assessment – Subdivision

9.1 Matters of Discretion

In addition to the matters set out in H5 Subdivision, the council will restrict its discretion to the matters below for activities listed as restricted discretionary in the subdivision activity table.

1.1. Subdivision in accordance with the Huapai 2 precinct plan

a. The Huapai 2 precinct plan

b. The design and location of the subdivision.

c. The matters for discretion outlined in H5.4, Table 13.

d. In respect of the location of vehicle crossings subject of clause 3a in G1.2 of the General Provisions matters set out in clause 5.1.5 of Section H1.2.

9.2 Assessment Criteria

The council will consider the relevant assessment criteria below for activities listed as restricted discretionary in the subdivision activity table.

1. Subdivision in accordance with the Orahua road Huapai 2 precinct plan

a. Subdivision should implement and generally be consistent with the:

i. Huapai 2 precinct plan,

ii. roading and pedestrian connection typologies of the precinct plan set out in Table 5 and cross sections illustrated in Type A to C above,

iii. objectives and policies for the precinct,

iv. rules of the Mixed Housing Suburban zone,

v. assessment criteria set out in H5.4, Table 14.

vi. In respect of the location of vehicle crossings subject of clause 3a in Section G1.2, the matters set out in clause 5.1.5 of G1.2 with the additional consideration of the position of the crossing in relation to proposed street trees, street furniture, raingardens and landscaping.

10. Definitions

Retained affordable

Housing that is:

a. built by a registered community housing provider or Housing New Zealand Corporation; or

b. sold to a registered community housing provider or Housing New Zealand Corporation; and

c. 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:

a. bought by first home buyers with the intention to remain in the same ownership for three years from the date of first transfer, 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 unconditional sale and purchase agreement.

b. 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 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

Community Housing Provider

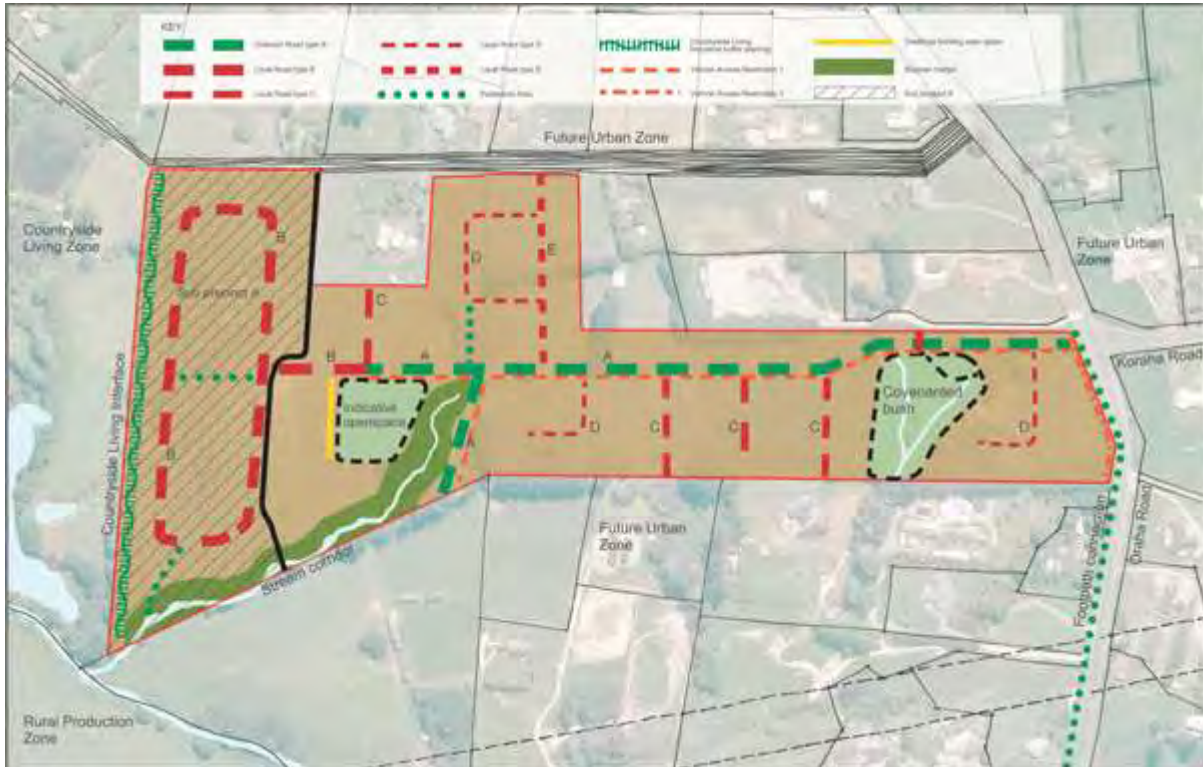
means a housing provider (other than Housing New Zealand Corporation) that has, as one of its objectives, the provision of one or both of the following types of housing:

- a. social rental housing;
- b. affordable rental housing

Household Income

Household income shall include all taxable income as defined by the New Zealand Inland Revenue Department.

11. Precinct Plan



5.62 Huapai Triangle

Precinct Description

The Huapai Triangle precinct contains 65.37 hectares and is located east of Station road, north of Nobilo road, west of Huapai Stream and south of the main trunk railway line at Huapai. The land slopes gently towards the north-east with north-east trending rolling ridges and gullies extending over much of the land. The precinct is within easy walking distance of Huapai School, Huapai domain, the Huapai station, the main trunk railway line, State Highway 16, the Huapai town centre, and the employment areas at Access road. The precinct allows urban expansion in a logical location and supports Huapai/Kumeu's role as a compact centre.

Development layout within the precinct is to be consistent with the Huapai Triangle precinct plan and sub-precinct spatial plans to ensure that subdivision and development is co-ordinated and integrates with surrounding land. The precinct plan takes into account the topography and natural values of the land, and sets out the primary roading configuration within the precinct and connections with the existing traffic network; stormwater management systems, parks and open spaces, walkways and cycleways; intended linkages with other land; the location of a small neighbourhood centre; and sub-precincts based on the existing ownership structure within the precinct. Sub-precinct spatial plans will provide neighbouring landowners and the council with assurance as to the future roading network, infrastructure and connectivity between the neighbouring sub-precincts.

The Mixed Housing Suburban zone, with appropriate modifications for the Huapai Triangle precinct, is applied to the majority of the precinct to enable the development of a new neighbourhood. The Green Corridor zone, with appropriate modifications for the Huapai Triangle precinct, is applied to the majority of the precinct to enable the development of a new neighbourhood. The Green Corridor zone, with appropriate modifications is applied to the northern and eastern periphery of the precinct containing stormwater management areas, susceptible to flooding, green linkages, and potential car parking close to Huapai station for future rail passenger services. The Neighbourhood Centre zone provisions are applied to the central neighbourhood centre.

Residential densities are intended to provide for a mix of choice and opportunity to cater to residential demands and affordability, to reflect the capacity of existing services, and to complement and support the existing social infrastructure of Huapai/Kumeu, including the school, town centre, parks, and the potential future expansion of bus and train services. The provisions enable development to a suburban medium density of 300-400m² properties, with opportunities for further intensity in some parts of the precinct.

A maximum total of 1200 dwellings applies across the precinct, based on infrastructural capacities and traffic limitations, with a maximum number of dwellings for each sub-precinct.

Objectives

Huapai Triangle precinct - Mixed Housing Suburban zone

The objectives of the Huapai Triangle precinct are as listed in the Mixed Housing Suburban zone and the relevant Auckland-wide objectives, except as specified below.

1. Efficient greenfields development that is co-ordinated by way of a precinct plan and sub-precinct spatial plans that provide for a range of housing types and densities, to achieve an integrated, connected, high quality suburban neighbourhood.
2. An attractive built environment that provides for and positively responds to streets and open spaces, and contributes to public safety.

3. Adequate parks and open spaces to meet the recreation and amenity needs of residents, and a network of pedestrian and cycle connections that are safe and convenient and which, along with the street network, allow easy connections within the precinct and with surrounding social infrastructure.

4. An appropriate total number of dwellings within the precinct in line with servicing capacities and residential amenities, and managed distribution of higher density dwellings across the precinct with emphasis on increased density adjacent to the two parks, stormwater corridor and Neighbourhood Centre zone.

5. Development implements a comprehensive stormwater management network that provides for the green linkages shown on the Huapai Triangle Stormwater Management precinct plan. The stormwater management network should be developed to integrate with the surrounding development and provide for other values such as movement, amenity, open space and ecological values.

6. Adverse effects of stormwater runoff on communities and freshwater systems are avoided to the extent practical or otherwise mitigated using water sensitive design principles.

7. A safe and efficient street network within the precinct that provides for all transport modes while also integrating with likely future development in surrounding areas.

8. Transport infrastructure necessary to mitigate the effects of development in the precinct is provided either before or concurrent with development.

9. Adequate linkages to public infrastructure systems and appropriate distribution of infrastructure through the precinct.

Huapai Triangle precinct - Green Infrastructure Corridor zone

The objectives of the Huapai Triangle precinct are as listed for the Green Infrastructure Corridor zone except as specified below:

10. To enable limited development within the green infrastructure corridor area within sub-precinct E only.

Huapai Triangle precinct - Neighbourhood Centre zone

The objectives of the Huapai Triangle precinct are as listed for the Neighbourhood Centre except as specified below:

11. A small neighbourhood centre in a convenient location to provide for the day to day needs of the residential neighbourhood, and to complement the existing Huapai town centre.

12. Increased housing supply, variety and choice by creating a well-designed residential development comprising a range of housing densities, typologies, and affordable price options.

13. The proportion of new dwellings that are affordable to households is increased in the application location.

Policies

Huapai Triangle precinct - Mixed Housing Suburban zone

The policies of the Huapai Triangle precinct are as listed in the Mixed Housing Suburban zone and the relevant Auckland-wide policies, except as specified below.

Precinct plan and integration

1. Ensure that development gives effect to the Huapai Triangle precinct plan, by:

- a. requiring that development proposals are generally consistent with the precinct plan features;
- b. discouraging any development proposal that does not provide for the precinct plan features;

c. requiring the development of the whole sub-precinct, or that subdivision applications for part of a sub-precinct are accompanied by a sub-precinct spatial plan with logical staging;

d. requiring development plans to demonstrate the interrelationship and future integration with adjoining sub-precincts.

Built environment, density and diversity

2. Require development to provide for a high quality public realm that is co-ordinated throughout the precinct, including by way of consistent street cross-sections, landscaping, street lighting and paving.

3. Require development to deliver sites that are an appropriate size and shape for the medium density residential development intended by the zone, and to enable sites that are capable of higher density residential development in locations where they are proximate to open spaces, the neighbourhood centre, the Huapai town centre, or public transport opportunities.

4. Manage the total number of dwellings within the precinct and within sub-precincts, and manage the height, bulk, location, form and appearance of buildings and site landscaping and fencing, to maintain a mixed medium and higher residential density and character of generally one to four storeys.

5. Require development to be of a height and bulk that allows immediate neighbours to have a reasonable standard of sunlight access and privacy and avoids excessive dominance effects.

6. Require dwellings to be designed to:

a. have usable and accessible outdoor living space;

b. provide privacy and outlook;

c. be of a size, have access to daylight and sunlight, and provide the on-site amenities necessary to meet the day to day needs of residents.

7. Require dwellings to be designed, with a particular emphasis on those parts of the dwelling visible from the street to:

a. create visual interest;

b. face the street and maximise passive surveillance of it;

c. minimise the dominance of garage doors visible from the street.

8. Limit the density and scale of development to provide high-quality amenity on site and for adjoining sites and the surrounding area.

9. Provide for a range of dwelling types and sizes to help meet the housing needs of households on low to moderate incomes, while maintaining a high quality of urban and building design.

Parks and open spaces

10. Require development to provide for the recreation and amenity needs of residents by providing public open spaces required by the precinct plan, enabling passive surveillance of public open spaces, ensuring all public open spaces are fronted with roads, and requiring pedestrian and/or cycle linkages (including within the street environment to connect with the public open spaces, the neighbourhood centre, Huapai domain, the Huapai station and town centre, and Huapai School.

Infrastructure and transport

11. Require development to be designed to provide a street ad block pattern that is generally consistent with the Road Hierarchy & Movement Plan and Road Type Cross Sections and which:

a. is easy and safe to use for pedestrians and cyclists;

b. is connected by a variety of routes within the immediate neighbourhood and between adjacent sub-precincts;

c. is safely and efficiently connected to State Highway 16, public transport routes, the Huapai domain and Huapai town centre, Huapai School and employment areas;

d. limits cul-de-sac roads to where site and topographical constraints, or sub-precinct boundaries, inhibit connections;

e.is public;

f.incorporates principles of crime prevention through environmental design.

12.Ensure that the following upgrades to the external transport network necessary to mitigate the effects of the development occur either before or in connection with development:

a.upgrade of the Station road/State Highway 16 intersection;

b.upgrade of the Access road/State Highway 16 intersection;

c.complete upgrade of Station road and partial upgrade of Nobilo road to urban standards;

d.construction of a grade-separated pedestrian and cycling bridge across the adjacent railway line to provide access to the local shopping centre and public transport routes on State Highway 16.

13.Require development to provide servicing:

a.in a coordinated and integrated manner;

b.so that the network is or can be expanded or extended to adjacent land where that land is or may be zoned for urban development;

c.on the basis that the reasonable costs of providing or upgrading local infrastructure are met by the developer;

d.so that power and telecommunications services are reticulated underground to each site wherever practicable.

14.Require all sites capable of containing a building to individually connect to the following reticulated networks:

a.wastewater;

b.potable water;

c.electricity

15.Require development to be designed to manage stormwater in an integrated and cost-effective manner that prioritises water sensitive design and generally accords with the Stormwater Management Plan for the precinct, including methods to implement:

a.stormwater attenuation within the Green Infrastructure Corridor zone with the provision of vegetated swales sized to treat those areas that cannot practically provide SMAF or quality treatment for the Design Effluent Quality Requirements (DEQRs);

b.management of flows for up to 10 year ARI events in the piped drainage network. Gross Pollutant Traps will be used where appropriate. Management of flows above the 10 year ARI event and up to 100 year ARI events will be contained in overland flow paths within the road network and the vegetative swale;

c.devices designed to comply with the SMAF requirements of Table 2 in [Chapter H, Rule 4.14.2.4](#) of the Unitary Plan as notified within lots including storage tanks, rain gardens, permeable pavement and infiltration trenches.

d.devices within roads designed to comply with the SMAF requirements of Table 2 in [Chapter H, Rule 4.14.2.4](#) of the Unitary Plan as notified including rain gardens, tree pits and swales. The detention component may be met in communal devices including the vegetative swale.

e.the location, sizing, design, construction and zoning for stormwater infrastructure to be vested in council will be identified prior to subdivision and will generally be in accordance with council's requirements and the precinct plan.

16.To correlate the rate of development within the precinct with the timing of upgrades to key infrastructure items serving the development.

17. Protect the existing railway corridor and State Highway network from reverse sensitivity effects by providing suitable development setbacks including, where necessary, appropriate standards for building design in relation to noise and vibration attenuation.

18. Provide suitable fencing adjoining the rail corridor to avoid conflict between urban land uses and the safe and efficient operation of the rail network.

Huapai Triangle precinct - Green Infrastructure Corridor zone

The policies of the Huapai Triangle precinct are as listed for the Green infrastructure Corridor zone except as specified below:

19. Enable outdoor recreation (including commercial outdoor recreation), walking and cycling linkages.

20. Enable private ownership within sub-precinct E while ensuring that any fencing, landscaping and other modifications do not adversely affect the stormwater management and floodplain role of this land or provision for public pedestrian/cycleway linkages.

Huapai Triangle precinct - Neighbourhood Centre zone

The policies of the Huapai Triangle precinct are as listed for the Neighbourhood Centre zone except as specified below:

21. Provide for a neighbourhood centre with small scale retail, business services, and food and beverage premises of a scale and in a location to meet the local convenience needs of residents and passers-by.

22. Limit the extent of retail, and avoid larger-scale commercial activity, to avoid any significant adverse effects on:

a. the small scale character of the neighbourhood centre,

b. residential amenity in the vicinity,

c. the vitality of the Huapai town centre, and

d. the safe and efficient operation of the transport network

Affordable Housing

23. Require 7 percent of new dwellings to be relative affordable with the sale price based on the median house price in the Auckland region or, to be retained affordable with the sale price based on median household income in Auckland, in new medium to large scale residential subdivision or residential development.

24. Provide for affordable housing that is similar in external design to market rate housing within the development and that is located throughout the development.

5.62 Huapai Triangle

The activities, controls and assessment criteria in the underlying Mixed Housing Suburban zone, Green Infrastructure Corridor zone, Neighbourhood Centre zone and the Auckland-wide rules apply in the Huapai Triangle precinct unless otherwise specified in this section.

1. Activities

1. Mixed Housing Suburban zone

Table 1: Activity status within the Huapai Triangle precinct

Activity	Huapai Triangle precinct
Residential	
Home occupations	P
Dwellings up to 3 per site	P
Dwellings 4 or more per site	RD
Retirement villages	D
Supported residential care and boarding houses up to 200m ² GFA per site	P
Supported residential care and boarding houses not provided for above	D
Visitor accommodation up to 200m ² GFA per site	RD
Visitor accommodation not provided for above	D
Commerce	
Dairies, restaurants and cafés up to 100m ² GFA per site	D
Dairies, restaurants and cafés not provided for above	NC
Community	
Care centres up to 200m ² GFA per site	P
Care centres between 200m ² - 400m ² GFA per site	RD
Care centres not provided for above	D
Community facilities	D
Education facilities	D
Emergency services on arterial road	D
Healthcare facilities up to 200m ² GFA per site	RD
Healthcare facilities not provided for above	D
Development	
Alterations and additions to any dwelling on a site	P
Demolition of buildings	P
Buildings for the permitted and restricted discretionary non-residential activities listed above	RD
Buildings for all other activities listed in this table have the same activity status as the activity itself	

2.Green Infrastructure Corridor zone

The rules of the Green Infrastructure Corridor zone apply to the Green Infrastructure Corridor zone within the Huapai Triangle precinct, except where different provision is made in this section.

3.Neighbourhood Centre zone

The rules of the Neighbourhood Centre zone apply to the Neighbourhood Centre zone within the Huapai Triangle precinct, except where different provision is made in this section.

2. Land use controls

2.1 Density and number of units

1.No single dwelling may be built on a site greater than 700m²

2.The number of dwellings on a site must not exceed the limits specified below:

a.one dwelling per 400m² net site area; or

b.one dwelling per 300m² net site area where:

i.the site has a frontage of at least 7.5m in width for each dwelling and is the same width for the length required to accommodate the proposed density; and

ii.each proposed dwelling is setback at least 3m and no more than 6m from the frontage of the site.

c.no density limit applies where four or more dwellings are proposed and the site;

i.has a minimum net site area of 1200m²; and

ii.is a front site; and

iii.is at least 20m wide:

- At the frontage of the site; and

- For at least 80 percent of the length of its side boundaries; and

iv.is located:

- Adjoining or opposite any required open space of the Green Infrastructure Corridor zone shown on the precinct plan; or

- Within 400m walking distance of the intersection of Matua road and SH16 (provided that a footbridge is constructed over the railway line in approximately the location of the Huapai station); or

- Is within 200m walking distance of the Neighbourhood Centre zone; or

- Adjoining or opposite any other public or private open space area provided that the open space area is at least 500m² with a minimum dimension of 10m.

3.Where three or more dwellings are proposed on a front site the site must be at least 15m wide:

a.at the frontage; and

b.for at least 80 percent of the length of its side boundaries.

4.The maximum number of dwellings within each sub-precinct must not exceed the number in Table 2 below:

Table 2: Maximum number of dwellings per sub-precinct

Sub-precinct	Maximum number of total dwellings
A	452
B	185
C	152
D	171

E	116
F	124
Total	1200

5. Development that does not comply with Rule 2.1.1, Rule 2.1.2 or Rule 2.1.3 above is a discretionary activity. Development that does not comply with Rule 2.1.4 above is a non-complying activity.

2.2 Home occupations

1. At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence.
2. No more than two people who do not use the dwelling as their principal place of residence may work in the home occupation.
3. No more than four people in total may work in the home occupation.
4. The sale of goods or services from the home occupation that requires customers to come to the site, and the delivery to goods to and from the site, may not occur before 7am or after 7pm.
5. Car trips to and from and associated with the home occupation activity must not exceed 20 per day.
6. Heavy vehicle trips associated with the home occupation activity must not exceed two per week.
7. No more than one commercial vehicle associated with the home occupation may be on site at any one time.
8. Storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view.
9. Materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site.
10. With the exception of goods ordered and distributed electronically or by mail/courier, goods sold from the home occupation must be produced on site.
11. A home occupation that does not comply with clauses 2.2.1-2.2.10 above is a non-complying activity.

2.3 Number of affordable dwellings or sites

Purpose:

To ensure that the precinct provides for affordable housing to address Auckland's housing needs.

1. For new residential developments containing 15 or more dwellings or the creation of 15 or more vacant sites, either:
 - a. at least 7 percent of the total number of dwellings or vacant sites must be relative affordable.
 - i. a dwelling is classed as relative affordable if it may be sold for no more than 75 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full month of September, in relation to the date application for resource consent is made.
 - ii. if the application is for a subdivision consent, the applicant must identify the lots of the subdivision allocated for the building of dwellings that meet the median house price criterion in (i) above and must specify 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.

2.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.

3.All resource consent applications involving the provision of affordable housing or vacant lots must be accompanied by details of the location, number and percentage of relative and affordable housing. Where relevant, details of the staging of the development, including the timing of provision of the affordable housing must be supplied.

4.For staged developments, the required number of affordable dwellings or vacant lots must be provided at each respective stage.

3. Development Controls

3.1 Development control infringements

1.Buildings that infringe any development control are a restricted discretionary activity, unless otherwise stated below.

2.Buildings that infringe three or more of the following development controls are a discretionary activity:

a.building height

b.height in relation to boundary

c.yards

d.maximum impervious area

e.building coverage

f.landscaping

g.outlook space

h.separation between buildings

3.2 Building height

Purpose:

Manage the height of buildings to generally maintain a low-rise suburban residential character of the Huapai Triangle precinct (one to four storeys).

1.Buildings must not exceed 10m in height except that, for developments of four or more dwellings which comply with Rule 2.1.2.c above, a maximum height of 12m applies.

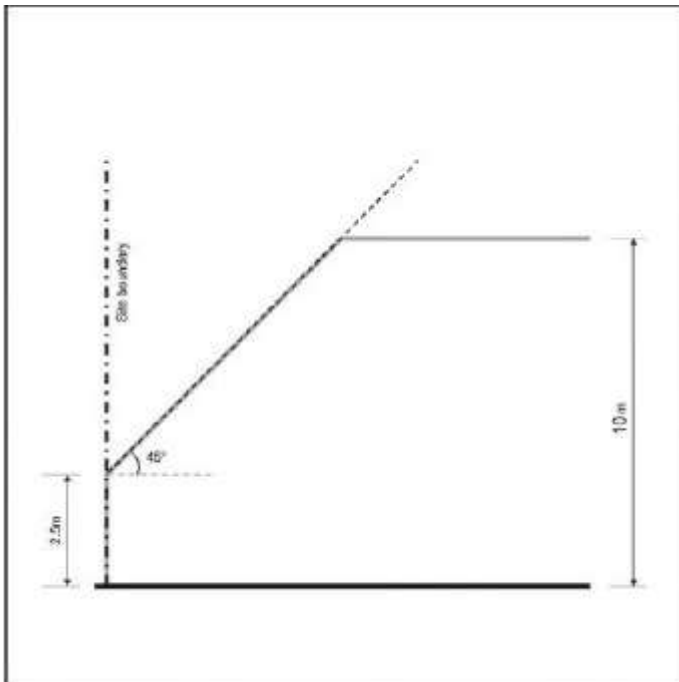
3.3 Height in relation to boundary

Purpose:

Manage the bulk and scale of buildings at boundaries to limit over-shadowing and dominance of neighbouring sites and provide space between buildings.

1.Buildings must not exceed a height of 2.5m measured vertically above ground level at side and rear boundaries. Above that, buildings must be set back 1m for every additional metre in height on an inclined 45 degree plane, as shown on Figure 1 below.

Figure 1: Height in relation to boundary

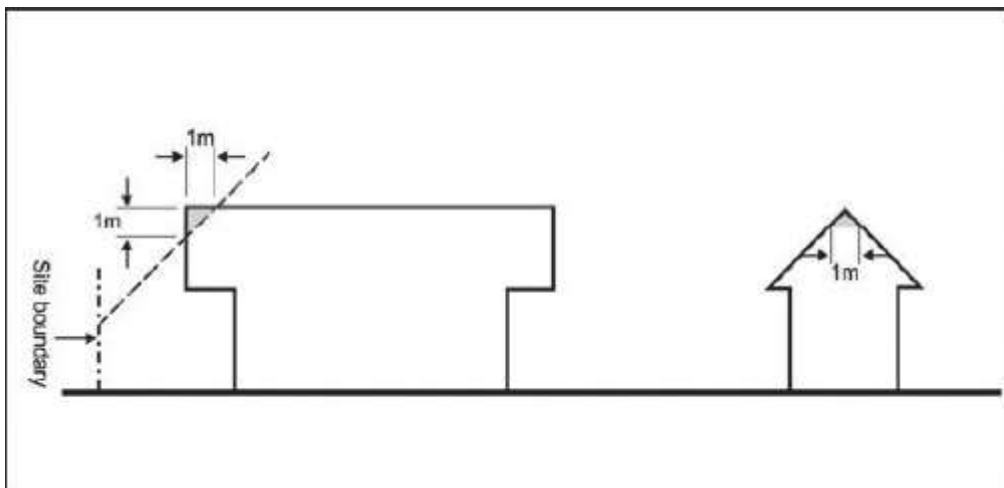


2. Where the boundary adjoins a legal right of way, pedestrian access way, or access site, the control applies from the farthest boundary of that legal right of way, pedestrian access way or access lot.

3. A gable end or dormer may project beyond the height in relation to boundary plane, as shown on Figure 2, where the projection 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

Figure 2: Exceptions for gable ends and dormers



4. No more than two gable end or dormer projections are allowed for every 6m length of building.

3.4 Alternative height in relation to boundary

Purpose:

Enable the efficient use of the site by providing design flexibility for higher density development.

1.This development control is an alternative to the permitted height in relation to boundary control in Rule 3.3 above which may be used for development that is at a density greater than one dwelling per 400m² under Rules 2.1.2.b or 2.1.2.c above.

2.A building is a restricted discretionary activity if it complies with Rule 3.4.3 below.

3.Buildings must not exceed a height of 5.4m measured vertically above ground level at side boundaries. Above this, buildings must be set back one meter for every additional meter in height or an inclined 45 degree plane.

4.The exceptions to the permitted height in relation to boundary control listed in clause 3.3 above apply.

3.5 Yards

Purpose:

Maintain an open streetscape character and ensure dwellings are adequately set back from neighbours.

1.The yard setbacks for buildings must comply with table 3 below:

Yard	Minimum depth
Front	3m
Side (detached dwellings and end of row attached dwellings only)	1m
Rear	1m

3.6 Common walls

Purpose:

Enable attached dwellings.

1.The development controls for height in relation to boundary and yards do not apply where there is a common wall between two buildings on adjacent sites.

3.7 Maximum impervious area

Purpose:

Manage the amount of stormwater runoff generated by a development.

1.Maximum impervious area per site: 60 percent

3.8 Building coverage

Purpose:

Manage the amount of residential character of the Huapai Triangle precinct.

1.For a site 400m² or more, or with a density less than or equal to one dwelling per 400m², maximum building coverage per site: 50 percent.

2.For a site smaller than 400m², or with a density greater than one dwelling per 400m², maximum building coverage per site: 55 percent.

3.9 Landscaping

Purpose:

Provide for on-site amenity and an attractive streetscape character

Improve stormwater absorption on-site

1. For a site 400m² or more, or with a density less than or equal to one dwelling per 400m², at least 40 percent must comprise landscaped area.

2. For a site smaller than 400m², or with a density greater than one dwelling per 400m², at least 30 percent must comprise landscaped area.

3. For Rule 3.9.1-3.9.2 above, the following must be achieved:

a. at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is pB95 or larger at the time of planting

b. at least 50 percent of the front yard must comprise landscaped area.

3.10 Outlook space

Purpose:

Ensure a reasonable standard of visual and acoustic privacy between different dwellings, including their outdoor living space, on the same or adjacent sites.

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. An outlook space must be provided from the face of a building containing windows or balconies to a habitable room. Where the room has two or more external faces with windows or balconies the outlook space must be provided from, in order of priority, the face with the largest balcony or largest area of glazing.

2. The minimum dimensions for a required outlook space are as follows:

a. principal living room: 6m in depth and 4m in width

b. principal bedroom: 3m in depth and 3m in width

c. all other habitable rooms: 1m in depth and 1m in width

3. The depth 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 must be measured from the outside edge of the balcony.

4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies or from the centre point of the largest 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 spaces must comprise land within the site, and/or a private access way, and/or a road, or other public open space.

7. Outlook spaces must:

a. be unobstructed by buildings; and

b. not extend over adjacent sites or overlap with outlook spaces within the site required by another dwelling.

3.11 Separation between buildings within a site

Purpose:

Require reasonable separation between buildings on the same site to manage dominance, provide access to daylight and natural ventilation.

1. Buildings must be separated where any habitable room of a dwelling has windows or balconies that face out to the wall of another building on the same site (the facing wall). Where the primary room has two or more external faces with windows or balconies the building separation must be applied from, in order of priority, the face with the largest balcony or the largest area of glazing.
2. The separation space required must be free of buildings for the depth, width and height set out below.
3. The depth of the separation space is measured at right angles to, and horizontal from the window or balcony to which it applies across to the facing wall, excluding eaves or guttering. Where the building separation applies to a balcony, it is measured from the outside edge of the balcony.
4. For the principal living room the depth of the separation space required is equal to the height of the facing wall above the floor level of the habitable room or 15m, whichever is the lesser.
5. For the principal bedroom, the depth of the separation space required is 6m.
6. For other habitable rooms, the depth of the separation space required is 3m.
7. The width of the separation space is 50 percent of its depth and is measured equally either side of the centre point of the largest window in the habitable room on the building elevation to which it applies or equally either side of the centre point of the largest balcony.
8. The height of the separation space is from the height of the floor of the habitable room or balcony upwards, clear to the sky except that eaves or gutters may protrude into it.
9. Where the adjacent building is not perpendicular to the distance being measured, the minimum separation depth required must be measured as an average around the centre line of the window/balcony.

3.12 Outdoor living space

Purpose:

Provide dwellings with outdoor living space that is of a useable size and dimension for the type of dwelling and accessible from the principal living room.

1. A dwelling at ground level must have outdoor living space measured at least 40m² that:
 - a. is free of buildings, parking spaces, and vehicle manoeuvring areas; and
 - b. excludes any area with a dimension less than 1m.
2. 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.
3. Where a dwelling at ground level 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

4.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.

3.13 Dwellings fronting the street

Purpose:

Ensure dwellings are orientated to provide for passive surveillance of the street and contribute to streetscape amenity.

1.The front façade of any dwelling must contain:

a.glazing that is cumulatively at least 20 percent of the area of the front façade (excluding any garage door and roof)

b.a main entrance door that is visible from a street frontage

3.14 Vehicle Access Restrictions and Cycleway - Station Road

Purpose:

To provide for the safe and efficient operation of the transport network including movements by cyclists, pedestrians and general traffic.

1.Vehicles from properties fronting Station road

a.the Vehicle Access Restrictions provisions in [Part H.1.2.3.4.1](#) of the Unitary Plan, apply, in addition to b below:

b.vehicles from properties fronting Station road may not reverse out of private driveways onto Station road. This may be achieved by one of the following methods:

i.an on-site vehicle manoeuvring area to allow vehicles to turn around on-site and access Station road in a forward direction;

ii.sites may have frontage to Station road but their vehicle access can be provided via a side road or rear lane;

iii.sites may back onto Station road.

3.15 Upgrade of road frontages on Station road and Nobilo road

1.Development within the Huapai Triangle precinct adjoining Station road between SH16 and Nobilo road shall upgrade that part of Station road adjacent to the development to the edge of the existing carriageway in accordance with the 'Road Type Cross Section – Station road'.

2.Development within the Huapai Triangle precinct adjoining Nobilo road shall upgrade that part of Nobilo road adjacent to the development to the edge of the existing carriageway in accordance with the 'Road Type Cross Section – Nobilo road'.

3.16 Maximum building length

Purpose:

Manage the length of buildings along side and/or rear boundaries and the separation between buildings on the same site to visually integrate them into the surrounding neighbourhood.

1.The maximum length of a building along a side or rear boundary is 20m, after which there must be a separation of at least 5m along the same boundary to any other building on the same site.

3.17 Fencing

Purpose:

Enhance passive surveillance of the street and maintain the open character of front yards, and to provide security and safety in relation to the rail corridor.

1.Fences in a front yard must not exceed 1.2m in height

2.Any fence that is not visually permeable (i.e.: with not more than 50 percent solid material spaced evenly across the width of the fence) must be set back from the front yard boundary by at least 0.6m and the space between the fence and the front boundary must be landscaped (including in shrubs) provided this rule does not apply to a fence on a side boundary.

3.All timber fences visible from the public realm must be stained a dark colour.

4.Fences at the Green Infrastructure Corridor zone interface adjoining the railway line: a fence not exceeding 1.5m in height shall be provided at the boundary of any site that directly abuts the railway corridor.

4a.Close boarded fences or other solid fences will not be placed in such a way that the fence obstructs flood flows or overland flow paths.

5.Fences at the 'Green Finger Open Space Connection' interface: a fence not exceeding 1.5m shall be provided with planted hedge fronting the 'Green Finger Open Space Connection'. The hedge species selected must be capable of reaching and be maintained at a height of no less than 1.2m. The planted hedge will be subject to appropriate legal protection, arranged at the time of subdivision.

3.18 Garages

Purpose:

Reduce the dominance of garages as viewed from a road
Avoid parked cars over-hanging the footpath

1.A garage door facing a road must be no greater than 45 percent 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.

3.19 Minimum dwelling size

Purpose:

Dwellings are of a sufficient size to provide for the day-to-day needs of residents.

1.Dwellings must have a minimum net internal floor area as follows:

a.40m² for studio dwellings

b.45m² for one bedroom dwellings.

3.20 Minimum dimension of principal living rooms and principal bedrooms

Purpose:

Principal living rooms and bedrooms are of a size sufficient to accommodate standard size furniture and circulation space.

1. The principal living room within a dwelling must have no dimension less than 3m, measured perpendicularly from any point on the internal walls of the room.
2. The principal bedroom within a dwelling must be at least 3m in width and 3.5m in length measured perpendicular from the internal walls of the room. Cupboards and other storage space may be included in the minimum dimension.

3.21 Servicing and waste

Purpose:

Dwellings within medium to large-scale residential development have sufficient space within the building or site to accommodate the storage of waste.

1. A building or development containing 10 or more dwellings must provide a communal storage area for waste. The size of the communal storage area must be an aggregate of the minimum areas specified for the dwelling types below:

a. studio and one bedroom – 0.3m² per dwelling

b. two bedrooms – 0.5m² per dwelling

c. three bedrooms – 0.7m² per dwelling

d. four or more bedrooms – 1m² per dwelling.

2. An additional 30 percent of the total floor area required above must be provided within the communal storage area for manoeuvring or sorting within the waste storage area.

3. Rules 3.21.1 and 3.21.2 do not apply where the dwellings in any detached and attached housing are front sites.

3.22 Water and wastewater

Purpose:

Ensure development can be serviced by connections to the water supply and wastewater networks.

1. At the time of application for building consent, the applicant must demonstrate to the satisfaction of the council that there is an available connection to the water supply and wastewater networks.

2. Any proposal that does not comply with this development control shall be a non-complying activity.

3.23 Stormwater hydrology mitigation

Purpose:

To require on-site retention and detention of stormwater runoff from the roofs of dwellings to mitigate downstream effects of stormwater on water quality and quantity.

1. Each dwelling must provide onsite retention and detention of stormwater runoff from roofs by either providing:

a. a rain tank providing 1,000 litres of stormwater retention and 2,500 litres of stormwater detention per 100m² of roof area (total volume of 3,500 litres per 100m² of roof area); or

b. a rain garden or infiltration trench each of 3m² providing a similar retention/detention functionality as a rain tank described in (a) above; or

c. permeable paving of area equivalent to the driveway area of the lot.

2. If a rain tank is the preferred option, the retention component of the tank volume must be able to be reused for non-potable water needs, i.e. toilets or laundry.

Note: Retaining and detaining stormwater onsite in accordance with 3.23.1.a or b above is deemed to demonstrate compliance with the hydrology mitigation requirements of the SMAF1 zone in Table 2 of [Section H.4.14.2](#)

3.24 Storage

Purpose:

Ensure dwellings have sufficient space for the storage of everyday household items and bulky items, such as bicycles.

1.A building containing 5 or more dwellings must provide covered storage space of at least 4m³ for each dwelling, excluding storage within the kitchen and bedroom wardrobes, including a single covered storage space of at least 2m³. The storage space may be within the dwelling, or external to it within the site.

3.25 Additional development controls for the Neighbourhood Centre zone

1.The maximum gross floor area of any retail premise shall be 200m².

2.The total combined gross floor area of all retail premises shall be 2000m².

3.Any proposal that infringes Rule 3.25.1 or 3.25.2 above shall be a non-complying activity.

3.26 Sites in sub-precincts A, C and E within 40m of the boundary with the rail corridor

1.The High Land Transport Noise overlay provisions, in [Part J.1.5](#) of the Unitary Plan, apply to any sites within the distance specified in [Rule J.1.5](#) of the boundary with the rail corridor and the state highway corridor.

3.27 Infrastructure upgrades and timing of development

Purpose:

Ensure that rate of development is aligned with infrastructure upgrades.

1.The number of dwellings within the precinct may not exceed the numbers in Table 4 below until the relevant infrastructure item 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 4: Rate of development and alignment with infrastructure upgrades

Infrastructure item	Trigger (completion of)
Right turn bay on Station road entrance to Main road	300 dwellings
Station road/SH16 intersection upgrade	300 dwellings
Station road from SH16 Nobile road separated footpath and cycle lane	300 dwellings
Extension of two lane westbound approach to Access road intersection	400 dwellings
Extension of two lane eastbound exit from Access road intersection	1000 dwellings
A left turn lane on westbound approach to Access road intersection	1000 dwellings

Install half arm barrier on the Access road intersection railway crossing and fence unformed portion of crossing to the east of the level crossing	200 dwellings
Pedestrian/cycle crossing of north Auckland railway line in vicinity of Matua road	300 dwellings within sub-precincts C,D,E and F

2. Development that does not comply with Table 4 above shall be a restricted discretionary activity.

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

The council will restrict its discretion to the general matters in [clause 2.3](#) of the general provisions, plus the matters below for the activities listed as restricted discretionary in the Huapai Triangle precinct Activity Table 1.

1. Four or more dwellings on a site

- a. external building design and external appearance
- b. topography, site, dwelling orientation and earthworks
- c. internal design and internal layout of dwellings
- d. design and implementation of landscaping
- e. design of parking and access
- f. infrastructure and servicing
- g. water sensitive design.

2. Buildings accessory to the permitted or restricted discretionary non-residential activities listed in the activity table

- a. building design and external appearance
- b. design and implementation of landscaping
- c. design of parking and access
- d. infrastructure and servicing
- e. water sensitive design.

3. Visitor accommodation up to 200m² GFA; care centres between 200m² - 400m² GFA; healthcare facilities up to 200m² GFA

- a. the matters in 4.1.1 above
- b. intensity and scale
- c. noise, lighting and hours of operation.

4.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above. The Auckland Design Manual may also provide guidance on how the outcomes of particular criteria can be met.

1. Four or more dwellings on a site, and buildings accessory to the permitted or restricted discretionary non-residential activities listed in the activity table

a. building design and external appearance

Contributing to sense of place in the precinct

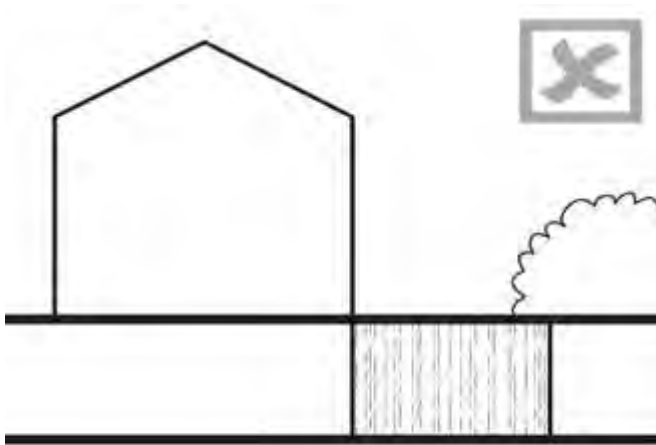
i. residential developments of increased density should be designed and located on the site to be consistent with a medium-density suburban residential character.

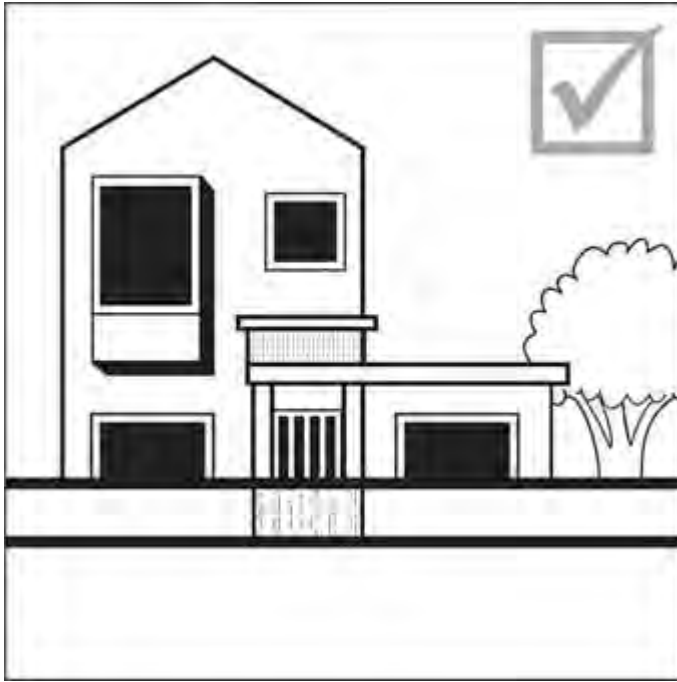
Creating a positive frontage

ii. buildings should have clearly defined public fronts, as illustrated in Figure 3 below, that positively contribute to the amenity and pedestrian safety of streets and public open spaces by:

- 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.

Figure 3: Defined public fronts and clear sense of address





iii. ground level balconies or patios facing a street or public open space should be a height sufficient to provide privacy for residents while enabling sightlines to the public realm.

iv. the number of dwellings that directly front, align and orientate to public streets should be maximised.

v. ground level dwellings closest to the street should each have direct and clearly defined pedestrian access from the street in preference to a single building entrance.

Building design and external appearance - Visual interest and variation in building form

vi. buildings should be designed to:

- Avoid long unrelieved frontages and excessive bulk when viewed from streets and public open spaces
- Break up their mass into visually distinct elements, particularly when of a greater height or bulk than surrounding buildings, to reflect a human scale and the typical pattern of development in the area.

Techniques to achieve this include the use of physical separation, variations in building height and roof form, horizontal and vertical rhythms, façade modulation and articulation and building materials.

vii. blank walls should be avoided on all building frontages to streets, accessways and public open spaces. Side or rear walls should be designed to provide interest in the facade including modulation, relief or surface detailing.

viii. for larger scale developments:

- Balconies should be designed as an integral part of the building;
- Internal access to apartments is encouraged.

Materials and finishes

ix. 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 with poor solar orientation or on narrow sites is discouraged unless sites are carefully designed to optimise on-site amenity values and 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.

ii. 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 1.5m 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

i. dwellings should be located, proportioned and orientated within 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. 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:

- Avoid a southerly orientation and be located on site to maximise the number of hours that the majority of 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. Outdoor living space should be located away from street frontages, where practicable
- Be sheltered from the prevailing wind
- Be located to take advantage of any views or outlook from or within the site.

iv. in addition to the above, any communal open spaces should be designed to:

- Provide an attractive, functional and high quality outdoor environment, located within 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, where at ground or lower levels, to enhance safety.

v. the size of the communal outdoor living space should be adequate for the number of people the development is designed to accommodate.

vi. appropriate management and maintenance systems should be provided for communal outdoor living space dependent on the scale of development and the extent of communal access to ensure it is available for all residents of the development.

d. design and implementation 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:

- Assist with blending new developments with the surrounding streetscape and/or any adjacent public open space
- Allow space for the planting of large trees
- Enhance energy efficiency and stormwater management, including shading and swale systems
- Enhance on-site amenity and improve privacy between dwellings.

iii. landscape implementation and maintenance requirements should be considered to ensure that approved landscaping is implemented and maintained so that it achieves its intended objective.

e. design of parking and access

Connections to the neighbourhood

i. developments on larger sites with frontages to two or more streets should extend and connect pedestrian and cycle links or, where practicable, a public street through the site. Cul-de-sac roads should be avoided unless there is no practical alternative available.

Location and design of parking

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. parking areas and garages should be designed and grouped to make efficient use of land.

iv. parking areas should be attractively landscaped.

Location and design of vehicle and pedestrian access

v. vehicle crossings and access ways should be generally consistent with the Huapai Triangle precinct provisions for road crossings, particularly on Station road, and be designed to reduce vehicle speed, use quality paving and landscaping, and clearly signal to pedestrians the presence of a vehicle crossing or access way.

vi. vehicle crossings and access ways should be clearly separated from pedestrian access. The spaces may be integrated in accordance with the precinct diagrams and vehicle access rules.

vii. the design of pedestrian routes between dwelling entries, car park 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.

viii. ramps, where necessary, should be integrated into the design of the building and landscaping.

Accessibility of common areas

ix. common areas within buildings should be designed to provide equal physical access for people of all ages and abilities. Common areas should also allow for standard household furniture to be easily moved in and out. This includes providing corridors and circulation spaces of sufficient dimension. The Auckland Design Manual illustrates possible ways of achieving this.

f. infrastructure and servicing

i. there must be adequate capacity in the existing stormwater and wastewater network to service the proposed development.

ii. required infrastructure should integrate into the design of the site. This includes green infrastructure devices, overland flow paths/floodplains, wastewater systems, and water supply.

iii. rubbish storage areas should be either incorporated into the design of the building or screened from public view.

iv. 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.

g. water sensitive design

i. new dwellings should be designed to incorporate water sensitive design principles for stormwater management to minimise adverse effects and protect and enhance the values and functions of natural ecosystems. This may include:

- A water sensitive design approach that is appropriate to the scale of the development
- Maximising localised water collection, and re-use
- Using stormwater retention and detention to mitigate stormwater flows generated by impervious surfaces
- Avoiding the use of high contaminant generating building products
- Minimising stormwater runoff by maximising vegetated areas and soil infiltration
- Using ecologically sensitive techniques to reduce and treat stormwater flows.

2. Visitor accommodation up to 200m² GFA, care centres between 200m² - 400m² GFA, healthcare facilities up to 200m² GFA:

a. the matters in 4.1.2 above

b. intensity and scale

i. the intensity and scale of the activity, in particular the number of people involved and traffic generated by the activity, size and location of buildings and associated car parking, should be compatible with the existing and planned future form and character of the precinct.

ii. for care centres, the site should be of an adequate size and road frontage to accommodate the activity. In particular, sufficient space will need to be provided for a safe pick-up and drop-off area.

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.

3.Affordable housing

- a.the objectives and policies of the precinct for affordable dwellings.

5. Assessment - Development control infringements

5.1 Matters of discretion

The council will restrict its discretion to the general matters set out in [clause 2.3](#) of the general provisions, plus the matters listed below for the relevant development control infringement:

1.Building height, height in relation to boundary, side and rear yards, building coverage

- a.effects of additional building scale on neighbouring sites, streets, and public open spaces (sunlight access, dominance, visual amenity)

2.Maximum impervious area

- a.the relevant matters in [Chapter H, Rule 4.14.1.4.1.6](#)

3.Outlook space

- a.effects of reduced privacy and outlook.

4.Separation between buildings within a site, maximum building length

- a.dominance effects

- b.effects of reduced daylight and sunlight access and ventilation.

5.Landscaping

- a.effects on streetscape amenity

- b.effects on stormwater absorption.

6.Front yards, dwellings fronting a street, garages, fencing

- a.effects on streetscape amenity and safety.

7.Minimum dwelling size, storage, servicing and waste, outdoor living space, minimum dimension of principal living rooms and principle bedrooms

- a.effects of reduced living space, sunlight/daylight access, storage space and outdoor living space on residential amenity.

8.Stormwater detention

- a.the relevant matters in [Chapter H, Rule 4.14.2.4.1](#)

9.Infrastructure upgrades and timing of development

- a.effects of additional development on the efficiency of the operation and safety of the transport network.

10.Vehicle access restrictions and cycleway – Station road

- a.the relevant matters listed in the Auckland-wide transport rules [Chapter H, Rule 1.2.5.1.5](#).

5.2 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 criteria below for the listed development control infringements.

1.Building height, height in relation to boundary, building coverage, side and rear yards, dwellings fronting the street

a.effects of additional building scale on neighbouring sites, streets, and public open spaces, dominance, visual amenity

i.the building should not dominate or unreasonably shade the outdoor living space or windows to habitable rooms of adjoining dwellings.

ii.the building should be designed to avoid dominance, over-shadowing, or reduced access to sunlight of the adjoining dwellings and their outdoor living spaces. Methods to achieve this include providing variations in building heights building setbacks, or breaks in building massing.

2.Outlook space

a.development that infringes the outlook control will need to demonstrate that there will be a reasonable standard of visual and acoustic privacy between dwellings, including their outdoor living space. Methods to achieve this include off-setting or changing the orientation of balconies and windows to avoid direct over-looking, the use of screening devices and landscaping.

3.Front yards, dwellings fronting a street, garages, fencing

a.effects on streetscape amenity and safety

i.development that infringes the front yard control will need to demonstrate that the proposed setback is consistent with the typical depth of yard in the surrounding neighbourhood, particularly those of adjoining sites.

ii.development that infringes the fences control will need to demonstrate that the proposed fence will enable direct sightlines to the dwelling from any adjoining street or public open space and vice versa.

4.Minimum dwelling size, storage, servicing and waste, outdoor living space, minimum dimension of principal living rooms and principal bedrooms

a.effects of reduced living and circulation space, daylight access and storage on residential amenity

i.all habitable rooms in dwellings should be naturally lit and should not rely on borrowed light from other rooms.

ii.dwellings should have adequate natural light that avoids the need for the dwelling to be artificially lit during daylight hours.

iii.consideration will be given to the configuration and orientation of the dwelling so that sunlight access is maximised to principal living rooms.

5.Separation between buildings within a site, maximum building length

a.dominance effects

i.development that infringes this control should not result in the building visually dominating the outdoor living space or windows to habitable rooms of dwellings on the same site.

b.effects of reduced daylight and sunlight access and ventilation

i.development that infringes this control will need to demonstrate that the dwellings will receive a good degree of daylight and ventilation, and will not reduce access to sunlight, particularly for dwellings at lower building levels.

6.Maximum impervious area

a.the relevant matters in [Chapter H, Rule 4.14.1.4.2.1](#).

7.Landscaping

a.the matters in Rule 4.2.1 d. above

8.Stormwater detention and retention

a.the relevant matters in [Chapter H, Rule 4.14.2.4.2](#).

b.the degree of compliance with the relevant controls set out in clause 6.23 and any reasons for non-compliance.

9.Transport network upgrades and timing of development

a. 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 effectiveness, efficiency and safety of the transport network.

10. Vehicle access restrictions and cycleway – Station road

a. the relevant matters in [Chapter H, Rule 1.2.5.2.6](#).

5.3 Special information requirements

1. Design statement

A design statement is required for the activities specified in Table 5 below. The design statement is required to include as a minimum the matters indicated within the table as set out in [clause 2.7.2](#) of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the Auckland Design Manual for guidance on the preparation of design statements.

Table 5: Design statement requirements

Activity	4 - 15 dwellings	15+ dwellings	Apartments
A. Context analysis			
1. Site analysis			
a. existing site plan	X	X	X
b. streetscape character	X	X	X
2. Neighbourhood analysis			
a. natural and cultural environment	X	X	X
b. movement	X	X	X
c. neighbourhood character		X	X
d. use and activity		X	X
e. urban structure		X	X
3. Opportunities and constraints analysis			
a. opportunities and constraints diagram	X	X	X
B. Design response			
a. concept design	X	X	X
b. proposed site plan	X	X	X
c. proposed elevations	X	X	X
d. sunlight access	X	X	X
e. landscape	X	X	X
f. streets, access ways and lanes	X	X	X
g. urban structure		X	

h.	public open space		X	
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6. Subdivision Controls

6.1 Activities

1. Activity Table

The Activity Table 1 – General and Activity Table 2 – Residential zones in [Chapter H, Section 5](#) (subdivision) of the Unitary Plan, and related controls, apply to the Huapai Triangle precinct, except as specified in Table 6 below.

Subdivision Activity	Activity Status
Subdivision in accordance with the Huapai Triangle precinct plan	RD
Subdivision that does not comply with the development controls in Rule 6.2 below	D, except where specified otherwise
Subdivision that is not for an entire sub-precinct as shown on the precinct plan and which is not accompanied by a sub-precinct spatial plan required under Rule 6.2.2	NC
Any other subdivision not listed in this Table 1 or Rule 6.1.2	D

2. Any subdivision for the following purposes shall have the activity status as set out in [Chapter H, Section 5](#) (subdivision – Activity tables 1 and 2) of the Unitary Plan, and the relevant controls, matters of control or discretion, and assessment matters in [Chapter H, Section 5](#) shall apply:

- a. subdivision around existing buildings and development;
- b. subdivision in accordance with an approved land use resource consent;
- c. lease in excess of 35 years of a building or part of a building where a cross-lease, company lease or unit title subdivision is not involved;
- d. boundary adjustment which do not exceed 10 percent of the net site area of each site;
- e. new cross leases and amendments to cross-leases, including additions and alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners, and company lease, unit title and strata title subdivisions;
- f. subdivision of a site within the 1 percent AEP floodplain;
- g. subdivision for a network utility.

6.2 Development controls

1. Huapai Triangle precinct plan

All subdivision must generally be in accordance with the Huapai Triangle precinct plan in respect of the location of roads, public open spaces, and stormwater management. A location variation of up to 30m shall be considered to be in accordance with the precinct plan.

Any subdivision not complying with this rule is a non-complying activity.

2. Sub-precinct spatial plan

a. any application for subdivision for less than an entire sub-precinct as shown on the Huapai Triangle precinct plan must be accompanied by a sub-precinct spatial plan for the entire sub-precinct. A sub-precinct spatial plan must show, in addition to the information required by Rule 6.2.1 above, the locations of:

i. main roads throughout the sub-precinct and locations of where such roads will connect to adjoining sub-precincts and other neighbouring land;

ii. public parks and open spaces;

iii. walkways and cycleways, and where these will connect to adjoining sub-precincts and other neighbouring land;

iv. three waters infrastructure (water, wastewater and stormwater), including open spaces required for stormwater management, and where these will connect to adjoining sub-precincts and other neighbouring land.

b. rule 6.2.2.a above does not apply to any subdivision where a sub-precinct spatial plan has already been approved for the sub-precinct within which the subdivision is proposed.

c. any application for subdivision of land for which a sub-precinct spatial plan has already been approved must be in accordance with the approved sub-precinct spatial plan. Subdivision that is not in accordance with the latest approved sub-precinct spatial plan, or an approved amendment to the sub-precinct spatial plan, is a non-complying activity.

3. Site size and shape

a. all sites to be created for residential purposes must:

i. be in accordance with an approved land use resource consent; or

ii. comply with the minimum net site area between 300m² and 700m² provided that any lots less than 400m² in size must have a minimum frontage of 7.5 metres; or

iii. be greater than 1200m² (to allow further development in accordance with future land use consents).

Subdivision that does not comply with i. or ii. above is a discretionary activity.

b. all sites to be created for residential purposes must meet the following minimum size and shape factor requirements:

i. site shape factor: Each proposed vacant site must contain the following:

- Access and manoeuvring that meets the requirements of the Auckland-wide and zone rules;

- Outdoor living space required by Rule 3.12 of this precinct;

- A rectangle measuring 8m by 15m with slopes no greater than an average of 1 in 5 must be able to be located outside any network utility installations, including private and public lines; right-of-way easements; on-site manoeuvring for vehicles, overland flow path; private open space, and yard setbacks required.

ii. rear sites: On a parent site greater than 1ha where 15 or more vacant sites are proposed, the total number of rear sites must not exceed 5 percent of the total number of proposed sites.

iii. access to vacant rear sites:

- A single jointly owned access lot or right-of-way easement must not serve more than eight proposed vacant rear sites;

- Vehicle access to proposed vacant rear sites must be by way of an entrance strip, jointly owned access lot or right-of-way easement over adjoining land or by a combination of these, provided the total width and other dimensions of the access complies with the controls in Table 7 below. Any application that infringes this rule will be a restricted discretionary activity.

Table 7: Access to rear sites

Subdivision Activity	1	2-5	6-8
Minimum legal width	3m	3m	6.5m
Minimum formed width	2.5m	2.5m	5.5m
Service strip	0.5m	0.5m	1m
Maximum length	50m	50m	50m
Maximum gradient	1 in 5		
Minimum vertical clearance from buildings or structures	4.5m		
Minimum inside turning radius for bends	6.5m		

iv. pedestrian access to vacant rear sites:

a. driveways serving six or more vacant rear sites must provide separate pedestrian access, which can be located within the formed driveway. The pedestrian access:

i. must have a minimum width of 1m;

ii. can include the service strip;

iii. must be distinguished from the vehicle carriageway through the use of a raised curb or different colour or surface treatment.

4. Access and entrance strips

a. All proposed sites must be provided with legal and physical access to a road, unless they:

i. are being created for reserves or road closure, or

ii. will be amalgamated with another site that already has legal and physical access to a road.

b. entrance strips must be less than 7.5m wide. Any entrance strip 7.5m or more in width shall be considered a front site.

5. Services

a. all proposed sites capable of containing a building, or in the case of a cross-lease or unit title, strata title, or company lease, each building, must be designed and located so that provision is made for:

i. collection, treatment (where necessary), retention, detention and disposal of stormwater;

ii. collection, and disposal of wastewater, via a connection to a wastewater network;

iii. underground water, electricity supply and telecommunications

b. the services required by clauses (i)-(iii) above must comply with the council's current engineering standards.

6. Staging

a. where a subdivision is to be carried out in stages, the applicant must provide the indicative timetable and sequencing of the staging at the time they apply for the first subdivision consent. This detail must include:

i. the time period over which the development is intended to take place;

ii. the area of land subject to the different proposed stages.

7. Road cross-sections

a. roads shall be constructed in general accordance with the Road Types shown on the Huapai Triangle Road Hierarchy/Movement Plan, and with the Road Type Cross Sections.

b. stormwater management devices shall be provided that are sized to provide retention and detention in accordance with Table 2 in [Chapter H, Rule 4.14.2](#).

c. stormwater detention (temporary storage) with a volume equal to the runoff volume from the 95th percentile, 24 hour rainfall event for the impervious area for which hydrology mitigation is required shall be provided in the communal devices shown on the precinct plan, including the vegetative swale. In the event that insufficient detention volume is available the detention component shall be provided in the road reserves.

6.3 Restricted discretionary activity: matters of discretion

For subdivision that is in accordance with the Huapai Triangle precinct plan, the council will restrict its discretion to the matters in Table 8 below:

Table 8: Matters for discretion

Matters of discretion	Subdivision for up to 4 proposed sites	Subdivision for between 5 and 15 proposed sites	Subdivision for over 15 proposed sites	Sub-precinct spatial plan
Giving effect to the Huapai Triangle precinct plan				
1. The requirements of the precinct plan	X	X	X	X
Neighbourhood, blocks and roads				
2. The integration of the subdivision with its surrounding neighbourhood	X	X	X	X
3. The layout and connections of blocks and roads		X	X	X
4. Provision of, and linkages to, public transport routes		X	X	X
5. Solar orientation of blocks and sites	X	X	X	X
6. Diversity of site sizes		X	X	
7. Staging of subdivision		X	X	
8. Consistency with an approved sub-precinct spatial plan for the sub-precinct	X	X	X	
Site design				
9. The ability to provide for future development which will comply with the rules of the Unitary Plan and/or any resource consent	X	X	X	
Access				

10. The design, safety, location construction of any access, off-road pedestrian and cycling facilities, car parking, on-site-manoeuving areas	X	X	X	
Cultural and natural features				
11. The extent of earthworks and landscape modification	X	X	X	
Reserves				
12. The provision, design, purpose and location of any reserve other than those shown on the Huapai Triangle precinct plan		X	X	X
Infrastructure and servicing				
13. The provision, location, design, capacity, connection, upgrading, staging and integration of infrastructure	X	X	X	X
14. The management of wastewater and potable water	X	X	X	
15. Having regard to the precinct plan, and the stormwater management plan; the use of water sensitive design, to develop: a. the layout and design of the subdivision b. the location, design, capacity, integration and appropriateness of infrastructure c. flood management areas, and, overland flow paths d. stormwater retention, detention, quality and disposal devices e. staging of development	X	X	X	X
16. The vesting of	X	X	X	

infrastructure				
17. Implementation of a relevant integrated catchment management plan or network discharge consent	X	X	X	
18. Effects on significant infrastructure	X	X	X	X
Site suitability				
19. Avoidance or mitigation of natural or man-made hazards and site contamination	X	X	X	
20. The location of sites in proximity to high voltage transmission lines	X	X	X	
Controls on buildings				
21. The proposed building design controls to be imposed by covenants on new titles	X	X	X	

6.4 Restricted discretionary activity: assessment matters for subdivision

For subdivision that is in accordance with the Huapai Triangle precinct plan, the council will consider the relevant assessment criteria in Table 9 below:

Table 9: Restricted discretionary activity assessment criteria

Matters of discretion	Subdivision that creates 4 additional sites	Subdivision that creates between 5 and 15 additional sites	Subdivision that creates over 15 additional sites	Sub-precinct spatial plan
Giving effect to the Huapai Triangle precinct plan				
1. Subdivision should implement the Huapai Triangle precinct plan. Required roads, open spaces, and land for stormwater management (including the green finger open space connection and the stormwater attenuation areas) and the stream edge/ floodplain areas should be in the general	X	X	X	X

locations and dimensions shown on the precinct plan				
Neighbourhood, blocks and roads				
2. The layout and design of roads and blocks should maximise the ability to provide front site		X	X	X
3. The layout and pattern of roads and blocks should maximise convenient and legible access to: a. station road and Nobilo road b. bus routes and the Huapai train station c. Huapai School, Huapai domain, and the Huapai town centre		X	X	X
4. Connection and integration with the surrounding neighbourhood and other sites should be provided through roads which provide for pedestrian and cycle use		X	X	X
5. Subdivision should be designed and laid out to reflect the planned function of the road within the roading hierarchy		X	X	
6. Local roads should be aligned generally north/south to establish blocks and site layouts that are oriented east/west to enable proposed sites and future buildings and associated private open space to derive maximum possible benefit from solar gain. The shape factor for each site should demonstrate a future dwelling (or group		X	X	X

of dwellings) and private open space can achieve maximum solar gain				
7. Provide pedestrian and cycle routes that are safe, efficient, convenient and legible. Roads should be generally consistent with the roading cross-sections for the precinct (Rule 6.2.7) and should be multimodal by integrating cycle and pedestrian movement		X	X	
8. Any proposed road shall be designed, and located to meet the road's intended primary transport function as well as support the intended land use outcomes	X	X	X	X
9. Blocks should be of a scale, length and shape to achieve a connected road layout with a choice of routes that prioritises walking and cycling		X	X	X
10. Block layout and design should enable the creation of sites which can meet the development standards of the precinct and the precinct plan		X	X	
11. Subdivision should provide a mix of site sizes	X	X	X	
12. Where staging is to occur, detail should be given as to the area and number of sites included in each stage and the anticipated timeframes for the development		X	X	
13. The subdivision should be consistent with the layout of roads, open spaces and other features shown on the approved sub-precinct	X	X	X	

spatial plan for the sub-precinct				
Site design				
14. Proposed sites should be able to accommodate development intended by the underlying zone. Where this is not demonstrated, a land use resource consent should be approved for that development prior to the approval of the subdivision	X	X	X	
Assessment criteria				
15. Proposed front sites intended for detached dwellings should have a frontage width to length ratio of between 1:1.3 and 1:4. The ratio can be determined by measuring from the midpoints along the site's width and length		X	X	
16. Proposed sites should front onto a legal road with a single road frontage (except corner sites or where defined setbacks are proposed in the application) and except where a lane or private way provides direct access		X	X	
17. Proposed sites should ensure that safe, legible and convenient pedestrian and vehicle access can be achieved	X	X	X	
18. Proposed sites should be designed to maximise opportunities to create private outdoor space on-site	X	X	X	
19. A proposed site's shape factor and its layout should provide: a. site size and shape	X	X	X	

b. the intended building area and required open space and car parking c. vehicle and pedestrian access and manoeuvring				
20. Proposed sites should be designed and located to prioritise solar gain. Proposed site location, shape and orientation should enable future buildings (including the windows to habitable rooms) and private open space to achieve appropriate solar gain Proposed sites with a frontage facing south should be narrower in width and have longer length to allow for a dwelling to the front and the private outdoor space to the rear	X	X	X	
Access				
21. Access to proposed sites should achieve an attractive streetscape appropriate to the location and character of the neighbourhood	X	X	X	
22. Proposed residential sites should be located within 135m from a fire hydrant. Proposed sites for business activities should be located within 90m of a fire hydrant.	X	X	X	
23. Proposed sites should provide vehicle access, parking, manoeuvring areas and vehicle crossings that enable the safe movement of pedestrians, cyclists and vehicles	X	X	X	
24. Any pedestrian access strip proposed should employ colours		X	X	

and materials to clearly identify to vehicles that pedestrians have priority				
25. All shared driveways should be designed as low speed environments (approximately 10km/h or slower)	X	X	X	
26. Driveways serving over eight rear sites or over 50m in length should be avoided, unless it can be demonstrated that a shared driveway can provide safe and convenient access and can be reasonably managed and maintained through private ownership		X	X	
27. Shared driveway design should, where appropriate, provide for the storage of rubbish bins		X	X	
28. Shared service lanes or driveways (if any) in the neighbourhood centre must be designed to accommodate the anticipated volume of traffic, including any heavy vehicle movements, to maximise safety	X	X	X	
29. The position of any on-street car parking bays should take account of the likely position of driveway crossings		X	X	
30. Cul-de-sac roads should be avoided. They should only be used where connected road patterns are not possible because of natural features, sub-precinct boundaries, or where a connecting road network		X	X	X

will result in a significant loss of developable land. Where cul-de-sac roads are provided, they should be short in length, straight, and include pedestrian and cycle links to surrounding roads				
31. Where an interconnected road network is not possible, pedestrian and cycle links that are of adequate width, observable from adjacent dwellings, landscaped and accessible, should be provided			X	X
32. Pedestrian and cycle links should run along the fronts of sites and not the rear of sites			X	
Cultural and natural features				
33. Subdivision should: a. retain, where practicable, existing vegetation where it contributes to the future desired character of the area b. protect, restore and enhance, where practicable, natural water bodies, riparian margins and other ecological sites and corridors	X	X	X	
34. Subdivision should respond to identified topographical features, characteristics and landscape patterns to: a. form a focal point for the subdivision layout b. ensure access is maintained to those features	X	X	X	X
35. Any earthworks associated with subdivision should	X	X	X	

ensure efficient land use and: a. be minimised as far as practicable unless it serves to limit the visual impact of future development or to provide acoustic mitigation and its effects can be managed b. be undertaken, as far as practicable, in one stage rather than having prolonged or repeat land modification works c. avoid the need for large retaining. Land modification should be graded to appear as natural as possible by distributing cuts and fills across a site				
36. Subdivision design should ensure that any natural and cultural features are accessible to the public and, where appropriate, form prominent features within the overall design	X	X	X	X
Public open space				
37. Development of reserves and public open spaces should be suitably designed for the intended function and demonstrate good design principles	X	X	X	
38. Location of reserves and public open spaces should ensure integration with the wider open space network, including suitable walking and cycling connectivity to Huapai Domain	X	X	X	X
39. Public access to public open space should be secured in perpetuity	X	X	X	
40. The public open space administering body	X	X	X	

should provide written advice that a proposed open space is acceptable for addition to the public open space network				
41. Clear sight lines into all areas of reserves should be available from public roads or nearby proposed sites intended for residential use	X	X	X	
Infrastructure and servicing				
42. Subdivision should provide coordinated and appropriately designed and located infrastructure consistent with the standards and specification that meet the requirements of Auckland Transport and Watercare and any relevant service provider as well as any other relevant Code of Practice	X	X	X	X
43. Proposed sites should connect to infrastructure that has sufficient capacity for the intended development. Where necessary, subdivision should provide an appropriate contribution to the upgrade of existing infrastructure to accommodate the additional sites	X	X	X	X
44. Subdivision should provide for the appropriate management of stormwater through using water sensitive design as a core development approach that: a. enable design of developments so that the greatest intensity of future development (impervious area) is	X	X	X	

<p>located in places where necessary earthworks and resulting stormwater discharges are minimised and have least impact on the amenity and ecological values of ecological areas and natural drainage systems, and Mana Whenua values</p> <p>b. identify and avoid, where practicable, floodplains and major overland flow paths</p> <p>c. identify, maintain and enhance, where practicable, natural hydrology and freshwater systems,</p> <p>d. implement water sensitive design elements when designing roads, reserves and sites by:</p> <p>(i) minimising impervious areas</p> <p>(ii) using green infrastructure and bio-retention systems such as grassed or vegetated swales and other vegetated areas, wetlands, rain gardens, living roofs and planting.</p> <p>(iii) using other devices that can recharge groundwater such as infiltration trenches</p> <p>e. ensure sites can accommodate on-site retention and detention of stormwater where this is necessary</p> <p>f. where appropriate, provide for decompaction of soils after earthworks or other remediation to enhance natural absorption capability of soils</p>				
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g. consider communal and catchment scale mitigation together with local or site based approaches				
45. Subdivision should have regard to the recommendations of an integrated stormwater catchment management plan or an approved network stormwater discharge consent	X	X	X	
46. Subdivision should provide for the appropriate management of stormwater, including treatment, detention and disposal as relevant that will avoid or mitigate adverse effects of subsequent land use development	X	X	X	
47. Drainage reserves should: a. be integrated into the layout of the subdivision and neighbourhood, including reserve and pedestrian links in accordance with the Huapai Stormwater Management precinct plan b. be designed to fit in with the surrounding landscape and appear as a natural component of the overall setting c. be limited to the areas shown on the precinct plan	X	X	X	
Site suitability				
48. The design and layout of subdivision on land that may subject to a hazard should: a. avoid or remedy the relevant hazard b. avoid the potential for	X	X	X	X

future damage to property or infrastructure, or risk to life resulting from any hazard event c. account for the geotechnical constraints that may exist d. give regard to the land being physically suited to the proposed development, having considered topography, stability, proximity to waterways, significant infrastructure, the possibility of inundation from flooding				
49. The extent to which the design of the subdivision allows for earthworks, building and structures to comply with the New Zealand Electrical Code of Practice (NZECP34:2001)	X	X	X	
50. Whether, in instances where contaminants have been identified as being present: a. appropriate remediation works can be undertaken to satisfactorily deal with any potential adverse effects on human health b. mitigating measures can be adopted to deal with any potential effects of undertaking these works	X	X	X	
Controls on buildings				
51. Building design controls to be provided for by way of covenants on titles	X	X	X	

6.5 Special information requirements

A design statement is required for the activities specified in the Table 10 below. The design statement is required to include as a minimum the matters indicated within the table as set out in [clause 2.7.2](#) of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the Auckland Design Manual for guidance on the preparation of design statements.

Table 10: Design statements

Activity	Creation of fee simple sites in the Huapai Triangle precinct			Sub-precinct spatial plan
	1 - 4 sites	5 - 15 sites	15+ sites	
Number of proposed sites				
A. Context analysis				
1. Site Analysis				
a. existing site plan	X	X	X	X
b. streetscape character		X	X	
2. Neighbourhood analysis				
a. natural and cultural environment		X	X	
b. movement		X	X	X
c. neighbourhood character		X	X	
d. use and activity			X	
e. urban structure			X	X
B. Design response				
a. concept design	X	X	X	X
b. proposed site plan	X	X	X	
c. sunlight access	X	X	X	
d. landscape	X	X	X	
e. streets, accessways and lanes	X	X	X	X
f. urban structure		X	X	X
g. public open space		X	X	X

7. Precinct Plans

Figure 5 - Huapai Triangle Zoning Map



Figure 6 - Road Hierarchy/Movement Plan



Figure 7 - Stormwater Management



Figure 8 - Main Road



Figure 9 - Green Finger Type 1

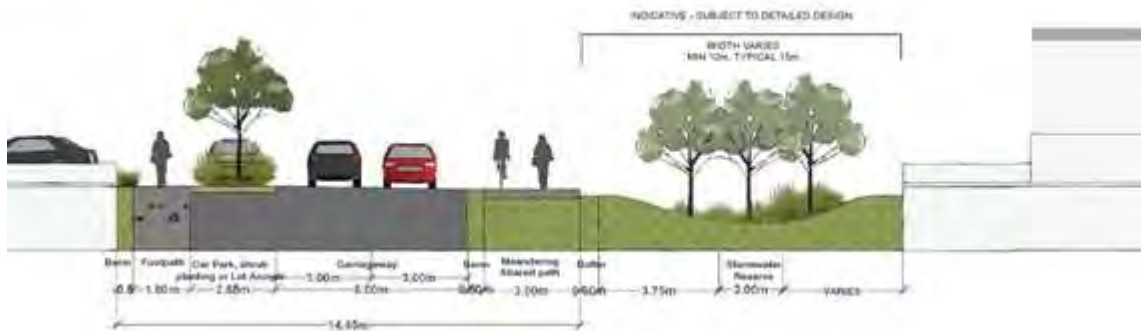


Figure 10 - Green Finger Type 2

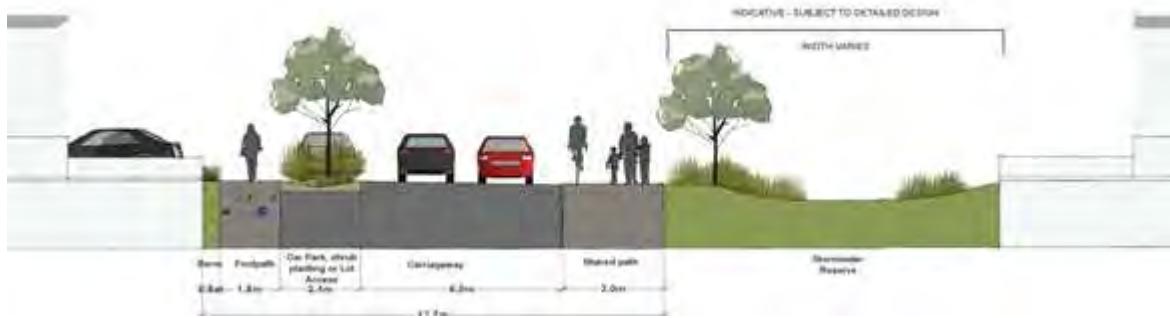


Figure 11 - Reserve Side Road

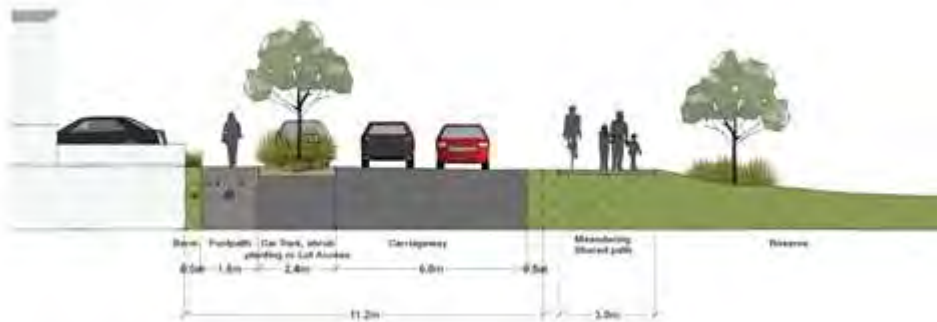


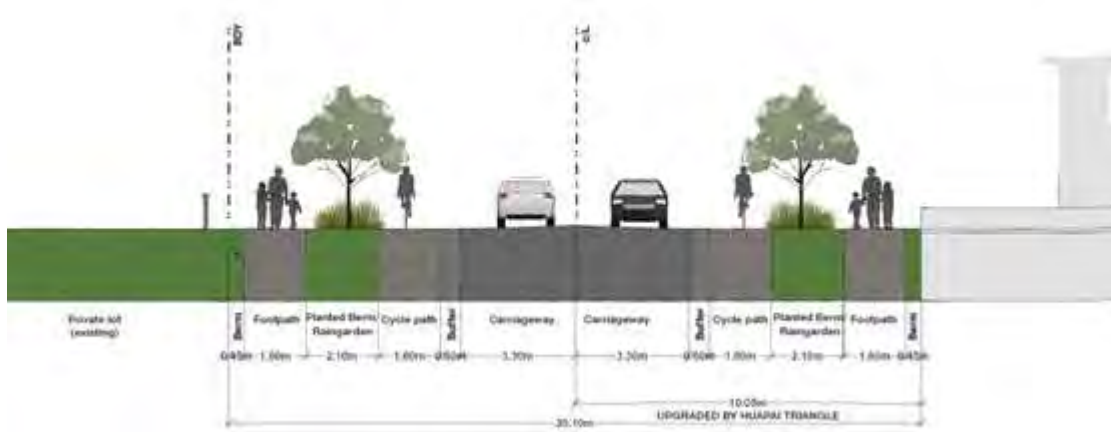
Figure 12 - Cycle Road



Figure 13 - Nobilo Road



Figure 14 - Station Road



6.15 Māngere Gateway

Precinct description Sub-precinct E

This sub-precinct covers the Mixed Housing Suburban areas located adjacent to the Otuataua Stonefields Historic Reserve.

Sub-precinct E is comprised of 33ha of land located on the Ihumātao Peninsula, bound to the east by Oruarangi Road and to the west by the Otuataua Stonefields reserve. The Auckland International Airport is located approximately 2.5km to the south of the sub-precinct E area.

The purpose of the sub-precinct is to provide for comprehensive and integrated residential development to increase the supply of housing (including affordable housing), and to encourage the efficient use of land and the provision of infrastructure. The sub-precinct will provide for a residential area that will be integrated with key road links, areas of public open space, and provide a range of housing options.

Development in the sub-precinct is intended to respect the significant cultural and heritage characteristics associated with the site and its surrounds while appropriately recognising and providing for the protection of the adjacent Otuataua Stonefields Historic Reserve and the Papakainga area.

It is envisaged that future land use and subdivision resource consents will give effect to the key elements of the Mangere Gateway sub-precinct E sub-precinct plan to facilitate residential development in a co-ordinated manner.

Objectives

1. Business activities in Kirkbride sub-precinct are provided for, allowing for a range of low impact commercial, office and light industrial activities.
2. The unique cultural, natural and built heritage resources of the Māngere Gateway area is recognised.
3. Consistent and high-quality urban design and amenity standards, relating to streetscape, site design, and appearance are created and maintained along and adjacent to the Māngere gateway heritage route.
4. A limited range of business activities is provided for in the Ōruarangi sub-precincts, including visitor-related activities in the area of the heritage route.
5. The relationship of Mana Whenua with their ancestral lands, water sites, wāhi tapu, and other tāonga is recognised.
6. The Māngere wastewater treatment plant is protected from the reverse sensitivity and other adverse effects of the land use and subdivision activities that could compromise its future operations.
7. Infrastructure, including road, cycle and pedestrian networks, public transport networks, stormwater and wastewater drainage networks and water, power, gas and telecommunication supply networks, is provided for within the precinct.

Mangere Gateway Sub-precinct E

The objectives are as listed in the underlying Mixed Housing Suburban zone and the Mangere Gateway precinct objectives, with additional objectives as specified below:

8. Subdivision and development occurs in a coordinated manner that gives effect to the Mangere Gateway sub-precinct E precinct plan.
9. Subdivision and development which responds appropriately to the varied external interfaces of the site, balancing the need for integration with the need to limit effects on sensitive adjacent areas and to discourage future extension of the development.
10. Subdivision and development respects the adjacent Otuataua Stonefields Historic Reserve area and provides for the protection of the remnant edges of the Pukeiti and Otuataua volcanic cones.
11. Subdivision and development recognises and provides for the existing cultural and heritage values of the site, in particular the adjacent Otuataua Stonefields Historic Reserve area and Maori cultural associations with the area, including wahi tapu.
12. Subdivision and development protects the visual amenity values of the Otuataua Stonefields Historic Reserve and in particular sightlines to the reserve and the Pukeiti Maunga from the existing Papakainga area.
13. Subdivision and development is set back from the existing Papakainga area to:
 - a. provide a buffer between the Papakainga properties and new dwellings;
 - b. achieve a functional and vegetated stormwater corridor to manage flooding and reduce flood effects on the Papakainga properties; and
 - c. allow Mana Whenua use of the buffer area for cultural practices and traditional medicinal and other plantings.
14. Subdivision and development occurs in a manner that achieves the coordinated delivery of infrastructure, including transport, stormwater, wastewater and water services.
15. Subdivision and development implements a stormwater management network that:
 - a. uses water sensitive design as a core development approach;
 - b. protects the ecological values of the receiving environment;
 - c. integrates with open space and road networks;
 - d. maintains the function of the existing overland flowpath in the sub-precinct through provision of a vegetated swale running south to north across the sub-precinct.
16. Subdivision and development is integrated with the external road network and provides for the enhancement and improvement of Oruarangi Road where it immediately adjoins the sub-precinct.
17. Oruarangi Road and Ihumātao Quarry Road are recognised as key components of the Mangere Gateway Heritage Route and upgraded to reflect the unique character and identity of the area.
18. A safe, efficient, legible and low speed internal street movement network is provided in the sub-precinct.
19. A safe and convenient internal pedestrian and cycle network is provided with connections to adjacent public open space.
20. Opportunities for provision of an integrated public transport bus route to serve the local residential population and linking with the adjacent business and employment land and the Auckland International Airport are investigated.
21. Opportunities for recreation and social interaction are provided internal to the sub-precinct and away from sensitive heritage and cultural sites.

22. Retention, restoration and adaptive use of heritage resources/features within the sub-precinct is provided for.

23. Subdivision and development occur in a manner that recognises the presence, ongoing operation, and national and regional importance of the Auckland International Airport.

24. Development provides for increased housing supply, variety and choice by creating a well-designed residential development comprised of a range of housing densities, typologies and affordable price options.

25. Subdivision and development provides opportunities for affordable housing relative to the local housing market in Mangere.

26. Landscaping of streets and public spaces that recognises site context and natural and cultural character.

27. To promote increased housing supply, variety and choice by creating well-designed residential developments comprising a range of housing densities, typologies, and price options (including the provision of affordable housing).

28. To ensure that the affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.

29. To promote the availability of affordable housing to first home buyers and/or Community Housing Providers.

Policies

1. Encourage framework plans to be prepared in the Māngere Gateway sub-precincts A, B and C prior to subdivision, the establishment of land use activities and/or development that:

a. retain opportunities within the Māngere Gateway precinct for warehousing and distribution activities on sites of at least 4000m² in area

b. achieve a high and consistent standard of amenity, particularly along the heritage route

c. incorporate consistent features, such as coherent street planting, street lighting and vehicle crossing placement and design.

2. Encourage consultation with any other owners of land within a sub-precinct when preparing a framework plan.

3. Require the framework plan to demonstrate the interrelationship and future integration with:

a. other land within the sub-precinct, where a framework plan can only be prepared for part of the sub-precinct

b. any neighbouring sub-precinct (including within the Auckland Airport precinct).

4. Require a high standard of urban design for subdivision and land use activities, including the location and design of buildings, outdoor areas and signs, and avoid or mitigate adverse effects on the natural, cultural, built heritage and landscape values.

5. Enable the safe and efficient movement of vehicles, cyclists and pedestrians through well designed street network, with particular regard to maintenance of residential amenities in the Māori Purpose zone.

6. Require development of the heritage route, Ōruarangi Road and adjoining areas to integrate the natural and built environment through design elements.

7. Establish protocols in the consent process to manage any finding of archaeological interest, including wāhi tapu that may be identified through development works.

8. Require subdivision and land use activities in sub-precinct A to avoid or mitigate any potential for significant adverse effects, including reverse sensitivity effects on the operations of the Māngere Wastewater Treatment Plant.

9. Avoid any new road access from Kirkbride Road.

10. Enable large scale warehousing in sub-precinct B.

11. Restrict activities to appropriately scaled visitor and tourist facilities in sub-precinct C that will not compromise existing heritage features, include the Paul Homestead.

12. Require business activities in sub-precinct A to avoid adverse effects on the adjacent residential areas.

13. Recognise the public open space adjoining the Waitomokia Creek as having important natural, landscape and heritage values.

14. Require the establishment of an 18m-wide area public open space between sub-precinct C and the Māori Purpose zone as a buffer between urban development and the papakāinga.

15. Require a structure plan for sub-precinct D to take into account significant cultural heritage and landscape values associated with this area.

16. Require the structure plan for sub-precinct D to include consultation with Mana Whenua to identify significant Māori cultural associations with the area, and identify wāhi tapu.

17. Require large scale buildings in sub-precinct D to avoid adverse impacts on the features and values of significance in the area.

Mangere Gateway Sub-precinct E

The policies are as listed in the underlying Mixed Housing Suburban zone and Mangere Gateway policies, as well as those specified below:

18. Require structural elements of the Mangere Gateway sub-precinct E precinct plan to be incorporated into all subdivision and development, to achieve:

a. an appropriate development set back from the Otuataua Stonefields Historic Reserve located to the west of sub-precinct E, as specified in objectives 11, 12 and 13.

b. an appropriate development off-set from the existing Papakainga area located to the north of sub-precinct E, as specified in objectives 11, 12 and 13.

c. single storey development within the identified Building Height Restriction overlay to maintain views from the existing Papakainga area to the Otuataua Stonefields Historic Reserve and the Pukeiti Maunga, as specified in objectives, 11, 12 and 13.

d. two public recreation reserves, as specified in objective 21, predominantly edged by roads or otherwise fronted onto by adjoining residential development.

e. a unique and functional road geometry for Oruarangi Road and Ihumatao Quarry Road in recognition of their connections with the Otuataua Stonefields Historic Reserve and their role in the wider Mangere Gateway Heritage Route.

f. key local roads that provide visual connections from Oruarangi Road to the Otuataua Stonefields Historic Reserve.

g. a north-south boulevard road that responds to the natural drainage pattern of the site and provides for the conveyance of overland flows through the integration of water sensitive design features within Road Typology E, as specified in objective 15d.

h.the retention and protection of the Kintyre House located at the corner of Oruarangi Road and Ihumātao Quarry Road as an heritage building.

i.the retention and protection of identified trees.

j.the restoration of segments of stone walls along appropriate sections of Ihumātao Quarry Road and Oruarangi Road.

k.two pedestrian connections to the reserve area located to the south-west of the precinct as required by objective 19.

19.Require subdivision and development to recognise the significant cultural heritage and landscape values associated with the area.

20.Enable the establishment of a cultural/information centre adjacent to the Otuataua Stonefields Historic Reserve in the general location illustrated on the Mangere Gateway sub-precinct E sub-precinct plan.

21.Require subdivision to provide appropriate infrastructure to service the sub-precinct and to mitigate the effects of development.

22.Require subdivision and development to be designed to manage stormwater to:

a.reduce existing flood effects on the Papakainga area;

b.cater for, and mitigate, storm events up to (and including) the one percent AEP storm event:

c.prevent adverse erosion and sedimentation effects in the Oruarangi Creek; and

d.achieve appropriate on-site stormwater retention (volume reduction with its attendant reduction in stormwater contaminants) to mitigate the effects of stormwater discharges on the receiving environment.

23.Ensure subdivision and development, including road design and communal stormwater management areas, achieves a high standard of amenity, pedestrian safety and convenience, and contributes to a positive sense of place and identity.

24.Require development to be designed to:

a.provide for improvements to Oruarangi Road where it adjoins the sub-precinct to:

i.create a quality interface between the road reserve and the sub-precinct;

ii.provide for a shared cycle and pedestrian path immediately adjoining the sub-precinct;

iii.retain and restore sections of existing stonewalls in appropriate locations immediately adjoining the road reserve; and

iv.require treatment with an approved stormwater quality device to protect the water quality of the Oruarangi Creek.

b.provide for improvements to Ihumātao Quarry Road to reinforce the road as a key link in the Mangere Gateway Heritage Route.

25.Require the internal road network, including the upgrade of Ihumātao Quarry Road, to comply with the sub-precinct specific road cross-sections to achieve a high quality balance between road function, stormwater management, and sense of place.

26.Require specific development setbacks from the road boundaries of Oruarangi Road and Ihumātao Quarry Road to create a defined sense of place and space.

27.Enable adaptive re-use of Kintyre House for complementary non-residential land uses.

28. Encourage re-use of stones from deconstructed stonewalls in entry/gateway features, threshold areas, communal stormwater management devices and /or areas of open space.

29. Ensure that reverse sensitivity effects in respect of noise from aircraft and airport activity from the Auckland International Airport are appropriately avoided, remedied and mitigated.

30. Ensure that development provides a range of lot sizes, housing typologies and densities to reflect a choice in living environment and affordability by enabling higher density integrated residential development to be dispersed between lower density residential lots while respecting the adjoining Otuataua Stonefields Historic Reserve and the Papakainga area.

31. New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:

a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers; or

b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in Auckland region and sold to Community Housing providers or the Housing New Zealand Corporation and owned for long term retention.

32. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.

33. New retirement village developments containing 15 or more dwellings provide for affordable housing.

34. Require landscape design to recognise existing wider landscape character and cultural associations and expectations.

35. Utilise appropriate and eco-sourced native plants as part of any landscaping, infrastructure enhancement and ecological enhancement opportunities.

6.15 Māngere Gateway

11. Sub-precinct E

The activities, controls and assessment criteria in the underlying Mixed Housing Suburban zone apply in the Mangere Gateway sub-precinct E area unless otherwise specified. Refer to the planning maps for the location and extent of the sub-precinct.

1. Activity Table

1. The activities in the Mixed Housing Suburban zone and Auckland-wide rules apply in the Mangere Gateway sub-precinct E unless otherwise specified in the activity table below.

Table 1 - Mangere Gateway sub-precinct E	
Activity	Activity Status
Commerce	
Restaurants and cafes utilising the Kintyre House located on the corner of Oruarangi Road and Ihumātao Quarry Road	C
Community	
Community Facilities utilising the Kintyre House located on the corner of Oruarangi Road and Ihumātao Quarry Road	C
Mana Whenua	
A cultural/information centre adjacent to the Otataua Stonefields Historic Reserve in the general location illustrated on the Mangere Gateway subprecinct E precinct plan	C

2. Notification

The notification provisions outlined in [Part 3.G.2.4](#), and [Part 3.1.1.2](#) apply.

3. Land Use Controls

1. The land use controls in the Mixed Housing Suburban zone apply in the Mangere Gateway sub-precinct E unless otherwise specified below.

3.1 Density

1. The number of dwellings on a site must not exceed the limits specified below:

Table 2: Maximum Density - Mangere Gateway sub-precinct E	
Zone	Dwellings
Mixed Housing Suburban	One Dwelling per 400m ² net site area, or One Dwelling per 300m ² net site area where the requirements of clause 3.1.2 below are met, or No density limits apply where four or more dwellings are proposed and the requirements of clause 3.1.3 below are met.

Overlay	Dwellings
Density Restriction Overlay Area	A maximum density of one dwelling per 400m ² net site area.

2. In the Mangere Gateway sub-precinct E a density of one dwelling per 300m² applies where:

- a). the site has a frontage of at least 7.5m in width for each dwelling and is the same width for the length required to accommodate the proposed density; and
- b. each proposed dwelling is setback at least 4m from the frontage of the site

3. In the Mangere Gateway sub-precinct E no density limit applies where four or more dwellings are proposed and the site:

- a.) Has a minimum net site area of 1200m²
- b.) is at least 20m wide:
 - i. i. at the frontage of the site; and
 - ii. for at least 80 percent of the length of its side boundaries.

4. Development controls

1. The development controls in the Mixed Housing Suburban zone and [Part 3.K.6.15.5](#) apply in the Mangere Gateway sub-precinct E unless otherwise specified below.

4.1 Yards

Purpose: To maintain an open streetscape character

Yard	Minimum depth
Front	3m
Side	1m
Rear	1m

4.2 Mangere Gateway Heritage Route building setback

Purpose:

To provide appropriate development setbacks between the road boundary of Oruarangi Road and Ihumātao Quarry Road and buildings on adjacent residential lots to create a defined sense of place and space, and unique character and identity.

To provide appropriate separation between buildings and the streetscape to maintain an appropriate human scale within the Mangere Gateway Heritage Route.

1. The following building setbacks shall be observed from the road reserve boundary of Ihumātao Quarry Road and Oruarangi Road:

- a. Ihumātao Quarry Road: No building shall be located within an area defined by a parallel line drawn 5m from the road reserve boundary;
- b. Oruarangi Road: No building shall be located within an area defined by a parallel line drawn 10m from the road reserve boundary.

4.3 Maximum impervious area

Purpose:

To manage the amount of stormwater run-off generated by a development

1. Maximum impervious area: 60 percent
2. Maximum impervious area for a site with a density greater than one dwelling per 300m²: 70 percent.

4.4 Building coverage

Purpose:

To maintain the suburban residential character of the zone

1. Maximum building coverage for proposed sites with a density less than or equal to one dwelling per 400m²: 40 percent
2. Maximum building coverage for proposed sites with a density greater than one dwelling per 400m²: 50 percent

4.5 Landscaping

Purpose:

To provide for on-site amenity and an attractive streetscape character.

To provide an attractive vegetated interface between residential lots and Ihumātao Quarry Road.

To provide an attractive vegetated interface between residential lots and the Public Open Space area located to the south-west of the sub-precinct.

To improve stormwater absorption on-site

1. For sites or proposed sites with a density less than or equal to one dwelling per 300m² at least 40 percent of the site must comprise landscaped area.
2. For sites or proposed sites with a density greater than one dwelling per 300m² at least 30 percent of the site must comprise landscaped area.
3. For clauses 1 and 2 above, the following must be met:
 - a. 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.
 - b. at least 50 percent of the front yard must comprise landscaped area.
4. All lots that have frontage to Ihumātao Quarry Road must have a PB 150 tree planted in the yard fronting Ihumātao Quarry Road.
5. All lots that have a rear yard adjoining the south-western boundary of Mangere Gateway sub-precinct E must have a PB 95 tree planted in the rear yard between the interface of the sub-precinct and the adjoining Public Open Space.

4.6 Dwellings fronting the street

Purpose:

To ensure dwellings are orientated to provide for passive surveillance of the street and to contribute to streetscape amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:
 - a. glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door)
 - b. a door that is the main entrance to the dwelling.

4.7 Fences

Purpose:

To enhance passive surveillance of the street and public open space.

To provide for the demarcation of sacred/wahi tapu sites and areas of cultural significance adjacent to the Otuataua Stonefields Historic Reserve.

To provide visually permeable and stock-proof fencing adjacent to the open space area that adjoins the Otuataua Stonefields Historic Reserve.

To integrate stylised cultural fence typologies into the Green Infrastructure Corridor to enhance public safety and to protect vegetated areas.

1. Fences in a front yard must not exceed 1.2m in height.
2. Fences constructed along the interface between Road Typology D and the Public Open Space - Conservation zone must be constructed in accordance with Figure 11. The Fencing Detail 1 annotation on the Mangere Gateway sub-precinct E precinct plan illustrates the interface that this rule 4.7.2 applies to.
3. Fences constructed along the interface between residential land and open space areas (including the Green Infrastructure Corridor) must be constructed in accordance with Figure 12 and shall not exceed 1.5m in height. The Fencing Detail 2 annotation on the Mangere Gateway sub-precinct E precinct plan illustrates the interface that rule 4.7.3 applies to.
4. Any fence located in the Public Open Space - Conservation zone, on the side slopes of the Otuataua or Pukeiti Maunga, must be constructed in accordance with Figure 14 in consultation with Mana Whenua.

4.8 Garages

Purpose:

To reduce the dominance of garages as viewed from the street.

To avoid parked cars over-hanging the footpath.

1. A garage door facing the 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 the dwelling.
3. The garage door must be set back at least 5m from the site's frontage.

4.9 Building height

1. The Building Height control specified in the Mixed Housing Suburban zone - [Part 3.1.1.7.2](#), applies to the Mangere Gateway sub-precinct E, except in the Building Height Restriction Area as demonstrated on the sub-precinct E precinct plan (see rule 4.10 below).

4.10 Single storey height control

Purpose:

To ensure that the visual connection to the Pukeiti Maunga from the Papakainga area is protected.

1. No dwelling within the "Building Height Restriction" overlay on the Mangere Gateway sub-precinct E precinct plan must exceed a height of RL 15.5m.
2. Non-compliance with rule 4.10.1 is a non-complying activity.

4.11 Lighting

Purpose:

To ensure that street lighting and outdoor lighting does not affect aircraft operations.

To ensure Maori cultural values are protected through a reduction in potential light spill effects on the adjacent Otuataua Stonefields Historic Reserve and Papakainga housing.

1. Street lighting must comply with [Part 3.H.6.1](#).
2. No person shall illuminate or display the following outdoor lighting between 11.00pm and 6.30am:
 - a. searchlights;
 - b. any lighting intended to illuminate the adjacent Otuataua Stonefields Historic Reserve and Maunga.

4.12 Protected trees

Purpose:

To provide for the retention of trees identified as contributing to the amenity of the Mangere gateway sub-precinct E area.

1. The Activity Table and controls listed in [Part 3.J.6.4](#) - Notable trees apply to trees identified as being worthy of retention on the Mangere Gateway sub-precinct E precinct plan.

4.13 Affordable housing

Provision of relative and retained affordable dwellings not in accordance with the land use controls below is a discretionary activity.

Purpose:

To ensure that the sub-precinct provides for affordable housing to 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 (B) relative affordable or (C) 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 relative and/or retained affordable dwellings/vacant sites.

3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than nine 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 must 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 must be located on a single building 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 site), and any lesser fraction may be disregarded.

7. For avoidance of doubt, the land use rules 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 amendment to that Act apply. The above provisions apply to consents that are not processed under the HASHAA.

Relative affordable

Number of relative affordable dwellings or sites

Purpose:

To ensure that the sub-precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

8.1. 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 three 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) 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 (for example consent notice) for ensuring that the combined value of the building and the land on completion will meet that criterion or is a building associated with such a dwelling.

(c) Dwellings must be sold to first home buyers who intend to reside in the dwelling.

Eligibility for relative affordable housing

Purpose:

To ensure relative affordable housing is purchased by appropriate persons.

8.2. 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 must 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 as set at the date the sale and purchase agreement became 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 8.1(a) above.

(c) the purchaser intends to own and occupy the affordable dwelling exclusively as their residence.

(d) the purchaser is a first home buyer and has never owned any other real property.

(e) 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.

8.3. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser must 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 8.1 above or is a building associated with such a dwelling.

8.4 Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder must 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 must be such that the combined value of the dwelling and the land upon completion, as confirmed by a registered valuation, must be no more than that defined by the 75 percent median price in accordance with rule 8.1(a) above.

(c) the purchaser intends to own and occupy the affordable dwelling exclusively as their residence.

(d) the purchaser is a first home buyer and has never owned any other real property.

(e) 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.

8.5A consent notice must be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria to be met for three years from the date of the transfer to the eligible purchaser.

Retained affordable

Eligibility for retained affordable housing

Purpose:

To ensure that the sub-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.

9.1 Purchasers in respect of retained affordable housing must be a registered community housing provider or Housing New Zealand Corporation. This rule does not apply to Retirement Villages which are dealt with under rule 10.1 below.

Number of retained affordable dwellings or sites

9.2 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 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) 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 that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.

9.3As part of the resource consent application evidence must be provided to demonstrate a community housing provider will purchase the dwellings/sites. Prior to the transfer of the retained affordable dwellings/sites a Council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in rule 9.2 above.

Affordable housing in retirement villages

Purpose:

To ensure affordable housing is provided in retirement village complexes.

10.1For 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 sold within this timeframe it must continue to meet the required price point set out below in 10.1a(i):

(i)the units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price that is 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 10.1(a)(i) above must 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 appropriate persons

10.2The purchaser(s)/ resident(s) must have a gross household income that does not exceed 150 percent of the NZ superannuation income receivable, current at the date of purchase.

Definitions

Retained affordable

Housing that is:

- a.built by a registered community housing provider or the Housing New Zealand Corporation; or
- b.sold to a registered community housing provider or the Housing New Zealand Corporation; and
- c.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:

a. bought by first home buyers with the intention that it remains in the same ownership for at least three years from the date of first transfer, 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 the sale and purchase agreement becomes unconditional.

b. 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 three 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.

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:

a. social rental housing:

b. affordable rental housing

Household income

Household income shall include all taxable income as defined by the New Zealand Inland Revenue Department.

4.14 On-site stormwater management - new impervious areas

Compliance with the following land use controls will be deemed to satisfy the permitted and controlled activity controls in [H.4.14.2](#).

1. New impervious areas (including roads created through subdivision of land but excluding private paving/driveways and shared accessways including jointly owned access lots) exceeding 50m² must achieve hydrology mitigation on-site to:

a. provide retention (volume reduction) of 10mm runoff depth for the impervious area for which stormwater mitigation is required.

2. Stormwater device/s on private land must be operated and maintained by the site owner in perpetuity.

4.15 Heritage Route footpath

Purpose:

To provide for visual distinction of the Mangere Gateway Heritage Route in the sub-precinct E area.

1. Footpaths provided within the road reserve of Ihumātao Quarry Road must be coloured with 4kg/m³ black oxide.

4.16 Access/Interface Detail 2

Purpose:

To limit the number of vehicle crossings directly accessing Oruarangi Road.

To enhance the Mangere Gateway Heritage Route through the restoration of sections of stone walls.

1. In the location shown on the Mangere Gateway sub-precinct E precinct plan (annotated as “Access/Interface Detail 2”) residential dwellings must provide vehicle access by way of a slip lane to reduce the number of individual vehicle crossings accessing Oruarangi Road, and to provide for restoration of sections of the stone walls.

4.17 Stone feature walls

Purpose:

To provide for the restoration and retention of portions of the historic drystone walls located in the sub-precinct E area.

1. Restored stone feature walls must be provided along slip lanes running parallel to Oruarangi Road, as illustrated in Figure 4.

The restored stone walls shall be provided in the location shown on the Mangere Gateway sub-precinct E precinct plan annotated as “Access / Interface Detail 2”.

5. Assessment - Land use development control infringements

The Council will consider the relevant assessment criteria listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), for development in the Mangere Gateway sub-precinct E area unless otherwise specified below.

5.1 Controlled activities

5.1.1 Matters of control

The Council will reserve its control to the matters below for the activities listed as controlled in the sub-precinct activity table:

1. The design, size, and location of buildings to be erected on the site.
2. Proposed external lighting and signage.
3. The relationship between the built form and the adjoining Otuataua Stonefields Historic Reserve and the Mangere Gateway sub-precinct E provisions.
4. Proposed number of parking spaces and management of parking and access arrangements.
5. The impact on the recognised values of Kintyre House of its proposed use for non-residential activities, including the effects noise levels and hours of operation on its recognised heritage values.

5.1.2 Assessment criteria

1. The scale and location of buildings should comply with the development controls for the Mixed Housing Suburban zone and this precinct.
2. The design and layout of buildings should be sympathetic to cultural and historic heritage values of the adjoining Otuataua Stonefields Historic Reserve.
3. External lighting should comply with rule 4.11.
4. Buildings should promote an active frontage facing the Otuataua Stonefields Historic Reserve, while being sympathetic to the cultural and historic heritage values of the area.
5. The parking provided should be sufficient for the proposed activities and managed to avoid conflict with the surrounding road network.

6. Parking associated with the cultural/information centre adjacent to the Otuaatua Stonefields Historic Reserve should be designed to avoid adverse amenity effects on the adjacent areas of open space and consideration should also be given to any external lighting proposed.

7. The hours of operation and noise levels for the proposed activities should ensure that the residential amenity of adjacent properties is maintained and protected.

5.2 Restricted discretionary activities

5.2.1 Matters of discretion

5.2.1.1 Development control infringements

The Council will restrict its discretion to those matters listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), for development in the Mangere Gateway sub-precinct E area unless otherwise specified below.

a. Mangere Gateway Heritage Route setback (rule 4.2)

i. a consistent standard of amenity achieved through fencing, landscaping and paving along the heritage route.

ii. the cultural and heritage qualities of the Mangere Gateway sub-precinct E.

iii. landscaping and fencing that is integrated with the natural and built environments along the heritage route.

b. landscaping (rule 4.5)

i. those matters listed in [Part 3.I.1.11.1.5](#)

ii. the continuity of Ihumātao Quarry Road's streetscape amenity.

iii. the interface between the rear of residential lots and the Public Open Space area located to the south-west of the sub-precinct.

c. fences (rule 4.7)

i. those matters listed in [Part 3.I.1.11.1.6](#)

ii. the cultural, heritage and aesthetic values of the Pukeiti and Otuaatua volcanic cones.

iii. the amenity of open space areas.

d. lighting (rule 4.11)

i. traffic safety (including aircraft safety)

ii. airport operations

iii. visual amenity

iv. hours of operation

e. heritage route footpaths

i. a high and consistent standard of amenity along Ihumātao Quarry Road.

ii. design elements that integrate the natural and built environment along Ihumātao Quarry Road.

iii. consistency with the Mangere Gateway sub-precinct E precinct plan.

f. access / Interface Detail 2 (Oruarangi Road)

i. alternative methods to achieve the purpose of the development control.

g. Stone feature walls

i. the nature, form, scale, location, design, materials, finish and extent of the proposal

ii. the effect of the proposal on the heritage and Mana Whenua values of the place, including effects on its setting

- iii. the purpose and necessity for the works and any alternatives considered
- iv. design, external appearance and landscaping
- v. consistency with the Mangere Gateway sub-precinct E precinct plan.
- h. on-site stormwater management
- i. the management of effects, including cumulative effects, on the capacity of the stormwater network including treatment capacity and flooding within the catchment.

5.2.2 Assessment criteria

When assessing an application for a restricted discretionary activity for an infringement of a development control, the Council will have regard to the following assessment criteria:

1. Mangere Gateway Heritage Route building setback (rule 4.2)

- a. ensuring that the character and identity of the Mangere Gateway Heritage Route, including the unique cultural and historic setting of the Mangere Gateway sub-precinct E area, is appropriately provided for.
- b. developments that infringe the Mangere Gateway Heritage Route Building Setback control will also be assessed against the assessment criteria contained in [Part 3.I.1.11.2.3](#)

2. Landscaping (rule 4.5)

- a. ensure that the streetscape amenity of Ihumātao Quarry Road is consistent with the precinct diagrams and planting guide
- b. ensure that the interface between the residential lots that share a boundary with the Public Open Space area located to the south-west of the sub-precinct will be landscaped through planting(s) in the rear yard of residential properties

3. Fences (rule 4.7)

- a. ensure that fencing is consistent with Figure 13 of Mangere Gateway sub-precinct E in order to respect the cultural, heritage and aesthetic values of the Pukeiti and Otuataua volcanic cones
- b. consideration will be given to the views of Iwi obtained through consultation with respect to any proposed deviation from the fencing figures 11, 12, 13 or 14 contained in the Mangere Gateway sub-precinct E set of figures

4. Lighting (rule 4.11)

- a. the number, placement, design, height, colour, positioning and screening of light fittings and light poles, and the potential for adverse effects on traffic safety (including air traffic), the operation of Auckland Airport, and visual amenity
- b. the maximum level of light to be emitted
- c. the hours during which the lighting is proposed be used
- d. the effect of light spill on the Pukeiti and Otuataua volcanic cones
- e. consideration will be given to the views of Iwi obtained through consultation

5. Heritage Route footpath

- a. ensure that the character and identity of the Mangere Gateway heritage route (along Ihumātao Quarry Road), including the unique cultural and historic setting of the area, is appropriately provided for
- b. the effect on the public realm as expressed through set-back, landscaping and colour of paving materials.
- c. whether the proposal will maintain or enhance heritage values of the Mangere Gateway sub-precinct E sub-precinct plan area, including:

- i. recovering or revealing heritage values of the place; and
- ii. complementing the form and fabric that contributes to, or is associated with, the heritage values of Oruarangi.

6. Access / Interface Detail 2 (Oruarangi Road)

1.1. Alternative methods to achieve the purpose of the development control

2. Stone feature wall

a. ensure that the proposal is of an appropriate form, scale, location and finish to reflect the historic nature of the original drystone walls

b. the effect on the character, Mana Whenua values and heritage values of Oruarangi Road and the sub-precinct E area

c. ensure the proposal is designed to maintain and enhance heritage values of the Mangere Gateway sub-precinct E area, including:

- i. recovering or revealing heritage values of the place; and

- ii. complementing the form and fabric which contributes to, or is associated with, the heritage values of the place

d. easements proposed to mitigate adverse effects on the streetscape of Oruarangi Road, including external appearance and landscaping.

7. On-site stormwater management

a. ensure that stormwater is managed on-site or there are stormwater management devices in the catchment and their ability to accept and cater for increased stormwater flows to mitigate stormwater quality effects.

6. Subdivision controls

The controls in the Auckland-wide rules - Subdivision apply in the Mangere Gateway sub-precinct E unless otherwise specified below.

6.1 Activity table

The Activity Table 1 – General and Activity Table 2 – Residential Zones in [Part 3.H.5](#) of the Unitary Plan, and related controls, apply to the Mangere Gateway precinct: sub-precinct E, except as specified in Table 3 below:

Table 3 - Mangere Gateway Sub-Precinct E Precinct	
Subdivision Activity	Activity Status
Subdivision in accordance with the Mangere Gateway sub-precinct E precinct plan	RD
Subdivision not in accordance with the Mangere Gateway sub-precinct E precinct plan	D

6.2 Development controls

6.2.1 Roading standards

Purpose:

To provide a safe and legible street network in the sub-precinct E area, having particular regard to the Mangere Gateway Heritage Route.

1. Roads must be located generally as illustrated on the Mangere Gateway sub-precinct E precinct plan.

2. The road network shall be constructed to the standards contained in Table 4: Road Construction Standards in the Mangere Gateway sub-precinct E and be consistent with the applicable Figure or, where not contained in Table 4, the relevant Auckland-wide rules shall apply.

3. Subdivision applications must be accompanied by a programme detailing the proposed upgrades to existing public roads immediately adjoining the proposed subdivision area, including a description of the upgrade works. All road upgrade works must be undertaken along the full road frontage of all existing public roads within, or adjacent to, the area to be subdivided.

4.4. Traffic calming measures (such as road build-outs, pinch points) must be provided on local roads in appropriate and logical locations, taking into consideration the location of street trees, street lighting, vehicle crossings, stormwater devices and on-street parking spaces.

5. All internal roads must be constructed to Council standards, except for jointly owned access lots and the specific road typologies outlined on the Mangere Gateway sub-precinct E precinct plan.

6.6. Road upgrades must be undertaken in a manner consistent with the standards in Table 4: Road Construction Standards. Road upgrade works will be funded by the developer and constructed as part of the subdivision works unless otherwise agreed with the Council.

Table 4: Road construction standards in the Mangere Gateway sub-precinct E area					
Road	Road Width	Carriageway (includes on-street parking)	Footpath width	Combined cycle/foot path	Figure
Road Typology A: Oruarangi Road	20m	8.4m	1.8m (one side)	3.6m (one side)	Figure 4
Road Typology B: Ihumatao Quarry Road	20m	10.4m	1.8m	3m (one side)	Figure 5
Road Typology C: Key Local Road	19m	10.4m	1.8m (both sides)	N/A	Figure 6
Road Typology D: Maunga Edge Road	14.5m	8.2m	1.8m (one side)	N/A	Figure 7
Road Typology E: Boulevard	25m	15.4m (including central swale)	1.8m (both sides)	N/A	Figure 8
Road Typology F: Swale	17m	8.2m	1.8m (both sides)	N/A	Figure 9

Street					
Road Typology G: Typical Local Road	17.5m	10.4m	1.8m (both sides)	N/A	Figure 10

6.2.2 Heritage Route footpaths

Purpose:

To provide for visual distinction of the Mangere Gateway Heritage Route within the sub-precinct E area.

1. Footpaths provided within the road reserve of Ihumātao Quarry Road must be coloured with a 4kg/m³ black oxide.

6.2.3 Gateway and threshold features

Purpose:

To provide a sense of place in the Mangere Gateway sub-precinct E that references the unique cultural setting and identity of the area.

To create unique and special places which function as markers along the Mangere Gateway Heritage Route

To provide an entry feature at the intersection of Oruarangi Road and Ihumātao Quarry Road.

To provide an entry feature to the Otataua Stonefields Historic Reserve.

1. The location of the entry/gateway features must be in general accordance with the Mangere Gateway sub-precinct E precinct plan.

The entry/gateway features may incorporate the following:

- a. contrasting road surface treatments
- b. unique/contrasting planting
- c. signage
- d. public art
- e. street furniture
- f. other design features agreed in consultation with Mana Whenua.

The design of entry/gateway features should incorporate mataurangi and tikanga Maori, and be designed in consultation with Mana Whenua.

2. The location of the threshold area must be in general accordance with the Mangere Gateway sub-precinct E precinct plan.

The threshold area may incorporate the following:

- a. contrasting road surface treatments
- b. contrasting specimen planting
- c. public art
- d. stone walls (using stones obtained from within the precinct where possible) as corner definitions
- e. wider road berms
- f. street furniture
- g. other design features that are agreed in consultation with Mana Whenua.

The design of the threshold area should incorporate mataurangi and tikanga Maori and be designed in consultation with Mana Whenua.

6.2.4 Access/Interface Detail 1 (Swale Road)

Purpose:

To exclude vehicle crossings from directly accessing one side of the Swale Road to allow for the unimpeded capture and conveyance of overland flows/stormwater.

To provide a high level of streetscape amenity.

1. In the location shown on the Mangere Gateway sub-precinct E sub-precinct Plan (annotated as Access/Interface Detail 1) residential lots are to be excluded from having direct vehicle access to the Swale Road.
2. Up to three road intersections may cross the Swale Road at logical locations to provide for east-west vehicle and pedestrian connections through the sub-precinct E area.

6.2.5 Access/Interface Detail 2 (Oruarangi Road)

Purpose:

To limit the number of vehicle crossings directly accessing Oruarangi Road

To enhance the Mangere Gateway Heritage Route through restoration of sections of the stone walls.

1. In the location shown on the Mangere Gateway sub-precinct E sub-precinct Plan (annotated as "Access/Interface Detail 2") residential lots must be provided vehicle access by way of slip lanes to reduce the number of individual vehicle crossings accessing Oruarangi Road, and to provide for restoration of sections of the stone walls.

6.2.6 Stone feature wall

Purpose:

To provide for restoration and retention of portions of the historic drystone walls located within the sub-precinct E area.

1. Restored stone feature walls must be provided along slip lanes running parallel to Oruarangi Road, as illustrated in Figure 4.

The restored stoned walls must be provided in the location shown on the Mangere Gateway sub-precinct E sub-precinct plan annotated as “Access/Interface Detail 2”.

6.2.7 Landscaping

Purpose:

To ensure that plantings on sites adjoining Ihumātao Quarry Road and the Public Open Space area located to the south-west of the sub-precinct E area are provided in perpetuity.

To provide for Mana Whenua input into the design of landscaping to be incorporated into public roads and areas of open space in the sub-precinct.

1. Consent notices must be registered on the Certificates of Title for sites with frontage to Ihumātao Quarry Road requiring compliance with rule 4.5.4 of the Mangere Gateway sub-precinct E on an ongoing basis.
2. Consent notices must be registered on the Certificates of Title for sites with a common boundary with the Public Open Space located to the south-west of the sub-precinct E, requiring compliance with rule 4.5.4 of the Mangere Gateway sub-precinct E on an ongoing basis.
3. The detailed design of landscape features and elements in roads and areas of open space located in the sub-precinct E area shall be undertaken in parallel with the engineering plan approval process, and must have regard to Mana Whenua values. Compliance with this rule will be required by appropriate conditions of consent imposed on any subdivision application that includes new roads, upgrades to existing roads, and/or creation of areas of open space.

6.2.8 Noise

Purpose:

To ensure that potential reverse sensitivity effects from the Auckland International Airport on residential amenity are appropriately addressed and provided for in the sub-precinct.

1. No-complaints covenants addressing potential reverse sensitivity issues arising from the proximity of the Mangere Gateway sub-precinct E to the Auckland International Airport must be registered on the Certificates of Title for each site created in the Mangere Gateway sub-precinct E area.

6.2.9 Lighting

Purpose:

To ensure that street lighting and outdoor lighting does not affect aircraft operations.

To ensure Maori cultural values are protected through a reduction in potential light spill effects on the adjacent Otataua Stonefields Historic Reserve and the Papakainga housing.

1. Street lighting must comply with [Part 3.H.6.1](#).

7. Assessment

7.1 Restricted discretionary activities

7.1.1 Matters of discretion

1. Subdivision in accordance with the Mangere Gateway sub-precinct E sub-precinct plan

The Council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the sub-precinct E Subdivision Activity Table:

- a. consistency with the Mangere Gateway sub-precinct E sub-precinct plan
- b. the design and location of the subdivision
- c. the matters for discretion outlined in [Part 3.H.5.4](#), Table 13.

2. Development control infringements

The Council will restrict its discretion to those matters listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), for development in the Mangere Gateway sub-precinct E unless otherwise specified below.

- a. Heritage Route footpaths
 - i. a high and consistent standard of amenity along Ihumātao Quarry Road.
 - ii. design elements that integrate the natural and built environment along Ihumātao Quarry Road.
 - iii. consistency with the Mangere Gateway sub-precinct E sub-precinct plan
- b. gateway and threshold features
 - i. the nature, form, scale, location, design, materials, finish and extent of the proposal
 - ii. the effect of the proposal on place making and reference to the cultural and historic identity of the area
 - iii. integration of matauranga and tikanga into the development
 - iv. design, external appearance and landscaping
 - v. consistency with the Mangere Gateway sub-precinct E sub-precinct Plan
 - vi. consultation with Mana Whenua
 - vii. the purpose of the development control
 - viii. effects on traffic and vehicle manoeuvring.
- c. access/Interface Detail 1 (Swale Road)
 - i. effect on the function of the swale
 - ii. impact on the conveyance of overland flows/stormwater
 - iii. adverse effects on the function of the swale, and the amenity values of the streetscape
 - iv. the purpose of the development control.
- d. access/Interface Detail 2 (Oruarangi Road)
 - i. alternative methods to achieve the purpose of the development control.
- e. stone feature walls
 - i. the nature, form, scale, location, design, materials, finish and extent of the proposal
 - ii. the effect of the proposal on the heritage and Mana Whenua values of the place including effects on its setting
 - iii. the purpose and necessity for the works and any alternatives considered
 - iv. design, external appearance and landscaping
 - v. consistency with the Mangere Gateway Sub-Precinct E Sub-Precinct Plan

- vi. communal devices.
- f. lighting
 - i. traffic safety (including aircraft safety)
 - ii. airport operations
 - iii. visual amenity
 - iv. hours of operation.

7.1.2 Assessment criteria

1. Subdivision in accordance with the Mangere Gateway sub-precinct E sub-precinct plan

The Council will consider the relevant assessment criteria below for the activities listed as restricted discretionary in the Subdivision Activity Table for the Mangere Gateway sub-precinct E.

1. Subdivision should implement and generally be consistent with:

a. the structural elements of Mangere Gateway sub-precinct E sub-precinct plan, including:

- i. roads;
- ii. neighbourhood park provision;
- iii. green Infrastructure corridor provision;
- iv. Public Open Space – Conservation provision;
- v. development setbacks from the Otataua Stonefields Historic Reserve and the adjacent Papakainga area;
- vi. fencing detail typologies;
- vii. stone wall feature detail; and
- viii. entry/gateway feature and threshold feature provision.

b. the roading typologies for the Mangere Gateway sub-precinct E;

c. the objectives and policies for the sub-precinct E area;

d. the relevant rules of the Mixed Housing Suburban zone; and

e. the assessment criteria in [Part 3.H.5.4](#)

f. the extent to which the stormwater device(s) can be accommodated within the Green Infrastructure Corridor zone to allow efficient operation and maintenance, and appropriate amenity.

2. Development control infringements

The Council will consider the relevant assessment criteria listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), for development in the Mangere Gateway sub-precinct E unless otherwise specified below.

a. Heritage Route footpath

- i. ensure that the character and identity of the Mangere Gateway heritage route (along Ihumātao Quarry Road), including the unique cultural and historic setting of the area, is appropriately provided for.

ii. the effect on the nature, character, Mana Whenua values and heritage values of the place as a whole

iii. the proposal should maintain or enhance heritage values of the Mangere Gateway sub-precinct E area, including:

- recovering or revealing heritage values of Orurangi; and
- complementing the form and fabric that contributes to, or is associated with, the heritage values of Orurangi.

b. Gateway and threshold features

i. provide for the character and identity of the Mangere Gateway Heritage Route, including the unique cultural and historic setting for the development.

ii. development should incorporate mataurangi and tikanga (in consultation with Mana Whenua) into the design of gateway features.

iii. the proposal should maintain or enhance heritage values of the Mangere Gateway sub-precinct E area, including:

- recovering or revealing heritage values of Oruarangi; and
- complementing the form and fabric that contributes to, or is associated with, the heritage values of Oruarangi.

iv. the proposal should not result in adverse effects on traffic movements and manoeuvring on the road.

c. Access/Interface Detail 1 (Swale Road)

i. the proposal should not result in adverse effects on the function of the swale

ii. the proposed mitigation should provide for streetscape amenity

iii. measures proposed to mitigate adverse effects on the function of the swale

iv. how the proposal will achieve the purpose of the development control.

d. Access/Interface Detail 2 (Oruarangi Road)

i. alternative methods to achieve the purpose of the development control.

e. Stone feature walls

i. ensure that the proposal is of an appropriate form, scale, location and finish reflecting the historic nature of the original drystone walls.

ii. the effect on the character, Mana Whenua values and heritage values of Oruarangi Road and the sub-precinct E area.

iii. the proposal should maintain or enhance heritage values of the Mangere Gateway sub-precinct E area, including:

- recovering or revealing heritage values of Oruarangi; and
- complementing the form and fabric which contributes to, or is associated with, the heritage values of the place.

iv. measures proposed to mitigate adverse effects on the streetscape of Oruarangi Road, including external appearance and landscaping.

f. Lighting

i. the number, placement, design, height, colour, positioning and screening of light fittings and light poles, and the potential for adverse effects on traffic safety (including air traffic), operation of the Auckland International Airport, and visual amenity.

ii. the maximum level of light to be permitted.

iii. the effect of light spill on the Pukeiti and Otuataua volcanic cones.

iv. consideration will be given to the views of Iwi obtained through consultation.

8. Sub-Precinct Plans

Figure 1 - Zoning Map

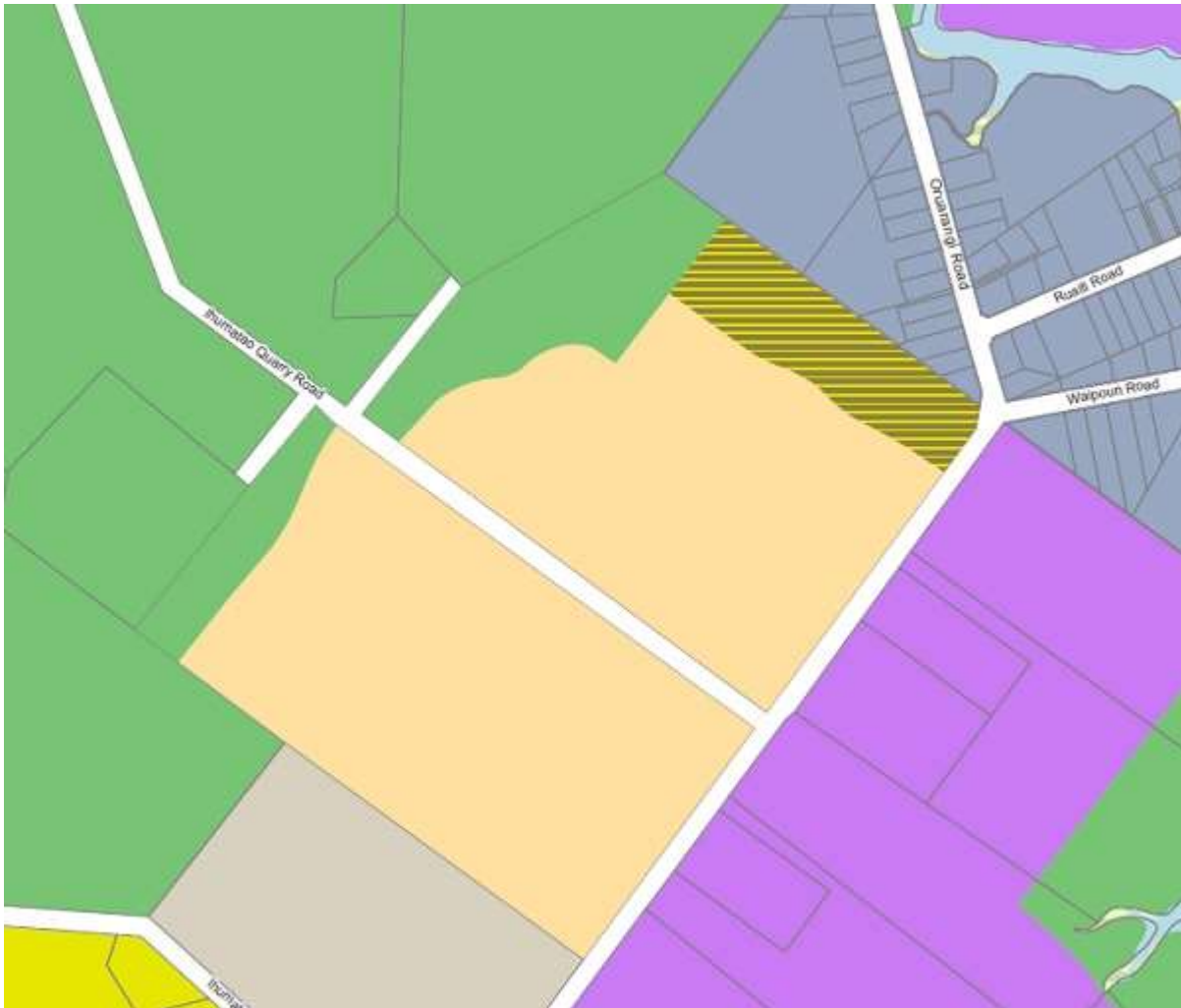


Figure 2 - Precinct Plan 1



Figure 3 - Precinct Plan 2



9. Road Typologies

Figure 4 - Road Typology A - Oruarangi Road

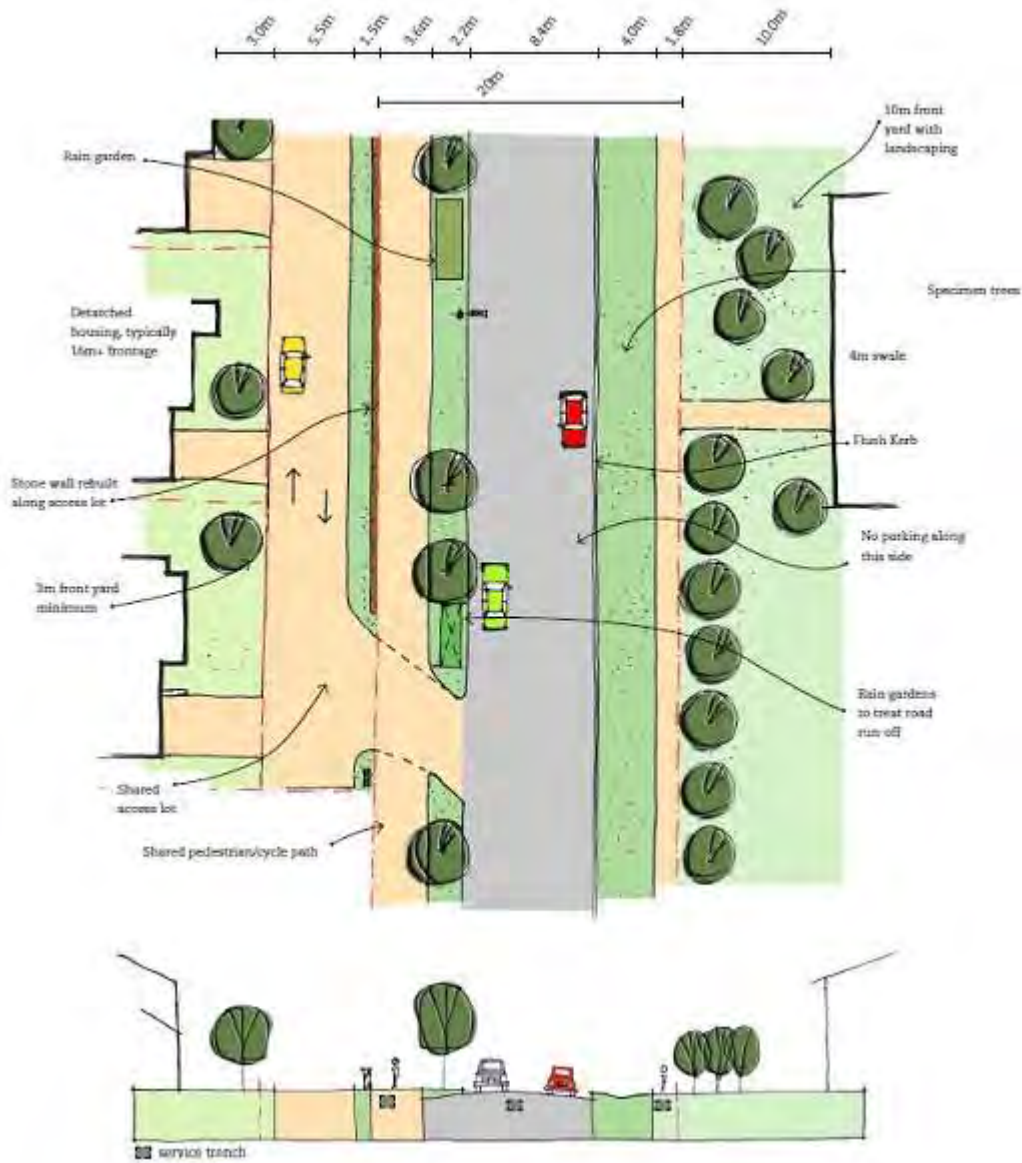


Figure 5 - Road Typology B - Ihumatao Quarry Road

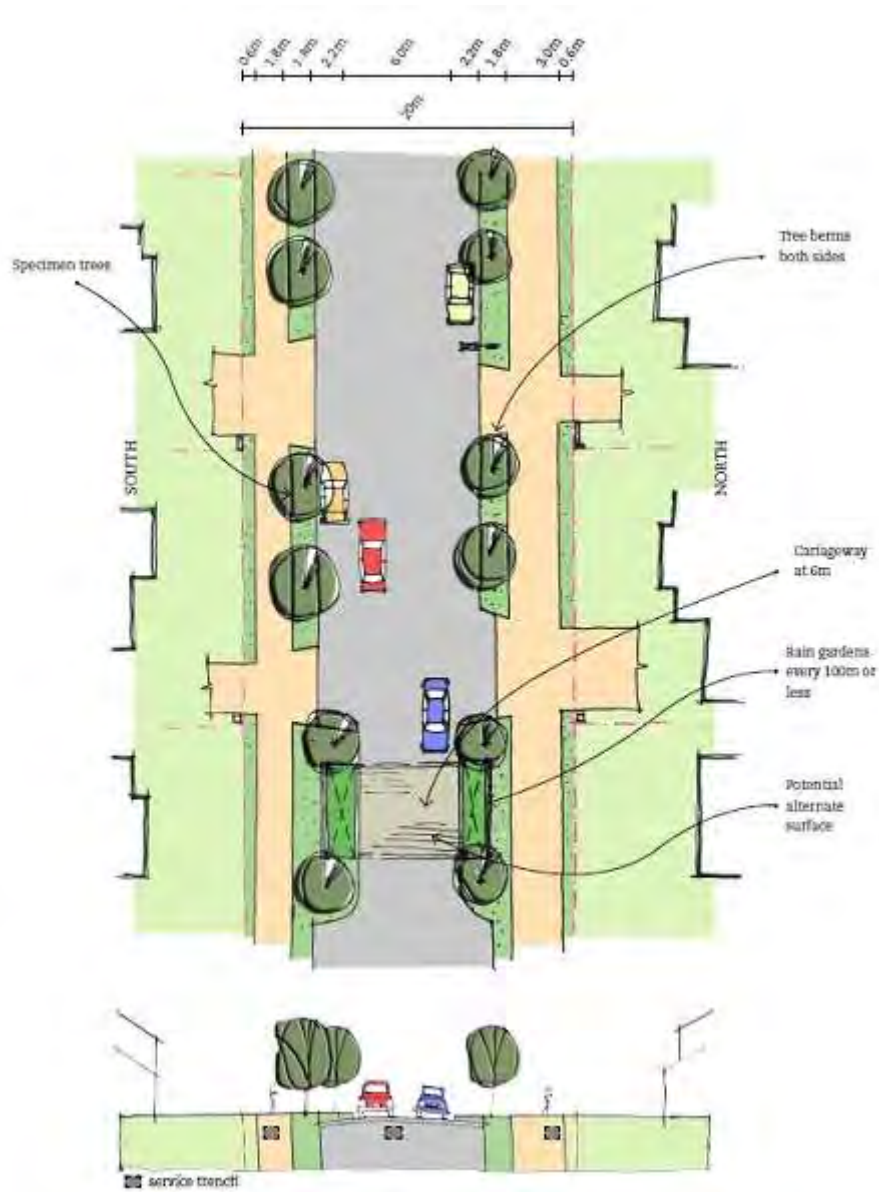


Figure 6 - Road Typology C - Key Local Road



Figure 7 - Road Typology D - Maunga Edge Road

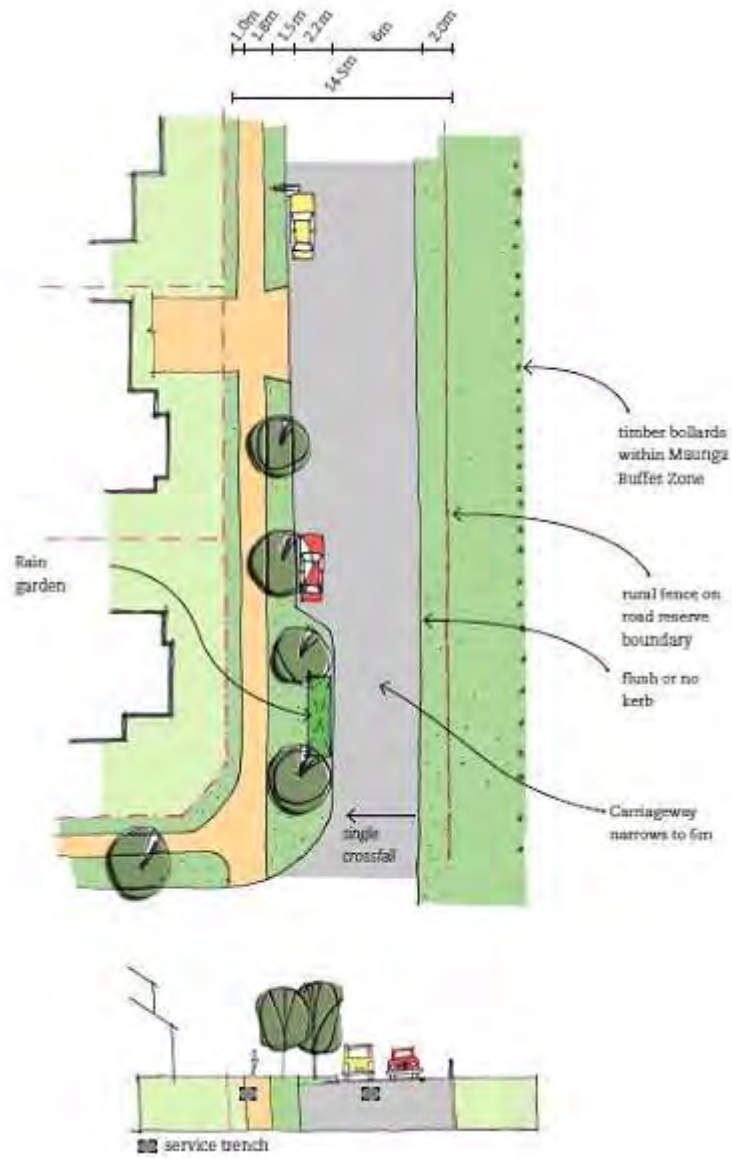




Figure 9 - Road Typology F - Swale Street

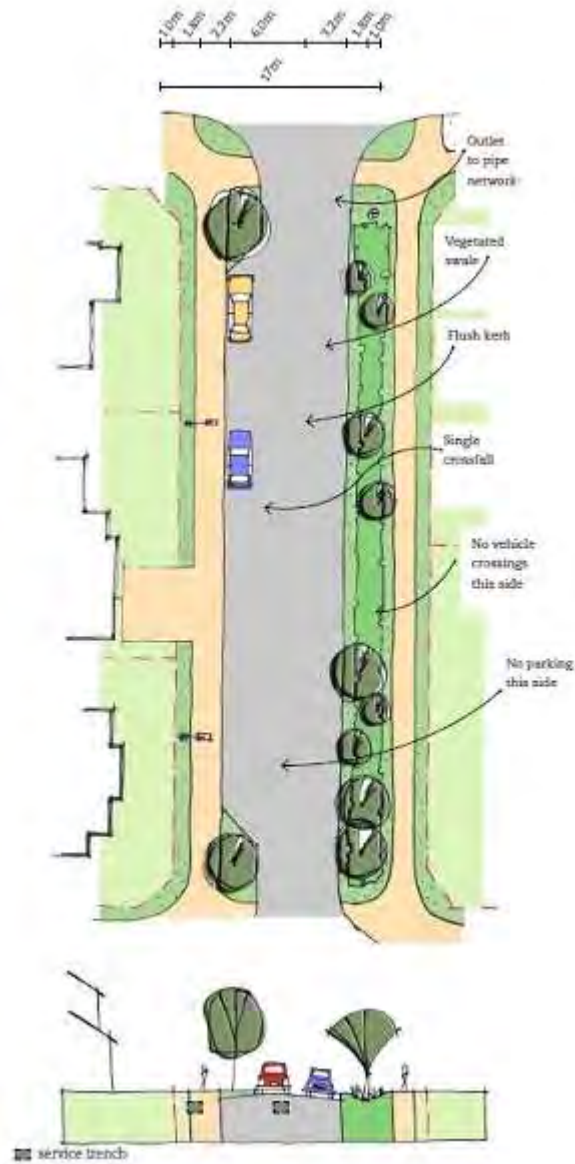
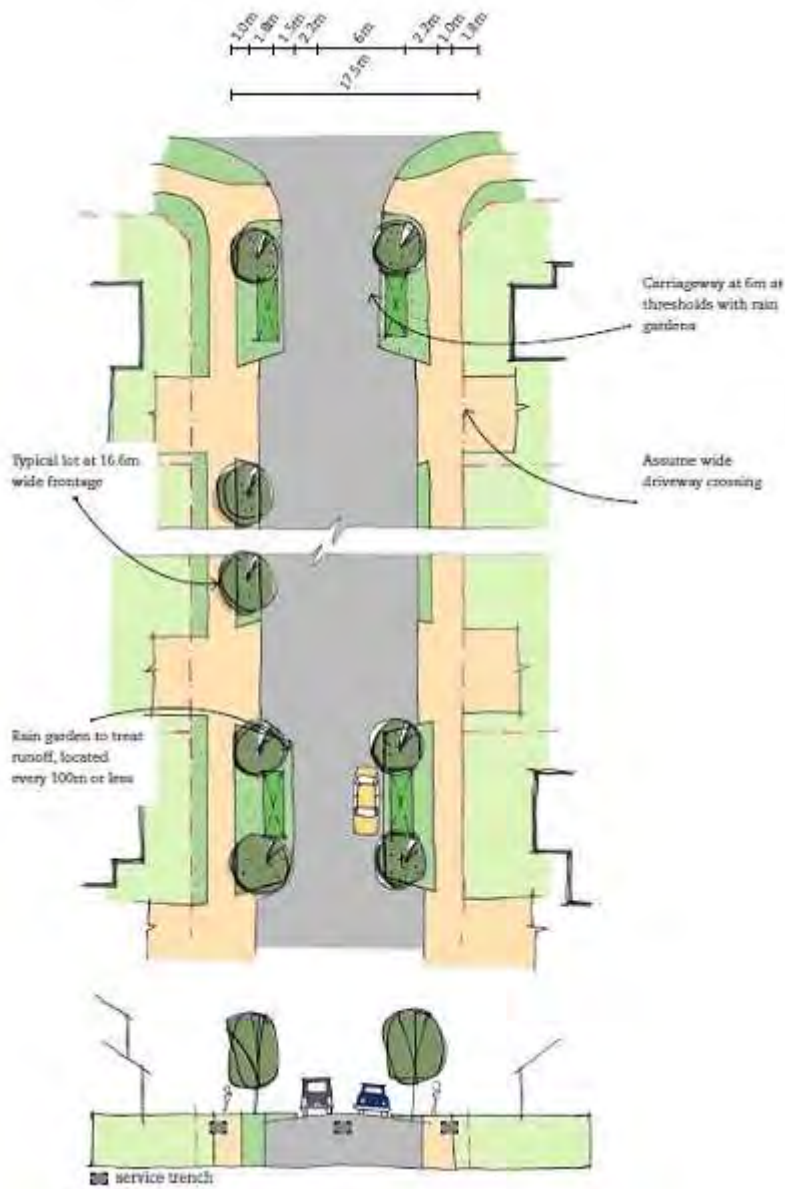


Figure 10 - Road Typology G - Typical Local Road



10. Fence Typologies

Figure 11 - Fencing Detail 1 - Maunga Edge Road

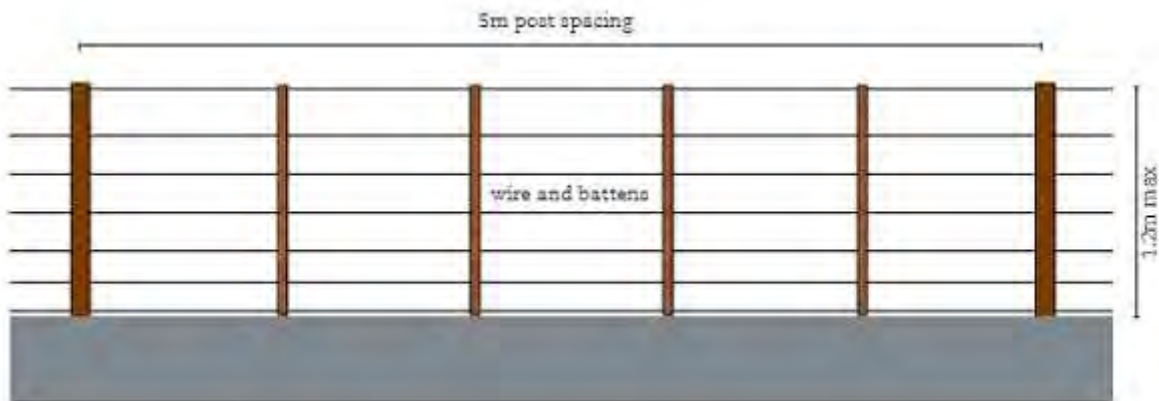


Figure 12 - Fencing Detail 2 - AC Reserve and Buffer Zone Boundaries

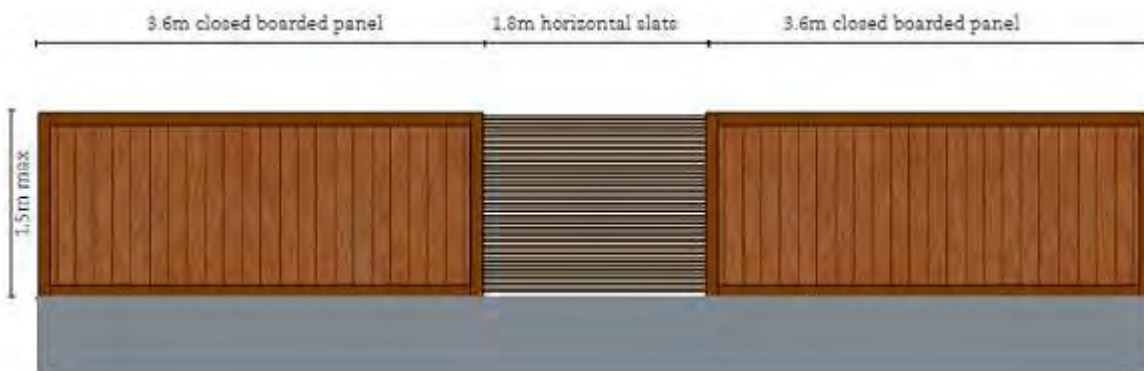


Figure 13 - Fencing Detail 3 - Public Open Space - Conservation



Local Road - Stages 1 and 2

Tree species

- Pūriri, *Vitex lucens*. One side of road only with 10m spacing.
- Pohutukawa, *Metrosideros excelsa* on build outs (1 x build out / 100m, 2 trees / build out)



Metrosideros excelsa. Source: wikipedia.org

Species List

Stage 1

Botanical Name	Common Name	Bag Size	Number	Spacing
Street Trees				
<i>Vitex lucens</i>	Pūriri	PB 95	33	N/A
Build outs				
<i>Pohutukawa excelsa</i>	Pohutukawa	PB 95	2	N/A
Rain Garden (5m ² garden)				
<i>Sophora chathamica</i>	Kowhai	PB 95	1	N/A
<i>Carex virgata</i>		Cells	100	

Stage 2

Botanical Name	Common Name	Bag Size	Number	Spacing
Street Trees				
<i>Vitex lucens</i>	Pūriri	PB 95	7	N/A
Build outs				
<i>Pohutukawa excelsa</i>	Pohutukawa	PB 95	8	N/A
Rain Garden (5m ² garden)				
<i>Sophora chathamica</i>	Kowhai	PB 95	1	N/A
<i>Carex virgata</i>		Cells	100	



Vitex lucens. Source: wikipedia.org



Sophora chathamica. Source: wikipedia.org



Vitex lucens. Source: wikipedia.org



Carex virgata. Source: natureflow.co.nz



Sophora chathamica. Source: wikipedia.org

Figure 19 - Boulevard - Stage 1

Boulevard - Stage 1

- Re-use Stones at scully domes, crossing and swale edging.
- Street tree
 - Pohutukawa
 - Pohutukawa on build outs (1 x build out / crossing intersection, 4 trees / build out)
- Swale vegetation (5m width swale)



Species List

Stage 1

Botanical Name	Common Name	Bag Size	Number	Spacing
Street Trees. Total berm length approx 738m				
<i>Pohutukawa excelsa</i>	Pohutukawa	PB 150	74	10 m
Build outs				
<i>Pohutukawa excelsa</i>	Pohutukawa	PB 150	36	N/A
Swale vegetation. Total area approx 2276m ²				
<i>Carex virgata</i>		Cells	4000	5 m
<i>Apollonia smilis</i>	Oia	Cells	6000	
<i>Sophora chathamica</i>	Kowhai	PB 28	100	8 m
<i>Plagianthus regius</i>	Manuka, Ribbonwood	PB 12	300	2 m



Sophora chathamica. Source: wikipedia.org



Carex virgata. Source: natureflow.co.nz



Plagianthus regius. Source: wikipedia.org



Metrosideros excelsa. Source: wikipedia.org

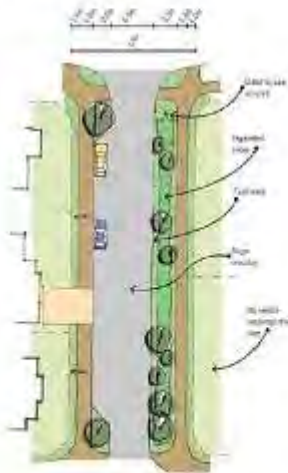


Apollonia smilis. Source: natureflow.co.nz

Figure 20 - Swale Road - Stage 2

Swale Road - Stage 2

- Re-use Stones at scubby domes, crossing and swale edging
- Street tree
 - Pohutukawa
- Swale vegetation (5m width swale)
 - Kowhai
 - Plagianthus
 - Clumps
- Footpaths all exposed aggregate with crushed re-used stones



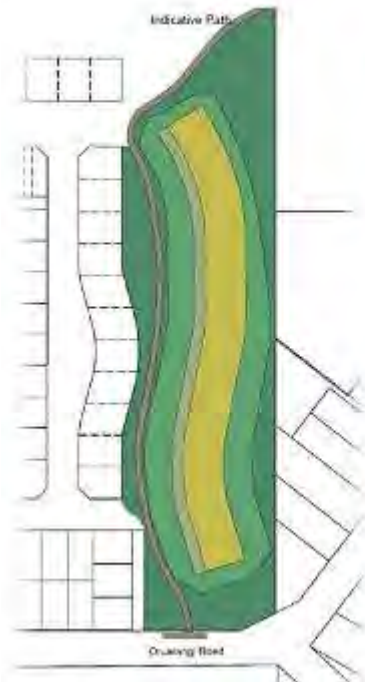
Species List
Stage 2

Botanical Name	Common Name	Bag Size	Number	Spacing
Street Trees: 1 / end of street - one side only				
<i>Pohutukawa excelsa</i>	Pohutukawa	PB150	5	10 m
Swale vegetation: Total area approx 288m ²				
<i>Carex virgata</i>		Cells	320	
<i>Apodisma similis</i>	Ora	Cells	480	
<i>Sophora chathamica</i>	Kowhai	PB 28	10	5 m
<i>Plagianthus regius</i>	Ribbonwood, Manatu	PB12	30	2 m



Figure 21 - Wetland/Ihumatao Papakainga Buffer Area - Stage 1

Wetland/Ihumatao Papakainga Buffer Area - Stage 1



Recommended Planting Associations

- Intermittent wet swale drain:**
 - Carex diocata*
 - Carex geminata*
 - Carex secta*
 - Cyperus ustulatus*
- 10 Year flood zone:**
 - Coprosma propinqua*
 - Coprosma tenuicaulis*
 - Cordyline australis*
 - Cortaderia fulvida*
 - Phormium tenax*
 - Dacrydium dacrydioides*
 - Sophora microphylla*
- Barrier:**
 - Coprosma grandifolia*
 - Coprosma lucida*
 - Coprosma robusta*
 - Dodonaea viscosa*
 - Geniostoma rupestre*
 - Hebe stricta*
 - Kunzea excelsa*
 - Leptospermum scoparium*
 - Macropiper excelsum*
 - Myrtilus australis*
 - Pittosporum tenuifolium*
 - Knights excelsa*
 - Podocarpus nivalis*
 - Rhopalostylis sapida*
- General vegetation (As above plus following):**
 - Laeobark
 - Mahoe
 - Lemonwood
 - Limewood
 - Pile
 - Puriri



Note: list not exhaustive
+ Other shrub and tree spp of significance to Te Kawerau iwi
NB. The engineering detail is critical in the final design proposal for this area and for securing the appropriate species selection for this area

5.61 Scott Point

The objectives and policies of the underlying Single House, Mixed Housing Suburban, Mixed Housing Urban, Terraced Housing and Apartment Buildings, Neighbourhood Centre, Public Open Space – Sport and Active Recreation, Public Open Space – Informal Recreation and Public Open Space – Conservation zones apply in the following precinct except as specified below. Refer to the planning maps for the location and extent of the precinct.

Precinct Description

The Scott Point precinct is located approximately 11 kilometres north-west of central Auckland and is surrounded by existing urban zoned land and adjacent to the rapidly growing master planned communities of Hobsonville Point. Scott Point is also adjacent to the expansive waters of the Waitemata Harbour.

The precinct is to be developed as a sustainable community with a compatible mix of residential and ancillary activities. Development in the precinct will be guided by the following precinct plans:

- Scott Point precinct plan 1 (Movement, Open Space and Ecological Network, and Land Use zones)
- Scott Point precinct plan 2 (Transport Elements)

- Scott Point precinct plan 3 (Roading Typologies)
- Scott Point precinct plan 4 (Stormwater Elements)

The purpose of the precinct is to provide for the comprehensive and integrated development of Scott Point, to increase the supply of housing (including affordable housing), and to make efficient use of land and infrastructure. The precinct will provide for a residential area integrated with public transport and movement networks, a neighbourhood centre, a range of public open spaces, and a variety of housing options.

The precinct will be developed in a comprehensive and integrated manner through a requirement for framework plans. A framework plan is a resource consent which must be approved prior to development or subdivision occurring in this area. Resource consent applications are then assessed against their consistency with the approved framework plan. Each framework plan must include the elements specified for the respective area depicted on the precinct plans. The framework plan will also enable the integrated and efficient staging of development.

Objectives

- 1.The Scott Point precinct is developed in a comprehensive and integrated way to provide for a compatible mix of residential living and ancillary activities in order to increase housing supply.
- 2.Different types of housing and varying levels of intensification are enabled to provide a choice of living environments for a range of household needs, including the elderly and disabled, and long term affordability.
- 3.Development that is of a form, scale and design that results in a high quality liveable place with housing that has visual richness, coherence and appropriate architectural style and landscape design themes.
- 4.Subdivision and development promote enhancement of coastal character and protection of heritage, cultural and ecological features.

5. Development results in a transition of building density and heights (from low along the coast to higher inland and adjacent to amenity features and public transport routes) to provide visual integration to the harbour setting.
6. Subdivision and development promote water sensitive design, energy efficiency and sustainability.
7. Freshwater and marine water quality is maintained; and ecosystem health and areas of significant Mana Whenua values are protected from degradation. Areas of degraded water quality and ecosystem health are protected from further degradation and enhanced.
8. Development is integrated with transport, open space and ecological networks and provides high quality streetscapes and public spaces which are safe and pedestrian friendly.
9. Public open space is provided in appropriate locations and quantity to provide for future residents.
10. Ecological linkages create a resilient green network.
11. Small-scale mixed use development to support local residents is promoted in appropriate locations.
12. Community based economic activities consistent with the character of the area are promoted.
13. Infrastructure is delivered in a co-ordinated way that is linked to development.
14. Secondary roads are delivered in a way that supports public transport routes and the provision of high quality cycling facilities.
15. Increased housing supply, variety and choice by creating a well-designed residential development comprised of a range of housing densities, typologies, and affordable price options.
16. The proportion of new dwellings that are affordable to households is increased in the locality.

Policies

Development

1. Promote comprehensive and integrated development of the precinct in accordance with precinct plans 1, 2, 3 and 4 and approved framework plans.
2. Require the development of framework plans prior to development or subdivision occurring to ensure that the precinct is developed in a co-ordinated, integrated and comprehensive manner.
3. Encourage consultation with any owners of adjoining land when preparing a framework plan.
4. Require framework plans to demonstrate the interrelationship and future integration with other land in the precinct.
5. Enable a community that models sustainability, particularly the principles of passive solar design, energy efficiency, water sensitive design and compact walkable neighbourhoods.
6. Encourage appropriate higher density and mixed use development integrated with public transport networks, cycle and pedestrian networks.
7. Provide for a mix of housing typologies and densities with high quality on-site amenity while maintaining amenity for adjoining sites.
8. Enable appropriately scaled retail and ancillary commercial activities in the Neighbourhood Centre to serve the needs of local residents.

Built Form

9. Require residential development to be of a scale and form that is complementary to the character of adjacent development, maintains adequate sunlight access to adjoining residential sites, and minimises bulk and dominance effects.

10. Require development to be of a scale and form that integrates with the harbour setting by applying appropriate zoning to encourage higher density of built form in central locations and close to public transport and amenities.

11. Require residential development to provide for urban sustainability and excellence in urban form by:

a. providing an appropriate interface between the public and private realms

b. providing an appropriate interface between higher and lower density development

c. controlling building coverage, impermeable surface and minimum landscaped areas in the Terraced Housing and Apartment Buildings zone to provide for flexibility of built form

d. encouraging vehicle access to the rear of dwellings along major transport routes to reduce the number of individual driveway accesses on the main movement network and to avoid garage dominance of the streetscape

e. controlling height in the Neighbourhood Centre to provide consistency with the adjacent Terraced Housing and Apartment Buildings zone

f. controlling key retail frontages in the Neighbourhood Centre and a minimum 2 storey building height along the main secondary road to ensure buildings define the street edge and contribute to providing an attractive streetscape.

g. applying design assessment criteria to manage on-site amenity, rear lanes, and the interrelationship between buildings.

h. providing for crime prevention through environmental design ("CPTED")

i. ensuring that a range of lot sizes, housing typologies and densities is enabled to reflect a choice in living environment and affordability by enabling higher density integrated residential development to be dispersed between lower density vacant lots.

Natural and cultural resources, public open space

12. Recognise and protect ecological, historic and mana whenua cultural heritage values in the framework plan.

13. Provide for the protection of the nationally significant *epilobium hirtigerum* where practically possible, in particular in the Park Concept *Epilobium* Management Area.

14. Provide for the efficient development and operation of land identified for organised sport and recreation.

15. Establish neighbourhood reserves within walking distance for all residents.

16. Explore the potential for key public open spaces at prominent locations along the coast and headlands.

17. Protect and enhance the natural character of the coast, the Nimrod Inlet and Bomb Bay streams through the provision of reserves, riparian and coastal planting, pest and weed management.

18. Provide ecological corridors as shown in precinct plan 1 via roads with appropriate planting regimes, appropriate water sensitive stormwater management and public open spaces to enhance natural linkages.

19. Require the use of appropriate eco-sourced plants as part of any landscaping, infrastructure requirements and riparian/coastal enhancement opportunities.

20. Protect existing landmark and heritage features including the Hobsonville Church and cemetery and provide additional gateway landmarks and on-street communal pocket spaces in appropriate locations.

Infrastructure

21. Require the construction of new roads, cycle, pedestrian and ecological networks as generally indicated on precinct plans 1, 2, 3 and 4 to achieve a highly connected system that provides for all modes of transport and green infrastructure, and specifically:

a. provide secondary roads in the location shown to provide for the primary roading network and provide on-street stormwater management;

b. provide critical local roads generally in the locations shown to provide for a connected movement network, secondary stormwater management, and through views.

c. provide for coastal walking and cycling connections in the esplanade reserve in the locations shown to provide public access, and a positive interface between residential development and the significant open space and coastal areas

d. provide for the critical pedestrian and cycle connections in the locations shown to provide interface and connections between areas of high amenity.

e. ensure roading typologies and development enable attractive and efficient public transport along the proposed bus route.

f. provide for upgrades at the intersections of Wiseley and Clark roads, Squadron drive and Hobsonville Point road, and the construction of the new secondary road linking Scott road and Hobsonville Point road, when 1000 dwellings are constructed.

g. control vehicle access on the secondary road network which form part of the cycling or public transport network as identified in the precinct plan.

22. Minimise the effects of stormwater discharges through the use of water sensitive design and the design solutions shown on precinct plan 4.

23. Avoid significant adverse effects and remedy or mitigate other adverse effects of stormwater runoff on freshwater and coastal waters by:

- adopting water-sensitive design as a core development approach

- on-site stormwater management to reduce stormwater contaminants, volumes and peak flows and to achieve hydrological mitigation equivalent to that required in Stormwater Management Flow – 1

- providing for the management of gross stormwater pollutants via catch pit inserts on roads and car parks

- promoting 'water sensitive design' on-street devices (such as rain gardens, and swales) as a preferred option, and proprietary stormwater devices, where this is the best practicable option, to reduce contaminant loads

Affordable Housing

24. Require 10 percent of new dwellings to be relative affordable with the sale price based on the median house price in the Auckland region, or 5 percent to be retained affordable with the sale price based on median household income in Auckland in new medium to large scale residential subdivision or residential development.

25. Provide for affordable housing that is similar in external design to market rate housing in the development and that is located throughout the development.

5.61 Scott Point

The activities, controls and assessment criteria in the underlying zone apply in the Scott Point precinct except as specified below.

Refer to clause 7 below for definitions specific to this precinct.

1. Activity Table

1.Except as specified in the following table, the activities in the underlying residential zones apply in the Scott Point precinct.

Activity	Status
Development	
Buildings or subdivision on a site complying with an approved framework plan	RD
Buildings or subdivision on a site not complying with an approved framework plan or not subject to an approved framework plan	NC
Integrated residential development on a front site in the Mixed Housing Suburban zone	RD
Framework plans	
A framework plan, amendments to an approved framework plan or a replacement framework plan complying with clause 3.2 below	RD
A framework plan, amendments to an approved framework plan or a replacement framework plan not complying with clause 3.2 below	NC

2.Except as specified in the following table, the activities in the underlying Neighbourhood Centre zone apply in the Scott Point precinct.

Activity	Status
Retail	
Individual retail tenancies not exceeding 450m ²	P
Commerce	
Commercial sexual services	NC
Drive-through facilities	NC
Tavern	D
Entertainment Facilities	NC
Service Stations	NC
Industry	
Repair and Maintenance Services	NC

3.Except as specified in the following table, the subdivision activities and development controls in [Chapter H Section 5](#) apply in the Scott Point precinct.

Activity	Status
----------	--------

Vacant lot subdivision in accordance with the Scott Point precinct plans 1 - 4 and an approved framework plan	RD
Vacant lot subdivision not in accordance with the Scott Point precinct plan and/or an approved framework plan	D

2. Notification

1.Restricted discretionary resource consent applications that include framework plans, and amendments to approved framework plans, will be considered without the need for notification. However, limited notification may be undertaken, including notice being given to any adjacent land owner(s) who has not provided written approval for the application.

3. Land use controls

1.Any activity that does not comply with the land use controls in clause 3 is a non-complying activity unless otherwise stated.

2.Except as specified in the following land use controls, the land use controls in the underlying zone apply in the Scott Point precinct.

3.1 Retail thresholds

1.In the Neighbourhood Centre zone:

a.the total GFA of retail in the Neighbourhood Centre must not exceed 2500m²

b.retail units complying with an approved framework plan must not exceed 450m² GFA per unit

c.a single dairy of up to 1000m² may be established on a site identified for such an activity on an approved framework plan

3.2 Framework plans

1.A resource consent application for a framework plan, amendments to an approved framework plan or a replacement framework plan must:

a.apply only to adjoining land located in the Scott Point precinct; and

b.comply with:

i.the general rules and information requirements applying to framework plans specified in clauses 2.6 and 2.7.3 of the general provisions; and

ii.the special information requirements for framework plans specified in clause 6 below

c.the framework plan must consider:

i.block layout and dimensions spaces;

ii.the design and location of roads;

iii.stormwater management approach;

iv.vehicle accessways on roads where access restrictions apply; and

v.all landscape treatment, infrastructure landscaping and enhancement planting must be in accordance with the Hobsonville Peninsula Compiled Native Plant Species list held by the council.

3.3 Coastal Management

1. New dwellings and stormwater infrastructure located within 50m of the southern coast of the peninsula (between Limeburners Bay and Brick Bat Bay) must provide a geotechnical report for development. The report must specify:

a. suitable methods for geotechnical engineering solutions for safely constructing dwellings and any associated buildings or infrastructure.

3.4 Planting of public areas

1. Planting of swales, coastal edges, and parks must be generally in accordance with the Scott Point precinct plans 1 and 3.

3.5 Fencing of Public Open Space Boundaries

1. Any fencing along boundaries or within 2m of the boundaries of public open spaces (reserves and pedestrian accessways) must be either 1.2m or less in height, or up to 1.8m in height and at least 25 percent visually permeable.

3.6 Public Open Space Frontage

1. The façade of a dwelling facing the Public Open Space – Sport & Active zone or Public Open Space – Informal Recreation zone, not separated by a road, must:

a. be setback no more than 2.5m;

b. contain glazing that is cumulatively at least 30 percent of the area of the façade;

c. contain a door that is the main entrance to the dwelling; and

d. be at least two storeys or at least 8m in height.

4. Development Controls

1. Except as specified below, the development controls in the underlying zones apply in the Scott Point precinct.

2. Development that does not comply with the development controls below is a discretionary activity.

4.1 Stormwater Management and Treatment in all zones

1. Any activity that results in new impermeable surfaces must ensure that the stormwater management required by precinct plan 4 is implemented. For private sites a consent notice must be registered on the Certificate of Title requiring that the approved stormwater management is maintained in perpetuity.

2. New impervious surfaces shall be designed to direct stormwater runoff from new impervious areas to an on-site device and /or via a communal or public management device designed and sized to accommodate stormwater runoff from the site's impervious area and to achieve the stormwater hydrology mitigation and quality treatment requirements in Table 1 and Table 2 below.

3. Private sites shall drain to private devices and public land shall drain to public devices.

4. The roofing, spouting, cladding material or architectural features of buildings must meet the design effluent quality requirements (DEQR) for stormwater runoff being: (from 90 percent of the annual rainfall) total zinc <30ug/L, total copper <uh/L, temperature <250 C.

5. All new roads must meet the following stormwater requirements:

Table 1

	Minor Roads	Secondary Roads
Rain garden sized to retain a 10mm 24 hour rainfall event for the impervious area for which hydrological mitigation is required	Not applicable	Indicative sizing per 100m of road 2.4m wide and 18m ²
Tree pit sized to retain a 10mm 24 hour rainfall event for the impervious area for which hydrology mitigation is required	Indicative sizing 2m x 2m - 3 per 100m of road	Indicative sizing 2m x 2m - 5 per 100m of road
Catchpit inserts	Required	Required

6. Sizing of communal stormwater devices

a. communal devices (wetlands and vegetative swales) must be sized and built generally in the locations shown on precinct plan 4 as follows:

- i. Bomb Bay Estuary Wetland (Catchment 1) sized for Water Quality Volume (WQV);
- ii. Nimrod Stream Wetland (catchment 2) sized for detention for the balance of the 95th percentile rain event (35-10mm) to treat run-off from private lots, public buildings and parking, local and secondary roads, and the full 35mm volume from high density terraced housing and apartment buildings.

b. require riparian margins in the Bomb Bay stream catchment (Catchment 3) and the vegetated channels between the termination of minor roads and the coast in the Peninsula catchment (Catchment 4) prior to or at the time of development.

c. public devices and on-site stormwater devices must be installed on private lots at the time of development and/or stormwater must be directed to a communal stormwater device as shown on Table 2 below:

Table 2

Land use		On-site	Communal
Catchment 1 Bomb Bay Estuary			
Residential zones	Terraced Housing and Apartments		WQV
	Mixed Housing Urban	10mm	
Roads	Secondary	WQV	
	Minor	WQV	
Open Neighbourhood Centre			WQV
Catchment 2 Nimrod Stream Catchment			
Residential zones	Mixed Housing Urban	10mm retention	95th percentile
Roads	Secondary	10mm retention	95th percentile
Open Space/Neighbourhood Centre		10mm retention	95th percentile
Catchment 3 Bomb Bay Stream Catchment			
House zones	Mixed Housing Urban	95th percentile + 10mm retention	
Roads	Secondary	95th percentile + 10mm	

		retention	
	Minor	95th percentile + 10mm retention	
Open Space		95th percentile + 10mm retention	
Catchment 4 Peninsula Catchment			
House zones	Mixed Housing Urban	10mm retention	
	Mixed Housing Suburban	10mm retention	
Roads	Single	10mm retention	
	Secondary	WQV	
	Minor	WQV	
Open Space	Parking	WQV	
	Buildings	10mm retention	

Notes

- WQV = reduced to 10mm from 1/3 of 2 year event
- 10mm = first 10mm of rainfall retained on site and not released
- 95th percentile 35mm – 10mm retention = 25mm of rainfall detained on site and released slowly over 24 hours
- All catchpits shall utilise inserts
- There shall be no high contaminant yielding roofing, spouting, cladding material or architectural features used
- Vegetative channels are required in the Peninsula Catchment and shall be considered at each outlet to the CMA where this is the best practicable option.

7. On-site stormwater management

Purpose: to ensure stormwater is appropriately managed on-site

a. all new dwellings are designed to achieve the following:

- provide retention (volume reduction) of a 10mm, 24 hour rainfall event for new impervious areas.
- provide detention of the 95th percentile storm (taking account of the removal of the retention volume in a) in an on-site or communal device in accordance with the stormwater solutions shown on precinct plan 4.

iii. the retention and detention proposed shall be maintained in perpetuity and registered as a consent notice on the Certificate of Title for the lot.

iv. new roofing, spouting, external wall cladding or architectural features used on buildings shall not exceed an exposed surface or surface coating of metallic zinc or any alloy containing greater than 10 percent zinc exposed surface

4.2 Single House Zone

4.2.1 Garages

Purpose: to ensure garages are not a dominant feature of the streetscape.

1. The width of 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. Garages must be set back at least 1m from the front façade of the ground floor of a dwelling.

4.3 Mixed Housing Suburban zone

4.3.1 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.Garages must be set back at least 1m from the front façade of the ground floor of a dwelling.

4.4 Mixed Housing Urban zone

4.4.1 Maximum impervious area, building coverage and landscaping

Purpose: to provide for flexibility of built form in higher density areas.

- 1.The following maximum and minimum areas apply:

Table 3

Maximum impervious area	Maximum building coverage	Minimum landscaped area
Detached or attached housing 85%	Detached or attached housing 75%	Detached or attached housing 15%

4.4.2 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.Garages must be set back at least 1m from the front façade of the ground floor of a dwelling.

4.4.3 Minimum Building Height

Purpose: to maintain a consistent height to reinforce the status of the Wallace road/main secondary road.

- 1.All new buildings must be a minimum of two storeys (8m in height) along the secondary road shown on precinct plan 1

4.5 Terraced Housing and Apartment Buildings

4.5.1 Maximum Impervious area, building coverage and landscaping

Purpose: to provide for flexibility of built form in higher density areas.

- 1.The following maximum and minimum areas apply:

Table 4

Maximum impervious area	Maximum building coverage	Minimum landscaped area
Apartments 100%	Apartments 100%	Apartments 0%
Detached or attached housing 85%	Detached or attached housing 75%	Detached or attached housing 15%

4.5.2 Building setbacks for apartments adjoining Mixed Housing Urban zone

Purpose: to minimise the adverse effects of building height on neighbours (i.e. dominance and shading) in the Mixed Housing Urban zone and to reduce the overall visual dominance of buildings at upper levels.

- 1.Where sites in the Terraced Housing and Apartment Buildings zone adjoin sites in the Mixed Housing Urban zone, apartments must be set back from side or rear boundaries as follows:

- a. 7m for storeys one and two
- b. 12m for storeys three and four

4.5.3 Outdoor Living Space

Purpose: to provide dwellings with an outdoor living space that is usable.

1. Outdoor living spaces must receive at least 3 hours of sunlight on 21 June for at least 50 percent of the outdoor living space and at least 5 hours on 21 September. Applications for dwellings must include shadow diagrams demonstrating compliance with this control.

4.5.4 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. Garages must be set back at least 1m from the front façade of the ground floor of a dwelling.

4.5.5 Minimum Building Height

Purpose: to maintain a consistent height to reinforce the status of the Wallace road/main secondary road.

1. All new buildings must be a minimum of two storeys (8m in height) along the secondary road shown on precinct plan 1.

4.6 Neighbourhood Centre zone

4.6.1 Height

Purpose: to manage the height of buildings to provide for residential activities above commercial activities in buildings of between four and six stories.

1. Buildings must not exceed 16.5m and four storeys in height

4.7 Number of Affordable Dwellings or Sites

Purpose: to ensure that the precinct provides for affordable housing to address Auckland's housing needs.

1. For new residential developments containing 15 or more dwellings or the creation of 15 or more vacant sites, either:

a. at least 10 percent of the total number of dwellings or vacant sites must be relative affordable.

i. a dwelling is classed as relative affordable if it will be sold for no more than 75 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full month of September, in relation to the date application for resource consent is made.

ii. if the application is for a subdivision consent, the applicant must identify the lots of the subdivision allocated for the building of dwellings that meet the median house price criterion in (i) above and must specify 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.

2. 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.

3. All resource consent applications involving the provision of affordable housing or vacant lots must be accompanied by details of the location, number and percentage of relative and/or retained

affordable housing. Where relevant, details of the staging of the development, including the timing of provision of the retained affordable housing must be supplied.

4. For staged developments, the required number of affordable dwellings or vacant lots must be provided at each respective stage.

4.8 Subdivision Controls

The subdivision controls in the Scott Point 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 5 Rule 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 as set out below, provided that the proposed minimum net site area is no less than 20 percent of the required minimum net site areas for the relevant zone and that the average lot size is not less than:

- a. 400m² for the Mixed Housing Suburban zone
- b. 300m² for the Mixed Housing Urban 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 4.8.1 (a) and (b) above.

3. No more than 20 percent of the lots created from parent lots as at September 2015 are for integrated residential development.

4. Despite clause 4.8.2 above, any new site (including those created around existing development or development approved by a land use consent) located directly adjacent to the coast or an esplanade reserve must not have a net site area of less than 400m².

5. Assessment - Restricted discretionary activities

5.1 Matters for discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary activities in the activity table for the Scott Point precinct.

Table 5

Activity	Matters for Discretion			
	Design, location and scale of development	Framework plan	Transport	Infrastructure
Buildings complying with an approved framework plan	X	X	X	
Framework plan, amendments to a framework plan or a replacement framework plan	X		X	X
Subdivision	X	X	X	X
Integrated residential development	X	X	X	X

5.2 Assessment criteria

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary activities in the activity table for the Scott Point precinct.

1.Design, location and scale of development

a.all activities should implement and be generally consistent with:

i.precinct plans 1,2,3 and 4

ii.the objectives and policies for the precinct

iii.an approved framework plan for the site.

b.the design of building, driveways, parking areas and other structures should:

i.complement the character of existing buildings and development, features and uses of adjoining land

ii.be of a suitable size, location and size to accommodate the proposed activity

iii.appropriately address Crime Prevention through Environmental Design (CPTED) principles

iv.minimise the visual appearance of the structure when viewed from the coastal environment by:

- using low reflectivity glass and recessive colour schemes

- modulating or separating buildings into smaller groups

- introducing visual interest through variety of architectural detail and building materials

- avoiding buildings with long unrelieved frontages and excessive bulk.

c.the design of rear lanes should address how safety and visual attractiveness can be ensured.

d.landscape treatment should maintain and enhance the natural landscape character of adjoining land, natural drainage patterns, the coastal margin and views into the land from the Waitemata Harbour.

e.fencing designs should address how an active private-public interface can be achieved on all public frontages.

f.outdoor living spaces in the Terraced Housing and Apartment Buildings zone should be useable through sufficient admission of sunlight.

2.Framework plans

a.a proposed framework plan, amendments to an approved framework plan or a replacement framework plan should be consistent with precinct plans 1, 2, 3 and 4, and in particular provide for, where relevant:

i.the roading typologies in precinct plans 1, 2 and 3;

ii.the secondary roads in the locations shown on precinct plans 1 and 2;

iii.the critical local road connections generally in the locations shown on precinct plans 1 and 2;

iv.the walking and cycling connection in the esplanade reserve generally in the location shown on precinct plans 1 and 2;

vi.the critical pedestrian and cycle connections in the locations shown on precinct plans 1 and 2;

vii.the location and design of neighbourhood reserves generally in the locations shown, at or near, the centre of the walking radii shown on precinct plan 1, and the potential for other neighbourhood reserves along the coast or headlands

viii.stream enhancements along the existing streams to be preserved as shown on precinct plan 1;

ix.coastal enhancement (landscaping) in the esplanade reserves in the locations shown on precinct plan 1;

x. ecological corridor enhancement within the road reserve or open space in the locations shown on precinct plan 1;

xi. a roading typology that enables attractive and efficient public transport along the proposed bus route on precinct plan 2

xii. the cycle metro route in the road reserve in the areas shown as 'Cycle Metro Route' on precinct plan 2;

xiii. rear access to all dwellings where practicable within the areas shown as 'Vehicle Access Restriction' on precinct plan 2 (with the exception of the authorised single driveway access for Lots 47 and 48 at 5/5A Scott road);

xiv. on-street communal pocket spaces (located in the road reserve) consisting of street trees and landscaping to provide for communal activity in the locations shown on precinct plan 2. Design guidance for the layout is in the diagram below:



xv. stormwater wetlands and on-site stormwater devices of the type and locations shown on precinct plan 4

xvi. vegetated channels for stormwater generally in the locations shown on precinct plan 4

xvii. all relevant matters contained in the objectives and policies for the precinct

xviii. a coherent design that integrates with the surrounding environment and the context of the surrounding development and features.

3. Transport

a. the local road network should provide a highly inter-connected roading system so as to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and retail activities.

b.traffic generation from proposed activities should not create adverse effects on the:

i.capacity of roads giving access to the site

ii.safety of road users including cyclists and pedestrians

iii.sustainability of the primary road network; activity and capacity

iv.neighbourhood character.

c.if more than 1000 dwellings in the Scott Point precinct are to be approved without the following upgrades then the proposal should consider what effect the proposal will have on the wider road network, and in particular:

i.the Hobsonville road/Squadron drive intersection; and

ii.a new arterial road and signal controlled intersection from an extended Scott road to Hobsonville road.

4.Infrastructure

a.roads should create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.

b.the street lighting theme should be consistent with the wider precinct and with the overall existing or introduced environmental context.

c.the design of streets and public lanes should conserve land and encourage walkability by:

i.using minimal dimensions for carriageways

ii.placement of service lines beneath footpaths or car parking bays.

d.infrastructure for stormwater, wastewater and water supply is designed to ensure minimisation of water use, stormwater and wastewater generation and maximise water re-use.

e.infrastructure for stormwater, wastewater and water supply is designed to ensure minimisation of water use, stormwater and wastewater generation and maximise water re-use.

f.infrastructure provided to serve any new development models a range of different methods to achieve sustainability, with a particular emphasis on efficient use and the mimicking of natural hydrological systems.

g.an integrated approach to stormwater management should be adopted for stormwater mitigation, with the emphasis being on the reduction of stormwater runoff through re-use and an increase in permeable areas.

h.catchment-wide stormwater management devices such as wetlands and vegetative channels should be used only as a final form of treatment, not the primary form unless this is the accepted solution identified in Table 2 in rule 3.3.6 above.

i.stormwater detention, retention and treatment devices are to be designed to enhance ecological values and to provide additional habitat where possible.

j.development should retain and provide protection for riparian margins, coastal yards and esplanade reserves and enhance them wherever practicable.

k.public open spaces should be provided and developed so that they are:

i.readily visible and accessible by adopting methods such as generous street frontages or bordering onto yards of sites and front faces of buildings that are clear of visual obstructions

ii.located to provide visual relief, particularly in intensively developed areas

iii.integrated with surrounding development

iv.sized and developed according to community and neighbourhood needs

v.consistent with any current and/or proposed council parks strategy

vi.easy to maintain.

5.Integrated Residential Development

a.the council will consider the assessment criteria applying to four or more dwellings in the underlying Mixed Housing Suburban zone.

6. Special Information requirements

Subdivision

1.All subdivision applications must be submitted with the latest approved framework plan which relates to the site, or include an application to approve a new framework plan or to amend the latest approved framework plan.

Coastal management

1.New dwellings and stormwater infrastructure located within 50m of the southern coast of the peninsula (between Limeburners Bay and Brick Bat Bay) must provide a geotechnical report for development. The council may request an esplanade reserve to be wider than 20m in order to take account of coastal erosion.

Framework plans - general

1.In all cases a framework plan must show:

a.existing site boundaries

b.the location, width and function of all proposed streets in accordance with the Scott Point precinct road typologies in precinct plans 1, 2 and 3

c.the location, width and function of cycle and pedestrian routes and the location, dimension and functions of public open spaces in accordance with precinct plans 1, 2 and 3

d.the distribution of various densities or site sizes throughout the application area

e.a landscape plan including:

i.the landscape theme

ii.street tree planting

iii.species types that provide identity to the neighbourhood and are compatible with the local urban context

iv.provision for ecological corridors in accordance with precinct plan 1

v.fencing requirements on the public-private interface

vi.the location and type of potential landmark features (such as building, planting, sculpture or art) at prominent locations in any application area

f.the location and extent of scheduled items or sites of significance to Maori or any other known archaeological or geological sites of significance, and specific design response to those items

g.any protected trees, the location of any significant vegetation areas identified for vegetation protection, and the means of protecting this vegetation

h.the location and extent of the Bomb Bay and Nimrod Inlet streams and the means of maintaining and enhancing these streams in an enhanced naturalised state, including planting, invasive species control and access

i.the location and extent of any coastal margins and the means of maintaining and enhancing the coastal margin in a naturalised stated, including potential planting invasive species control and access

- j.any protected fauna, and the means of safeguarding any species throughout the development phase; including management and monitoring as required
- k.the location and extent of proposed trunk utility services
- l.sites for non-residential activities where these are known
- m.proposals for stormwater disposal in accordance with precinct plan 4 and the approved network discharge consent for Scott Point
- n.details of how development on the application site will be staged.

7. Definitions

Apartments

A building comprised of self-contained dwellings that adjoin other dwellings, sharing walls and/or immediate floors.

Attached housing

A self-contained dwelling that adjoins another dwelling, sharing walls and/or intermediate floors. Unlike apartments however, all dwellings must have direct street access.

Detached housing

A free standing dwelling that does not share walls with another dwelling.

Minor Road

Means any road less than 16m in width.

Secondary Road

Means any road marked as a secondary road in precinct plan 2.

8. Precinct plans

Zoning Plan



Overlay Plan



Precinct Plan 1



Precinct Plan 2



Precinct Plan 3

5.59 Whenuapai 1

Precinct Description

The Whenuapai 1 precinct comprises 31.4 hectares of land located approximately 23 kilometres to the northwest of central Auckland, bound by Dale road to the north, Totara road to the east and Brigham Creek road to the south, as illustrated on the Whenuapai 1 precinct plan.

The purpose of the precinct is to provide for comprehensive and integrated development to increase the supply of housing (including affordable housing), and to encourage the efficient use of land and the provisions of infrastructure. The precinct will provide for a residential area integrated with key road links, areas of public open space, and a range of housing options.

It is envisaged that future land use and subdivision resource consents will give effect to the key elements of the Whenuapai 1 precinct plan to facilitate residential development in a co-ordinated manner.

Objectives

The objectives are as listed in the Mixed Housing Urban zone except as specified below:

1. Subdivision and development occurs in a coordinated manner that implements the Whenuapai 1 precinct plan.
2. The precinct is supported by a safe, efficient, and legible movement network with low speed internal streets and appropriate connections to future development areas surrounding the precinct.
3. Subdivision and development is integrated with the external road network and provides for improvements of the adjoining portions of Brigham Creek road, Totara road and Dale road to an urban standard.
4. Subdivision and development occurs in a manner that recognises the presence, ongoing operation and strategic importance of the RNZAF Base Whenuapai.
5. A network of three attractive, safe and functionally distinct open space areas comprising a town park, neighbourhood reserve, and a drainage reserve, which enhance the amenity of the precinct and of Whenuapai Village.
6. A town park that integrates with:
 - a. the village of Whenuapai and its main street; and
 - b. a community facility or café building immediately adjoining the south-western edge of the park.
7. Increased housing supply, variety and choice by creating a well-designed residential development comprising a range of housing densities, typologies, and affordable price options.
8. Implementation of a stormwater management network that uses water sensitive design as a core development approach, protects the ecological values of the receiving environment and integrates with the public open space network.
9. A landform outcome that uses site platforming and retaining wall design to maximise construction efficiencies and, when houses are constructed, site and street amenity.
10. The proportion of new dwellings that are affordable to households in the intermediate housing market is increased in Whenuapai.

Policies

The policies are as listed in the Mixed Housing Urban zone except as specified below:

1. Require structural elements of the Whenuapai 1 precinct plan to be incorporated into all subdivision and development to achieve:

a. a network of three open space areas, as specified in Objective 5, predominantly edged by roads or otherwise front-onto by adjoining residential development.

b. a town park which anchors and visually terminates the Whenuapai Village main street, and has a mixed recreational, site heritage, and civic function.

c. a neighbourhood park that provides for the recreational needs of the developed precinct.

d. a drainage reserve which provides attractive and functional stormwater management areas, and includes off-road pedestrian and cycleway connections linking the neighbourhood park to the western boundary of the precinct.

e. a logical and visually distinct north-south local road connection through the precinct, linking Brigham Creek road with Dale road.

f. a logical east-west local road connection through the centre of the precinct which links with Totara road to the east, and provides a road connection to the land to the west of the precinct.

g. a limited number of driveway access points onto Brigham Creek road.

h. no less than four road connections to the land to the west of the precinct.

i. visual differentiation of key road sections connecting the precinct with the surrounding road network through the provision of in-road "gateway" features.

2. Require the internal road network to comply with precinct specific road cross-sections to achieve an appropriate balance between movement and sense of place functions, recognising that appropriate calming measures may be required on some local roads to maintain a low vehicle speed environment.

3. Require development to be designed to:

a. provide for improvements to Brigham Creek road where it adjoins the precinct to balance its function as an arterial road with its future role as part of Whenuapai Village.

b. provide for improvements to Totara road and Dale road where they adjoin the precinct to safeguard their future transport function in Whenuapai.

c. facilitate the effective and safe movement of all modes of transport between the precinct and the main street of Whenuapai Village through the establishment of a signalised intersection at the corner of Brigham Creek road and Totara road. No more than 160 lots should be titled prior to the signalised intersection being established.

4. Ensure that reverse sensitivity effects in respect of noise from the RNZAF Base Whenuapai operation on residential activities, and effects of road and residential lighting on the RNZAF Base Whenuapai, are appropriately avoided, remedied and mitigated.

5. Enable the establishment of restaurant, café and community facility activities on the site immediately adjoining the town park to enhance the amenity and local identity of the Whenuapai Village (as identified on the precinct Diagram below).

6. Enable the relocation of the existing villa (located at 36 Brigham Creek road) to the site immediately adjoining the town park earmarked for a possible community facility or café building (as identified on the precinct diagram in Chapter K7.12.6).

7. Ensure that development provides a mix of lot sizes, housing typologies and densities to reflect a choice in living environments and affordability.

8. Ensure that, where practical, sites on roads abutting the open spaces of the development are utilised for more intensive housing typologies.
9. Encourage the use of rear lane developments for more intensive housing typologies as part of the mix of intensive housing solutions.
10. Install stormwater devices within the road corridors to retain the first 10mm of a 24hr rain event for new impervious areas associated with the road network except for:
 - a. roads over a grade of 5 percent; and
 - b. the north-south road (indicated on the Whenuapai 1 precinct plan) where the space within the berm has been allocated to parking.
11. Require site platforms and retaining walls to be designed to:
 - a. recognise likely housing and outdoor space layout, aspect and configuration on the site;
 - b. create opportunities for views and for the visual connection between the house and the street;
 - c. minimise the use and height of any retaining walls on street boundaries; and
 - d. improve the overall yield by enhancing the contour of the existing landform in conjunction with a landscape and built form strategy to mitigate any effects.
12. Require 10 percent of new dwellings to be relative affordable, or 5 percent to be retained affordable.

5.59 Whenuapai 1

The activities, controls and assessment criteria in the underlying Mixed Housing Urban zone and Auckland-wide rules apply in the following precinct unless otherwise specified. Refer to the Planning Maps for the location and extent of the precinct.

1. Activity Table

The activities in the Mixed Housing Urban zone and Auckland-wide rules apply in the Whenuapai 1 precinct unless otherwise specified in the activity table below.

Table 1

Activity	Activity status
Commerce	
Restaurants and cafes up to 150m ² gross floor area utilising the relocated villa on the site immediately adjoining the town park as shown on the precinct plan	P
Community facilities up to 150m ² gross floor area utilising the relocated villa on the site immediately adjoining the town park as shown on the precinct plan	P
Restaurants and cafes up to a maximum of 300m ² gross floor area utilising the relocated villa and extensions or additional buildings on the site immediately adjoining the town park as shown on the precinct plan	C
Community Facilities up to a maximum of 300m ² gross floor area utilising the relocated villa and extensions or additional buildings on the site immediately adjoining the town park as shown on the precinct plan	C

2. Notification

The notification provisions outlined in [Chapter G2.4](#) and [Chapter I1.2](#) apply.

3. Development Controls

1. The development controls in the Mixed Housing Urban zone apply in the Whenuapai 1 precinct unless otherwise specified below.

3.1 Landscaping

Purpose:

Provide for on-site amenity, traffic safety and an attractive streetscape character.

Provide for stormwater retention in accordance with [Chapter H4.14.2, Activity Table 2.1](#).

1. For proposed sites with a density less than or equal to one dwelling per 300m² at least 40 percent of the site must comprise landscaped area.
2. For proposed sites with a density greater than one dwelling per 300m² that comply with the requirements of clause 3.1.3 below, at least 30 percent must comprise landscaped area.
3. For clause 2 above the following must be met:
 - a. as part of the initial development at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is PB95 or larger at the time of planting; and
 - b. at least 50 per cent of the front yard of residential lots must comprise landscaped area.

3.2 Dwellings fronting the street

Purpose:

Ensure dwellings are orientated to provide for passive surveillance of the street and contribute to streetscape and amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:
 - a. glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door).
 - b. a door that is the main entrance to the dwelling.

3.3 Garages

Purpose:

Reduce dominance of garages as viewed from the street.
Avoid parked cars over-hanging the footpath.

1. A garage door facing the 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 the dwelling.
3. The garage door must be set back at least 5m from the site's frontage.

3.4 Brigham Creek Road vehicle access/crossing restriction

Purpose:

Limit the number of vehicle crossing directly accessing Brigham Creek road.
Reduce traffic effects on Brigham Creek road.
Avoid traffic/pedestrian/cyclist conflicts on Brigham Creek road.

1. In the location shown on the Whenuapai 1 precinct plan, a maximum of eight paired vehicle crossings may serve up to 16 individual lots (two lots for each paired vehicle crossing) fronting Brigham Creek road.
2. Sufficient vehicle manoeuvring space must be provided on-site for each lot provided with direct vehicle access to Brigham Creek road to ensure vehicles can exit the site without the need to reverse manoeuvre off, or on to, Brigham Creek road.

3.5 Lighting

Purpose:

Ensure that street lighting and outdoor lighting does not affect aircraft operations.

1. Street lighting must comply with [Chapter H6.1 Lighting](#).
2. No person must illuminate or display the following outdoor lighting between 11:00pm and 6:30am:

- a. searchlights; or
- b. outside illumination of any building or public recreational facility by floodlight.

3.6 Noise

Purpose:

Ensure that potential reverse sensitivity effects of noise from the adjacent RNZAF Whenuapai Base on residential amenity are appropriately addressed and provided for within the precinct.

1. A no-complaints covenant shall be included on each title issued within the precinct. This covenant shall be registered with the deposit of the subdivision plan, in a form acceptable to the Council under which the registered proprietor will covenant to waive all rights of complaint, submission, appeal or objection it may have under the Resource Management Act 1991 or otherwise in respect of any subdivision, use or development of the New Zealand Defence Force's land at Whenuapai Airbase.

3.7 Affordable Housing

Purpose:

Ensure that the precinct provides for affordable housing to address Auckland's housing shortage.

1. A total of 10 per cent of proposed dwellings must be relative affordable or 5 percent for retained affordable dwellings. At the time of subdivision, the applicant must:

- a. identify the lots of the subdivision allocated for the building of dwellings that are affordable; and
- b. specify the mechanism for ensuring that any building constructed on those lots is a dwelling that will meet the affordability criteria outlined in the Housing Accords and Special Housing Areas Act 2013 – (Auckland) Amendment Order 2014 for the Whenuapai Special Housing Area Act 2013 – (Auckland) Amendment Order inserted on 31 July 2014 for Whenuapai Village, Whenuapai special housing area.

4. Subdivision Controls

The controls in the Auckland-wide rules – Subdivision apply in the Whenuapai 1 precinct unless otherwise specified below.

4.1 Activity Table

The Activity Table 1 – General and Activity Table 2 – residential zones in [Chapter H5.1](#) of the Unitary Plan, apply to the Whenuapai precinct, except as specified in Table 2 below:

Table 2

Subdivision Activity	Activity status
Subdivision in accordance with the Whenuapai 1 precinct plan	RD
Subdivision not in accordance with the Whenuapai 1 precinct plan	D

4.2 Development Controls

4.2.1 Roading Standards

Purpose:

Provide a safe and legible street network within the precinct, and appropriate improvements to existing roads immediately adjoining the precinct.

1. Roads within the precinct must be located generally as illustrated on the Whenuapai 1 precinct plan.
2. All roads provided within the precinct must be constructed to the standards contained within Table 3: Road Construction Standards within (and immediately adjoining) the Whenuapai 1 precinct plan Area or, where not contained in Table 3, the relevant Auckland-wide rules will apply.
3. Subdivision applications must be accompanied by a programme detailing the upgrading of existing public roads immediately adjoining the proposed subdivision area, including a description of the road upgrade works that will be undertaken, and the timing of the upgrade works. All road upgrade works must be undertaken in accordance with the standards contained in Table 3: Road Construction Standards and road upgrade works must be undertaken along the full road frontage of all existing public roads within, or adjacent to, the area to be subdivided.
4. Traffic calming measures (such as road build-outs/pinch-points) must be provided on local roads in appropriate and logical locations, taking into consideration the location of street trees, street lighting, vehicle crossings, and on-street parking spaces.
5. All internal roads within the precinct must be constructed to local road standards, except for any jointly owned access lots.

Note: It is expected that all existing public roads within, and adjacent to, a proposed subdivision area will be upgraded prior to or concurrent with subdivision and that upgrade works must be undertaken in a manner consistent with the standards contained in Table 3: Road Construction Standards. Road upgrade works will be funded by the developer and constructed as part of the subdivision works unless otherwise agreed with the council.

Table 3: Road Construction Standards within (and immediately adjoining) the Whenuapai 1 precinct plan area

Road	Road width	Carriageway	Footpath width	Cycle Lane	Figure
Brigham Creek road	24.0m	7.0m (plus 2.5m central flush median)	1.8m	1.8m (plus 0.6m buffer on precinct side)	Figure 1
Totara road	24.5m	7.0m (plus 2.5m central flush median)	1.8m east 2m west	1.8m (plus 0.6m buffer)	Figure 2
Dale road	20.0m	6.0m	1.8m	N/A	Figure 3
North-South road	17.0m	6.0m	1.8m	N/A	Figure 4
Local road	17.0m	7.8m	1.8m	N/A	Figure 5
Parkside road	Varies	6.0m	1.8m (development side only)	N/A	Figure 6
Entrance road	17.0m	2.9m movement lanes (plus 2m central swale)	1.8m	N/A	Figure 7

4.2.2 In road gateway feature

Purpose:

Provide for the visual differentiation of key road intersections connecting the precinct with the surrounding road network.

1.Key road sections identified as Entrance road on the Whenuapai 1 precinct plan must be designed to provide an in-road gateway feature. These sections must be constructed in accordance with the Entrance road detail shown in Figure 7 which includes a central road swale. Gateway features must be designed to provide appropriate pedestrian crossing/pram crossing facilities at intersections.

Gateways may be created in a number of additional ways, including but not limited to:

a.feature planting, such as groups of tree/shrubs that are different to those used in other streets.

b.feature signage and/or public art.

4.2.3 Road connections

Purpose:

Provide opportunities for appropriate future road connections to the west of the precinct.

1.A minimum of four road connections capable of being extended to the west of the precinct must be provided as part of the development of the Whenuapai 1 precinct.

4.2.4 Totara Road/Brigham Creek Road/Mamari Road Intersection

Purpose:

Provide an appropriate signalised intersection at any early state in the development of the precinct.

1.No more than 160 dwellings should be constructed prior to the Brigham Creek road/Totara road/Mamari road intersection being signalised.

5. Assessment

5.1 Controlled Activities

5.1.1 Matters of Control

The council will reserve its control to the matters below for the activities listed as controlled in the precinct activity table:

1.Impervious areas in the Whenuapai 1 precinct unable to comply with activity controls.

2.The design, size, and location of buildings required to be erected on the site.

3.The relationship between the built form and the adjoining park.

4.Proposed number of spaces and management of parking and access arrangements.

5.Noise levels and hours of operation.

5.1.2 Assessment Criteria

1.The scale and location of buildings should comply with the development controls of the Mixed Housing Urban zone.

2.The relevant assessment criteria under the Stormwater Management – Flow in the Auckland-wide rules.

3.The design and layout of buildings should be sympathetic to the adjoining park.

4.Buildings should promote an active frontage facing the park.

5.The car parking provided should be sufficient for the proposed uses and managed appropriately to avoid conflict with the surrounding road network.

6. The hours of operation and noise levels for the proposed uses should ensure that the residential amenity of adjacent properties is protected.

5.2 Restricted Discretionary Activities

5.2.1 Matters of Discretion

Subdivision in accordance with the Whenuapai 1 precinct plan

1. The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table:

- a. the Whenuapai 1 precinct plan.
- b. the design and location of the subdivision.
- c. landscaping.
- d. the matters for discretion outlined in [Chapter H5.4, Table 13](#).

Development Control Infringements

2. The council will restrict its discretion to those matters listed in [Chapter I1.11](#) and [Chapter G2.3](#), for development within the Whenuapai 1 precinct unless otherwise specified below.

Brigham Creek Road vehicle access/crossing restriction

3. The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table to the following matters:

- a. effect on safe operation of the transport network.
- b. the total number, location and design of vehicle crossings.
- c. the ability for vehicles to safely manoeuvre on to Brigham Creek road.

5.2.2 Assessment Criteria

Impervious areas in the Whenuapai 1 precinct unable to comply with the activity controls

1. The council will consider the relevant assessment criteria listed under Stormwater Management – Flow in the Auckland-wide rules.

Subdivision in accordance with the Whenuapai 1 precinct plan

2. The council will consider the relevant assessment criteria below for the activities listed as restricted discretionary in the activity table for the Whenuapai 1 precinct.

Subdivision should implement and generally be consistent with:

- a. the Whenuapai 1 precinct plan.
- b. the roading typologies set out in Figures 1 to 7 (Road Construction Standards) to the Whenuapai 1 precinct
- c. the objectives and policies for the precinct.
- d. the rules of the Mixed Housing Urban zone.
- e. the assessment criteria outlined in [Chapter H5.4.2](#).

Development Control Infringements

3. The council will consider the relevant assessment criteria listed in [Chapter I1.11](#) and [Chapter G2.3](#), for development within the Whenuapai 1 precinct unless otherwise specified below.

Landscaping should be located and designed to:

- a. minimise any visual effects of significant retaining walls from any public space after housing development; and
- b. maintain safe sightlines for access.

Brigham Creek Road vehicle access/crossing restriction

4. The council will consider whether effects on the transport network can be appropriately avoided or mitigated, with particular regard to:

- a. the total number, location and design of vehicle crossings serving lots fronting Brigham Creek road;
- b. the ability for vehicles to safely manoeuvre on to Brigham Creek road;
- c. the safety of pedestrians and cyclists; and
- d. streetscape amenity.

6. Precinct plans

Whenuapai 1 Precinct Plan

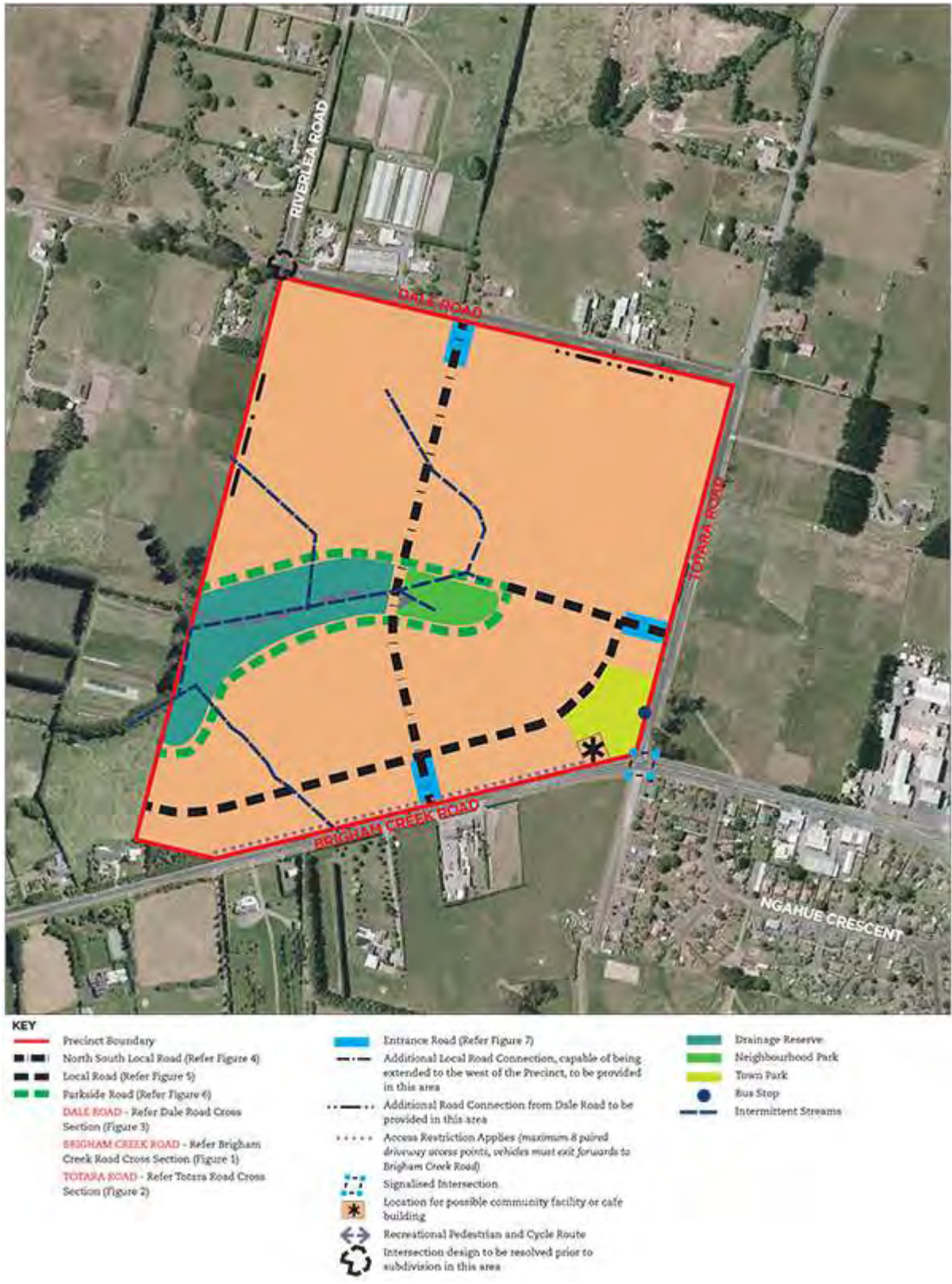


Figure 1 - Brigham Creek Road



Figure 2 - Totara Road



Figure 3 - Dale Road



Figure 4 - North-South Road



Figure 5 - Local Road



Figure 6 - Parkside Road



Figure 7 - Entrance Road



5.60 Whenuapai 2

The objectives and policies and rules of the underlying Mixed Housing Urban zone, the Local Centre zone, and the Auckland-wide rules and Auckland-wide overlays apply in the following precinct unless otherwise specified. Refer to the Planning Maps for the location and extent of the precinct.

Precinct Description

The Whenuapai 2 precinct comprises 16.8 hectares of land located approximately 23 kilometres to the northwest of central Auckland, bound by Totara road to the west, Brigham Creek road to the south, the Whenuapai Airbase to the east, and rural land to the north, as illustrated on the Whenuapai 2 precinct plan.

The purpose of the precinct is to provide for comprehensive and integrated development to increase the supply of housing (including affordable housing), and to encourage the efficient use of land and the provisions of infrastructure. The precinct will provide for a combination of commercial and residential areas integrated with key road links, stormwater infrastructure and a range of housing options.

It is envisaged that future land use and subdivision resource consents will give effect to the key elements of the Whenuapai 1 precinct plan to facilitate residential development in a co-ordinated manner.

Objectives

The objectives are as listed in the Mixed Housing Urban zone with the additional objectives specified below:

1. Subdivision and development occurs in a coordinated manner that implements the Whenuapai 2 precinct plan.
2. The precinct is supported by a safe, effective, efficient, legible and attractive movement network with low speed internal streets and appropriate connections to future development areas surrounding the precinct.
3. Subdivision and development is integrated with the external road network and provides for improvements to the adjoining portions of Brigham Creek road and Totara road (to an urban standard).
4. Subdivision and development implements a stormwater management network that:
 - a. uses water sensitive design as a core development approach;
 - b. protects the ecological values of the receiving environment; and
 - c. integrates with open space and road networks.
5. Subdivision and development occurs in a manner that recognises the presence, ongoing operation and strategic importance of the RNZAF Base Whenuapai.
6. Subdivision and development occurs in a manner that recognises the presence and ongoing operation of the adjacent Light Industrial zone and Whenuapai School.
7. Housing supply, variety and choice are increased by creating a well-designed residential development comprising a range of housing densities, typologies, and affordable price options, with convenient access to local commercial facilities.

8. The portion of new dwellings that are affordable to households in the immediate housing market is increased in Whenuapai.

9. Establishment of a Local Centre that will provide a range of services that will meet the day-to-day needs of existing and future residents of Whenuapai Village.

Policies

The policies are as listed in the Mixed Housing Urban and Local Centre zones with the additional policies specified below:

1. Require structural elements of the Whenuapai 2 precinct plan to be incorporated into all subdivision and development to achieve:

a. a predominantly residential precinct which incorporates locally-scaled commercial development.

b. a logical extension of Dale road, providing road frontage to the land north of the precinct.

c. a logical and visually distinct north-south Local road connection through the precinct, which establishes a streetscape that responds to the surrounding land use and links Brigham Creek road with the Dale road extension.

d. a logical East-West Town road connection to define the interface between the Mixed Housing Urban zone and Local Centre zone.

e. a functional north-south Swale road connection through the precinct, which links the northern drainage reserve with the Light Industrial zone.

f. ensure that no private access ways are provided onto Brigham Creek road, and a maximum of two private access ways are provided along Totara road. A limited number of private access is enabled on Town road east.

g. an active retail frontage to Brigham Creek road and Totara road in the location shown on the precinct plan.

h. visual differentiation of key road sections connecting the precinct with the surrounding road network through the provision of in-road "threshold" features.

i. two drainage reserves which provide attractive and functional stormwater management areas.

j. two bus stops and bus facilities, one on Totara road north and one on Totara road south as depicted on Fig 1. structure plan

k. ensure the intersections of Town road east, Dale road extension and the local road which bisect Totara road align with the key intersections of the Whenuapai 1 precinct.

2. Require the internal road network to generally comply with precinct specific road cross-sections to achieve an appropriate balance between movement and sense of place functions, recognising that appropriate calming measures may be required on some local roads to maintain a low vehicle speed environment.

3. Require development to be designed to:

a. provide for improvements to Brigham Creek road where it adjoins the precinct to balance its current function as an arterial road with its future role as part of Whenuapai Village.

b. provide for improvements to Totara road where it adjoins the precinct to safeguard Totara road's multi-modal and future arterial road function in Whenuapai.

4. Require subdivision and development to be designed to appropriately manage stormwater to:

a. prevent adverse erosion and sedimentation effects within the Rarawaru Creek; and

b.achieve suitable at-source stormwater retention in line with the Whenuapai 2 precinct Stormwater Management Plan.

5.Install stormwater devices within road corridors to retain the first 10mm of a 24 hour rain event for new impervious areas associated with the road network.

6.Ensure that reverse sensitivity effects in respect of noise from the RNZAF Base Whenuapai operation on residential activities, and effects of road and residential lighting, and landscaping associated with residential development, on the RNZAF Base Whenuapai, are appropriately avoided, remedied and mitigated.

7.Ensure that reverse sensitivity effects in respect of noise from the adjacent Light Industrial zone and Whenuapai School on residential activities are appropriately avoided, remedied and mitigated.

8.Ensure that development provides a mix of lot sizes, housing typologies and densities to reflect a choice in living environments and affordability.

9.Encourage the use of rear lane developments as part of the mix of intensive housing solutions for locations with access restrictions.

10.Require 10 percent of new dwellings to be relative affordable, or 5 percent to be retained affordable.

11.Encourage a mix of uses to locate within the Local Centre zone to enhance centre vitality.

5.60 Whenuapai 2

The activities, controls and assessment criteria in the underlying Mixed Housing Urban, Local Centre zone and Auckland-wide rules apply in the following precinct unless otherwise specified. Refer to the Planning Maps for the location and extent of the precinct.

1. Local centre zone provisions

1.1 Activity table

The activities, in the Local Centre zone apply in the Whenuapai 2 precinct unless otherwise specified in activity table 1 below.

Table 1

Activity	Activity status
Commerce	
Supermarkets up to 2000m ² in gross floor area	P
Supermarkets between 2000 - 4000m ²	RD
Retirement Villages	RD

1.2 Notification

The notification provisions outlined in [Chapter G2.4](#) and [Chapter I1.2](#) apply.

1.3 Development controls

1.The development controls in the Local Centre zone apply in the Whenuapai 2 precinct unless otherwise specified below.

1.3.1 Buildings fronting the street

Purpose: Ensure buildings define the street edge and contribute to:

Providing an attractive streetscape by positively contributing to street definition and enclosure.

Enhancing pedestrian amenity.

Making buildings accessible by providing convenient and direct access between the street and building for people of all ages and abilities.

1.A new building within the Key Retail Frontage overlay must adjoin the entire length at least 50 percent of the site frontage.

1.3.2 Residential at ground floor

Purpose:

Protect the ground floor of buildings around the street edges of the Local Centre zone within the Whenuapai 2 precinct centres for commercial use.

Avoid locating activities that require privacy on the ground floor of buildings, unless in appropriate locations.

1.Dwellings in the Local Centre zone must not be located on the ground floor of a building subject to the Key Retail Frontage control as shown on the Whenuapai 2 precinct plan.

2. Dwellings in the Local Centre zone located on the ground floor of a building that is not subject to the Key Retail Frontage control, and which are located more than 6m from streets, shall have a finished floor to finished ceiling height of 2.7m at the ground floor.

1.3.3 Building frontage height

Purpose: ensure buildings:

Provide an attractive streetscape by positively contributing to street definition and enclosure.
Enhance pedestrian amenity.

1. A new building subject to the Key Retail frontage control within the Whenuapai 2 precinct must have a minimum height of 8.5m for a minimum depth of 10.0m from the site frontage.

1.3.4 Yards

Purpose:

Provide a buffer and screening between commercial activities and neighbouring residential activities, industrial activities and public open space, to mitigate adverse visual and nuisance effects.
Ensure buildings are adequately setback from lakes, streams and the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.

Table 2

Yard	Local Centre zones
Rear	3m where the rear boundary adjoins a land zoned Residential, Industrial and/ or Public Open Spaces
Side	3m where a side boundary adjoins a Residential zone or Industrial zone
Riparian	10m from the edge of all permanent and intermittent streams
Coastal protection yard	25m or as otherwise specified in appendix 6.7

1. Side and rear yards must be planted with trees, shrubs and ground cover plants within and along the full extent of the yard to provide a densely planted visual buffer for a depth of at least 3m. Landscape planting must cover the full area of the yard and be capable of achieving a dense visual screen to a height of 5m within five years of planting.

1.3.5 Landscaping

Purpose: ensure:

There is a buffer and screening between commercial activities and the street in the Local Centre zone.
Landscaping is of sufficient quality as to make a positive contribution to the amenity of the street.

1. Within the Key Retail Frontage Control area, landscaping must be provided along those parts of the frontage of the site not occupied by buildings or vehicle access points for a depth of 3m. This area must be densely planted in trees, shrubs and ground cover plants.

1.3.6 Landscaping for residential units fronting Town road east

Purpose:

Provide for on-site amenity and an attractive streetscape character.

1.All ground floor dwellings located within the Local Centre zone with a frontage to Town road east must have one PB95 specimen tree planted within the 6m yard fronting Town road east.

1.3.7 Access restriction - Brigham Creek road and Totara road

Purpose:

To avoid traffic conflicts with the nearby Brigham Creek road/Totara road/Mamari road signalised intersection.

To ensure the safety of road users is appropriate provided for.

To avoid traffic/pedestrian/cyclist conflicts.

To provide for on-street parking.

1.Vehicle access must not be constructed across any part of a site boundary subject to the Key Retail Frontage control or Local Centre zone as shown on the Whenuapai 2 precinct plan.

2.Infringement of this rule is a discretionary activity.

1.3.8 Access restriction - Totara road

Purpose:

To avoid traffic conflicts with Totara road.

To avoid traffic/pedestrian/cyclist conflicts.

To facilitate a bus stop on Totara road adjacent to the Local Centre zone.

1.Vehicle access must not be constructed across any part of a site boundary subject to the Access Restriction control as shown on the Whenuapai 2 precinct plan.

2.Infringement of this rule is a discretionary activity.

1.3.9 Residential restriction

Purpose:

To avoid reverse sensitivity effects of residential land-use adjacent to industrial land uses which produce air discharges and noise.

1.Dwellings must not be built in the locations shown in the precinct diagram below.

2.Infringement of this rule is a discretionary activity

3.This rule shall cease to exist when the ITM located at 50-60 Brigham Creek road, legally described as Lot 5 DP 53062, or successor wood processing business closes.



1.3.10 Totara road/Brigham Creek road/Mamari road intersection

Purpose:

Manage transport effects from development.

1.No more than 160 dwellings shall be constructed in the precinct prior to the Brigham Creek road/Totara road/Mamari road intersection being signalised.

1.4 Assessment

1.4.1 Matters of discretion

The council will restrict its discretion to those matters listed in [Chapter I3.6](#) and [Chapter G2.3](#), for development within the Whenuapai 2 precinct unless otherwise specified below.

1.Retirement Villages

The council will restrict its discretion to the matters listed below for Retirement Villages:

- a.intensity and scale;
- b.design and layout; and

c. centre vitality.

2. Dwellings at Ground Floor in the Local Centre zone

The council will restrict its discretion to the matters listed below for Retirement Villages:

- a. building scale;
- b. interface with the public realm; and
- c. residential amenity.

3. Supermarkets 2,000- 4,000m²

The Council will restrict its discretion to the matters listed below for supermarkets 2,000-4,000m²:

- a. intensity and scale
- b. design of parking, access and servicing; and
- c. vehicle access for semi-trailers

1.4.2 Assessment criteria

The Council will consider the relevant assessment criteria listed in [Chapter I3.6](#) and [Chapter G2.3](#) for the development within the Whenuapai precinct unless otherwise specified below.

1. Retirement Villages

a. the intensity and scale of the land use activity, in particular, the type of accommodation provided, the number of people and traffic generated by the activity should be compatible with the planned future form and character of the surrounding area.

b. in addition to relevant criteria for new buildings [Chapter I3.6](#), Retirement Village developments should generally achieve the following built outcomes:

- i. loading bays and service areas should be appropriately screened.
- ii. parking areas, including parking buildings or at grade parking areas, should be located away from the street frontage wherever practicable. However, where parking areas are located at or near the street frontage, then that parking building or area should be:
 - Designed to contribute to streetscape and pedestrian amenity
 - Have landscaping, including tree planting, of a scale and amount that visually breaks up the parking area. As a guide, one tree should be planted every sixth parking bay.

iii. a Retirement Village should not be located on a site that is subject to the Key Retail Frontage overlay.

iv. a Retirement Village on a site with frontage to Brigham Creek road should:

- include buildings on or in close proximity to the Brigham Creek road boundary which actively address that street.
- include any administrative and communal facilities in close proximity to the Brigham Creek road boundary.
- include a main building pedestrian entrance or entrances that are clearly visible from Brigham Creek road.
- avoid the construction of any walls or fences on or in close proximity to the Brigham Creek road frontage.

c. the proposed land use activity and associated buildings/parking areas should positively contribute to the vitality of the Whenuapai 2 Local Centre zone.

2. Dwellings at Ground Floor

a. buildings which include dwellings at ground floor in the Local Centre zone of the Whenuapai 2 precinct must positively contribute to the public realm while achieving privacy and a good standard of amenity for occupiers of the dwelling, in particular by:

i. being two or more storeys in height

ii. providing balconies overlooking adjacent streets or public open space.

iii. providing a planted setback to the street or public open space for any part of the site where the dwelling does not adjoin the street. Landscaping or fencing should be low enough to allow direct sightlines from a pedestrian in the street or public open space to the front windows of the ground floor of the dwelling.

iv. ensuring that ground floor windows and any ground floor outdoor living area is screened from the view of, and from, commercial activities (or potential future commercial activities) on immediately adjacent sites.

3. Supermarkets

a. design of parking, access and servicing – refer [Chapter I.3.6.6.2](#)

b. the extent to which a semi-trailer can effectively and safely access the site from adjoining the local roading network.

2. Mixed housing urban provisions

2.1 Notification

The notification provisions outlined in [Chapter G2.4](#) and [Chapter I1.2](#) apply.

2.2 Development controls

The development controls in the Mixed Housing Urban zone apply in the Whenuapai 2 precinct unless otherwise specified below.

2.2.1 Landscaping

Purpose:

Provide for on-site amenity, and an attractive streetscape character.

Provide for stormwater retention in accordance with Chapter H4.14.2, [Activity Table 2.1](#).

1. For sites with a density less than or equal to one dwelling per 300m² at least 40 percent must comprise landscaped area.

2. For proposed sites with a density greater than one dwelling per 300m² that comply with the requirements for 3.1.3, at least 30 percent must comprise landscaped area.

3. For clauses above, the following must be met:

a. as part of the initial development at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is pB95 or larger at the time of planting; and

b. at least 50 percent of the front yard must comprise landscaped area.

2.2.2 Dwellings fronting the street

Purpose:

Ensure dwellings are orientated to provide for passive surveillance of the street and contribute to streetscape amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:
 - a. glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door)
 - b. a door that is the main entrance to the dwelling.

2.2.3 Garages

Purpose:

Reduce the dominance on garages as viewed from the street.
Avoid parked cars over-hanging the footpath.

1. A garage door facing the 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 the dwellings.
3. The garage door must be set back at least 5m from the site's frontage.

2.2.4 Access restriction - Totara road and Brigham Creek road

Purpose:

Limit the number of vehicle crossings directly accessing Totara road.
Reduce traffic effects on Totara road.
Avoid traffic/pedestrian/cyclist conflicts on Totara road.
Provide for on-street parking.
To facilitate bus stops on Totara road.
To protect the arterial function of Totara road.

1. A maximum of one shared vehicle crossing may be provided onto Totara road between its intersection with Town road east and the Local road, and a maximum of one shared vehicle crossing may be provided onto Totara road between its intersection with the Local road and Dale road extension, as shown on the Whenuapai 2 precinct plan.
2. These shared vehicle crossings must provide rear access to residential units with frontage to Totara road, and be designed such that vehicles can exit facing forward onto the road.
3. Infringement of this rule is a discretionary activity.

2.2.5 Access restriction - Town road east

Purpose:

Reduce traffic effects on Town road east.
Avoid traffic/pedestrian/cyclist conflicts on Town road east.

1. A maximum of one shared vehicle crossing may be provided onto the north side of Town road east between its intersections with Totara road and the North-South road, and a maximum of one shared vehicle crossing may be provided onto the north side of Town road east, east of its intersection with the North-South road, as shown on the Whenuapai 2 precinct plan.
2. These shared vehicle crossings are intended to facilitate rear access to residential units with frontage to Totara road.
3. Infringement of this rule is a discretionary activity.

2.2.6 RNZAF base Whenuapai boundary interface treatment/landscaping

Purpose:

Ensure low fencing and vegetation along the boundary of the RNZAF Base Whenuapai to maintain the security and safety of the Airbase.

Provide appropriate on-site amenity for residential units with a common boundary with the RNZAF Base Whenuapai.

1.Landscaping within 2.0m of the RNZAF Base Whenuapai boundary (specifically Part Lot 1 DP 9146) shall be limited to low-lying shrubs or hedges, and must not exceed 1.5m in height.

2.Any fencing along the RNZAF Base Whenuapai boundary (specifically Part Lot 1 DP 9146) comprising close boarded construction must not exceed a maximum height of 1.5m.

3.Visually permeable fencing may be constructed along the RNZAF Base Whenuapai boundary (specifically Part Lot 1 DP 9146) up to a maximum height of 1.8m.

2.3 Assessment

2.3.1 Restricted discretionary activities

2.3.1.1 Matters of discretion

2.3.1.1.1 Development control infringements

The council will restrict its discretion to those matters listed in [Chapter I1.11](#), and [Chapter G2.3](#), for development within the Whenuapai 2 precinct.

3. Precinct wide provisions

3.1 Development controls

The following development controls apply in the Whenuapai 2 precinct

3.1.1 Lighting

Purpose:

Ensure that street lighting and outdoor lighting does not affect RNZAF Base Whenuapai aircraft operations.

1.Street lighting must comply with [Chapter H6.1](#) Lighting.

2.No person must shall illuminate or display the following outdoor lighting between 11.00pm and 6:30pm:

a.searchlights; or

b.outside illumination of any building or public recreational facility by floodlight

3.1.2 Affordable housing

Purpose:

Ensure the precinct provides for affordable housing to address Auckland's housing shortage.

1.For residential developments containing 15 or more dwellings or the creation of 15 or more vacant sites, either:

a.at least 10 percent of the proposed dwellings must be relative affordable or 5 percent retained affordable.

i.a dwelling is classed as relative affordable if it may be sold for no more than 75 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the preceding full month, in relation to the date application for resource consent is made.

ii.if the application is for a subdivision consent, the applicant must identify the lots of the subdivision allocated for the building of dwellings that meet the median house price criterion in (i) above and must specify 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.

2.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.

3.All resource consent applications involving the provision of affordable housing must be accompanied by details of the location, number and percentage of relative and /or retained affordable housing. Where relevant, details of the staging of the development, including the timing of provision of the affordable housing must be supplied.

4.For staged developments, the required number of affordable dwellings or vacant lots must be provided at each respective stage.

5.Non-compliance with rule 3.1.2 is a restricted discretionary activity.

3.2 Assessment

3.2.1 Restricted discretionary activities

3.2.1.1 Matters of discretion

3.2.1.1.1 Development control infringements

The council will restrict its discretion to those matters listed in [Chapter I1.11](#) and [Chapter G2.3](#), for development within the Whenuapai 2 precinct unless otherwise specified below.

The council will restrict its discretion for infringements of the housing affordability rules to the number of retained or affordable housing dwellings and their location.

3.2.1.2 Assessment criteria

3.2.1.2.1 Development control infringements

The council will consider the relevant assessment criteria listed in [Chapter I1.11](#), [Chapter I3.6](#) and [Chapter G2.3](#), for development within the Whenuapai 2 precinct unless otherwise specified below.

In addition to the general assessment criteria listed in [clause 2.3](#) of the general provisions, the council will consider the criteria in [Chapter H6.6.2.2](#).

3.3 Subdivision provisions

The controls in the Auckland-wide rules – Subdivision apply in the Whenuapai 2 precinct unless otherwise specified below.

3.3.1 Activity table

The Activity Table 1 – General and Activity Table 2 – Business and Residential Zones in [Chapter H5.1](#) of the Unitary Plan, and related controls, apply to the Whenuapai 2 precinct, except as specified in Table 3 below.

Subdivision Activity	Activity Status
Subdivision in accordance with the Whenuapai 2 precinct plan	RD
Subdivision not in accordance with the Whenuapai 2 precinct plan	D

3.4 Subdivision controls

3.4.1 Roading standards

Purpose:

Provide a safe and legible street network within the precinct, and appropriate improvements to existing roads immediately adjoining the precinct.

1. Roads within the precinct must be located as generally shown on the Whenuapai 2 precinct plan. Local roads that meet Totara road shall align with local roads which meet the western side of Totara road.
2. All roads provided within the precinct must be constructed to the standards contained within Table 4: Road Construction Standards within (and immediately adjoining) the Whenuapai 2 precinct plan area or, where not contained in Table 4, the relevant Auckland-wide rules shall apply.
3. Subdivision applications must be accompanied by a programme detailing the upgrading of existing public roads immediately adjoining the proposed subdivision area, including a description of the road upgrade works that will be undertaken, and the timing of the upgrade works. All road upgrade works must be undertaken in accordance with the standards contained in Table 4: Road Construction Standards and road upgrade works must be undertaken along the full road frontage of all existing public roads within, or adjacent to, the area to be subdivided.
4. All internal roads within the precinct must be constructed to local road standards as specified in Table 4, except for any jointly owned access lots.

Notes:

It is expected that all existing public roads within, and adjacent to, a proposed subdivision area will be upgraded prior to or concurrent with subdivision and that upgrade works shall be undertaken in a manner consistent with the standards contained in Table 4: Road Construction Standards. Road upgrade works will be funded by the developer and constructed as part of the subdivision works unless otherwise agreed with council.

The typical cross-section for Brigham Creek road is expected to vary across the frontage of the precinct to accommodate specific transport features (such as protected cycle lanes, stormwater devices). The final design of the road will be approved through the detailed design process and subject to appropriate safety audit procedures.

Any modification of the road reserve must be to the satisfaction of Auckland Transport, and will include consideration of road safety impact, maintenance implications of any features proposed, and encroachment licenses be obtained.

Table 4: Road Construction Standards within (and immediately adjoining) the Whenuapai 2 precinct plan area

Road	Road	Carriageway	Parking	Footpath	Combined	Cycle	Figure
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	width			width	Cycle/Footpath	Lane	
Brigham Creek road*	23.2m	7.0m (plus 2.5m flush median)	2.2m (south side only)	2.4m	N/A	1.8m (plus 0.6m flush buffer)(one side)	Figure 3
Town road east	21.0m	6.0m	2.5m	2.4m (south side)	3.0m (north side)	N/A	Figure 4
Town road north	20.5m	6.0m	2.5m	2.4m	N/A	N/A	Figure 5
North-south road	20.0m	6.0m	2.2m	1.8m	N/A	N/A	Figure 6
Local road	17.0m	7.8m	In carriageway	1.8m	N/A	N/A	Figure 7
Reserve Edge	16.4m	6.0m	2.5m	1.8m	N/A	N/A	Figure 8
Swale road	19.7m	7.2m (plus 2.7m swale)	2.2m (east side only)	1.8m	N/A	N/A	Figure 9
Totara road north	24.5m	7.0m (plus 3.0m flush median)	2.2m (east side only)	1.8m (east) and 2.0m (west)	N/A	1.8m (plus 0.6m flush buffer)(one side)	Figure 10
Totara road south	24.5m	7.0m (plus 3.0m flush median)	2.2m (east side only)	3.3m (including 1.5m tree pits) (east) and 2.0m (west)	N/A	1.8m (plus 0.6m buffer)	Figure 11
Dale road (extension)	20.0m	6.0m		1.8m	N/A	N/A	Figure 12

*It is noted that the typical cross-section for Brigham Creek road is expected to vary across the frontage of the precinct to accommodate specific transport features, stormwater retention devices etc., and the final design of the road will be approved through the detailed design process.

3.4.2 Threshold treatment area

Purpose:

Provide for the visual differentiation of key road intersections connecting the precinct with the surrounding road network.

1.Key road sections identified as Threshold Treatment on the Whenuapai 2 precinct plan must be designed to provide an in-road gateway feature. Threshold treatments may be created in a number of additional ways, including but not limited to:

- a.feature planting, such as groups of trees/shrubs that are different to those used in other streets
- b.feature signage and/or public art

c.alternative surface treatment

3.4.3 Noise

Purpose:

Ensure that potential reverse sensitivity effects of noise and associated operations from the adjacent RNZAF Base Whenuapai on residential amenity are appropriately addressed and provided for within the precinct.

Ensure that potential reverse sensitivity effects of noise and associated operations from existing and permitted activities located in the adjacent Light Industrial zone on residential amenity are appropriately addressed and provided for within the precinct.

1.A no-complaints covenant shall be included on each title issued within the precinct. This covenant shall be registered with the deposit of the subdivision plan, in a form acceptable to the Council under which the registered proprietor will covenant to waive all rights of complaint, submission, appeal or objection it may have under the Resource Management Act 1991 or otherwise in respect of any subdivision, use or development of the RNZAF Base Whenuapai.

2.A no-complaints covenant shall be included on each title issued within the precinct. This covenant shall be registered with the deposit of the subdivision plan, in a form acceptable to the Council under which the registered proprietor will covenant to waive all rights of complaint, submission, appeal or objection it may have under the Resource Management Act 1991 or otherwise in respect of any permitted use or development of the adjacent Light Industrial zone.

3.A no-complaints covenant shall be included on each title issued that has a common boundary with Whenuapai School. This covenant shall be registered with the deposit of the subdivision plan, in a form acceptable to the Council under which the registered proprietor will covenant to waive all rights of complaint, submission, appeal or objection it may have under the Resource Management Act 1991 or otherwise in respect of reasonable noise related to school based/related activities occurring at Whenuapai School.

3.4.4 Affordable housing

Purpose:

Ensure the precinct provides for affordable housing to address Auckland's housing shortage.

1.For residential developments containing 15 or more vacant sites, either:

a.at least 10 percent of the proposed dwellings must be relative affordable or 5 percent retained affordable.

i.a dwelling is classed as relative affordable if it may be sold for no more than 75 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the preceding month, in relation to the date application for resource consent is made.

ii.when applying for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of dwellings that meet the median house price criterion in (i) above and must specify 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.

2.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.

3.All resource consent applications involving the provision of vacant sites that will be developed with affordable housing must be accompanied by details of the location, number and percentage of relative and /or retained affordable housing. Where relevant, details of the staging of the development, including the timing of provision of the affordable housing must be supplied.

4.For staged developments, the required number of affordable dwellings or vacant lots must be provided at each respective stage.

5. Non-compliance with Rule 3.4.4.1 is a restricted discretionary activity.

3.4.5 Lighting

Purpose:

Ensure that street lighting and outdoor lighting does not affect RNZAF Base Whenuapai operations.

1. Street lighting must comply with [Chapter H6.1](#).
2. No person shall illuminate or display the following outdoor lighting between 11:00pm and 6:00pm;
 - a. searchlights; or
 - b. outside illumination of any building or public recreational facility by floodlight.

3.4.6 Access restriction - Totara road and Brigham Creek road

Purpose:

To avoid traffic conflicts

Avoid traffic/pedestrian/cyclist conflicts on Totara road

To facilitate bus stops on Totara road

To protect the arterial function of Brigham Creek road and future arterial road function of Totara road.

1. Clause 6.3 applies. Refer to clause 6.3
2. Infringement of this rule is a discretionary activity.

3.4.7 Access restriction - Town road east

Purpose:

Reduce traffic effects on Town road east.

Avoid traffic/pedestrian/cyclist conflicts on Town road east.

1. A maximum of one shared vehicle crossing may be provided onto the north side of Town road east between its intersections with Totara road and the North-South road, and a maximum of one shared vehicle crossing may be provided onto the north side of Town road east, east of its intersection with the north-south road, as shown on the Whenuapai 2 precinct plan.
2. These shared vehicle crossings are intended to facilitate rear access to residential units with frontage to Totara road.
3.
Infringement of this rule is a discretionary activity.

3.5 Assessment

3.5.1 Restricted discretionary activities

3.5.1.1 Matters of discretion

3.5.1.1.1 Subdivision in accordance with the Whenuapai 2 precinct plan

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct Activity Table:

1. The Whenuapai 2 precinct plan
2. The design and location of the subdivision

3. Landscaping on lots immediately adjoining the RNZAF Base Whenuapai

4. The matters for discretion outlined in [Chapter H5.4, Table 13](#)

3.5.1.1.2 Development control infringements

The council will restrict its discretion to those matters listed in [Chapter I3.6](#), [Chapter I1.11](#), and [Chapter G2.3](#), for development within the Whenuapai 2 precinct unless otherwise specified below.

3.5.1.2 Assessment criteria

3.5.1.2.1 Subdivision in accordance with the Whenuapai 2 precinct plan

The council will consider the relevant assessment criteria below for the activities listed as restricted discretionary in the subdivision activity table for the Whenuapai 2 precinct.

1. Subdivision should implement and generally be consistent with:

- a. the Whenuapai 2 precinct plan
- b. the roading typologies set out in Figures 1 to 11 (Road Construction Standards) of the Whenuapai 2 precinct.
- c. the objectives and policies for the precinct.
- d. the rules of the Mixed Housing Urban zone
- e. the rules of the Local Centre zone
- f. the assessment criteria outlined in [Chapter H5.4](#).

2. Where lots are created that share a common boundary with the RNZAF Base Whenuapai boundary, the ability of each site to provide landscaping within its rear yard to meet the intended purpose of Rule 6.6, while also allowing for visual screening between outdoor living courts and/or habitable rooms and the RNZAF base Whenuapai boundary.

3.5.1.2.2 Development control infringements

The council will consider the relevant assessment criteria listed in [Chapter I3.6](#), [Chapter I1.11](#), and [Chapter G2.3](#) for development within the Whenuapai precinct.

4. Precinct Plans

Figure 1 - Whenuapai 2 Structure Plan

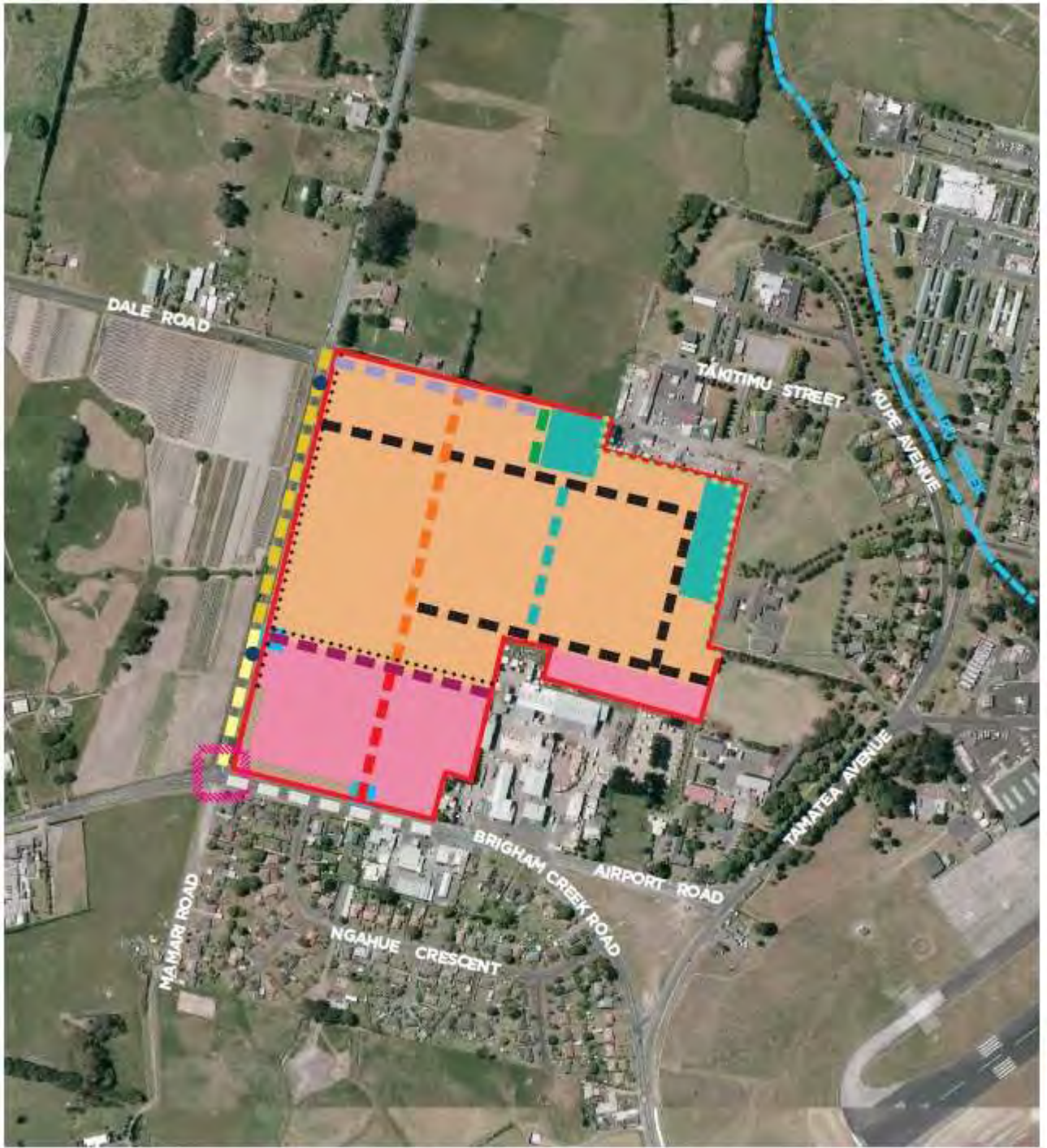


Figure 2 - Whenuapai 2 Precinct Plan

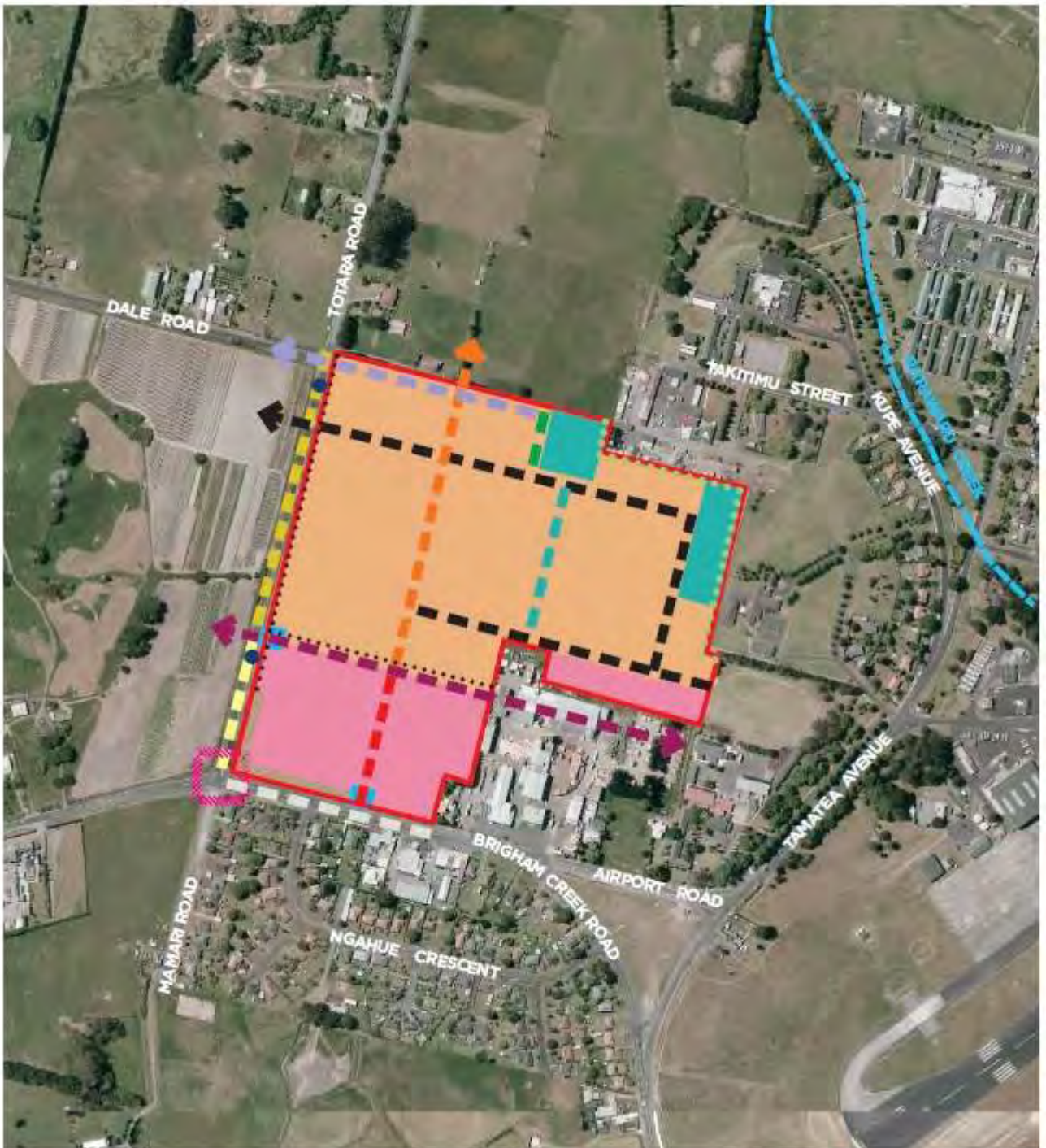


Figure 3 - Brigham Creek Road



Figure 4 - Town Road East

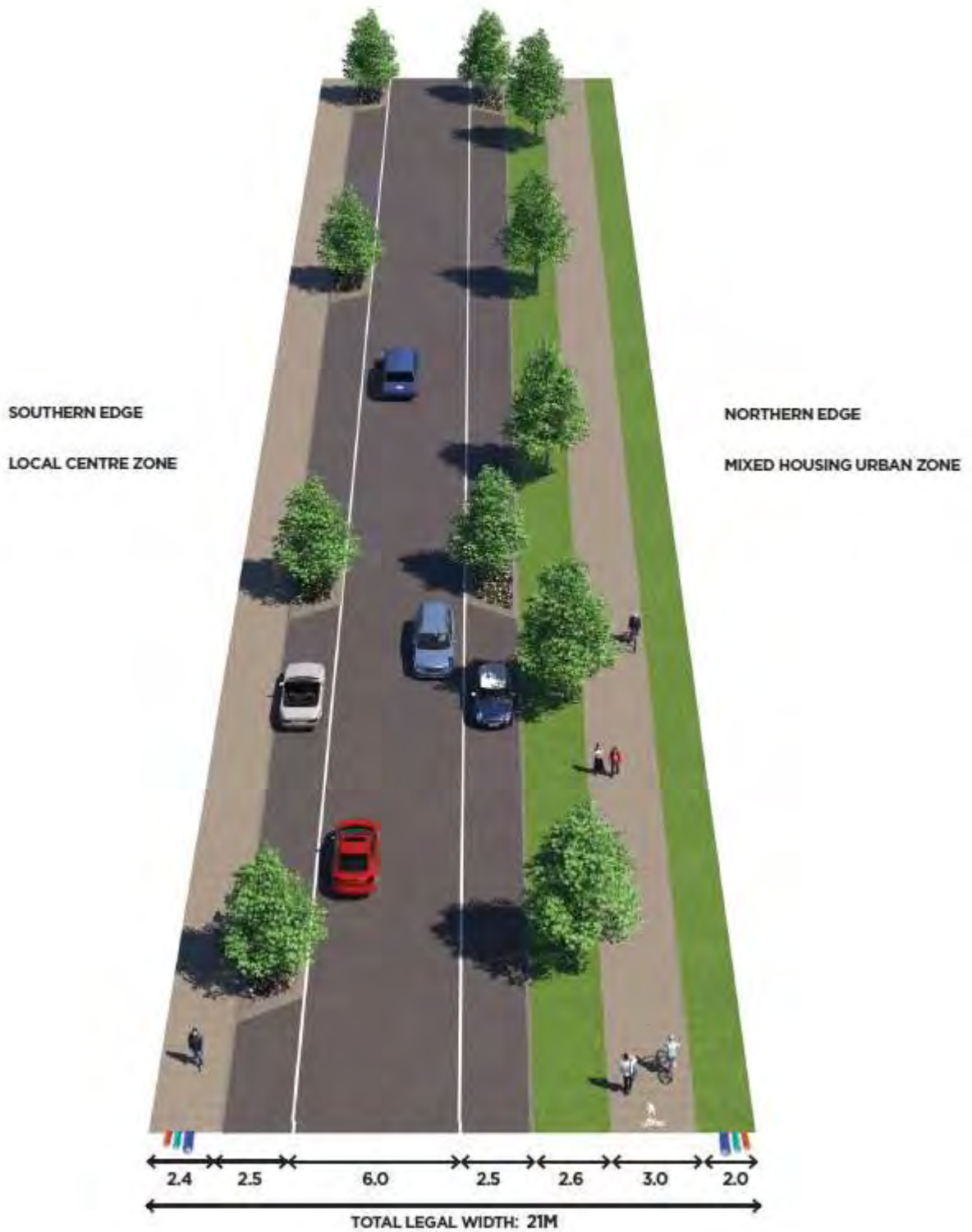


Figure 5 - Town Road North



Figure 6 - North South Road



Figure 7 - Local Road



Figure 8 - Reserve Edge Road



Figure 9 - Swale Road



Figure 10 - Totara Road North



Figure 11 - Totara Road South

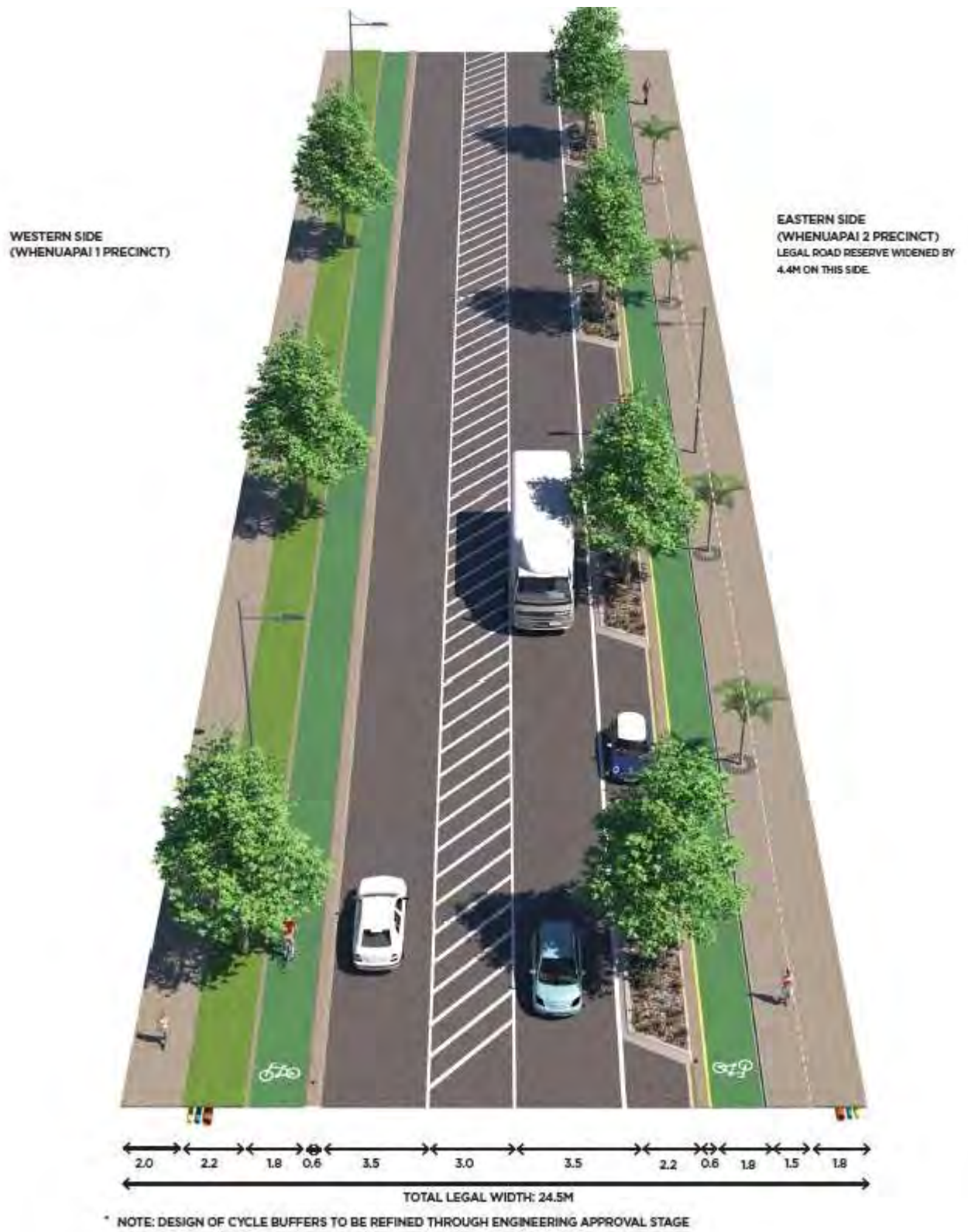


Figure 12 - Dale Road Extension

