5.62 Huapai Triangle - OPERATIVE

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 200m² GFA per site	P
Supported residential care and boarding houses not provided for above	D
Visitor accommodation up to 200m² GFA per site	RD
Visitor accommodation not provided for above	D
Commerce	
Dairies, restaurants and cafés up to 100m² GFA per site	D
Dairies, restaurants and cafés not provided for above	NC
Community	
Care centres up to 200m² GFA per site	P
Care centres between 200m² - 400m² 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 200m² 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).

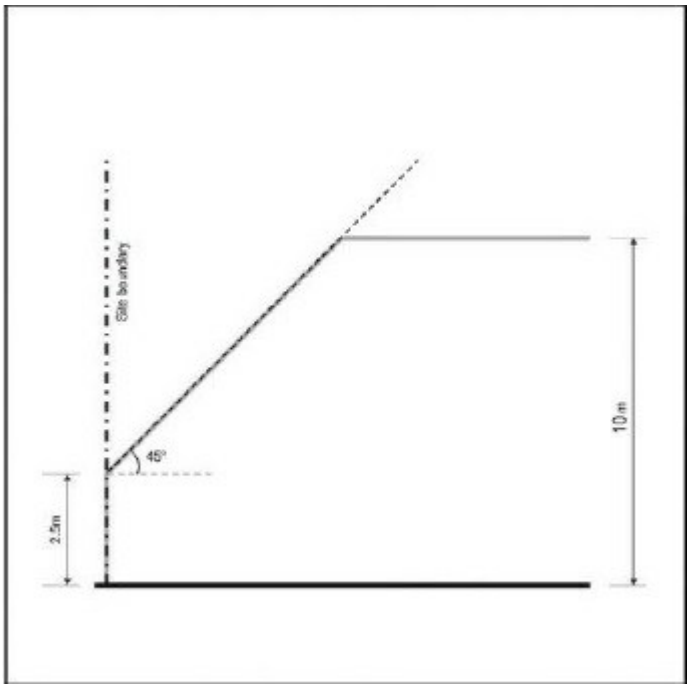
1. Buildings must not exceed 10m in height except that, for developments of four or more dwellings which comply with Rule 2.1.2.c above, a maximum height of 12m applies.

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.

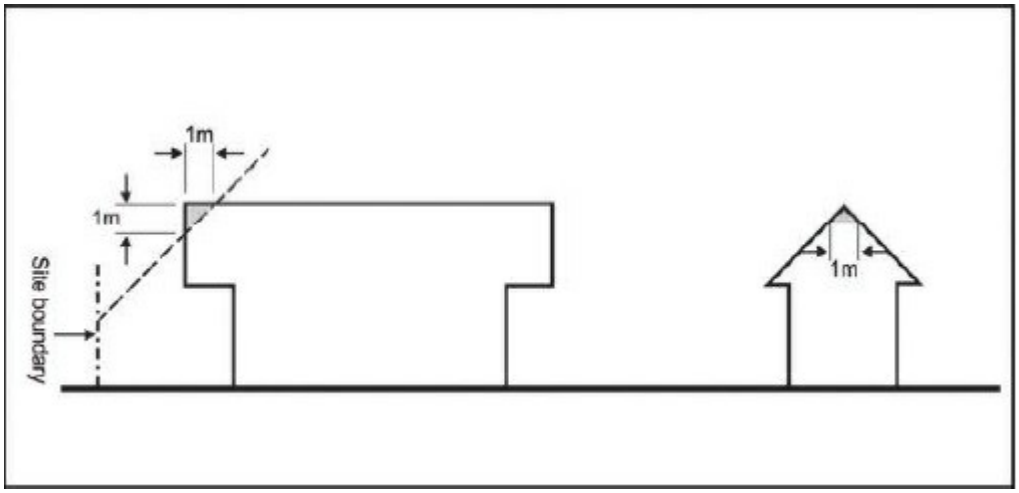
Figure 1: Height in relation to boundary



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 (detatched 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 Nobilo 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

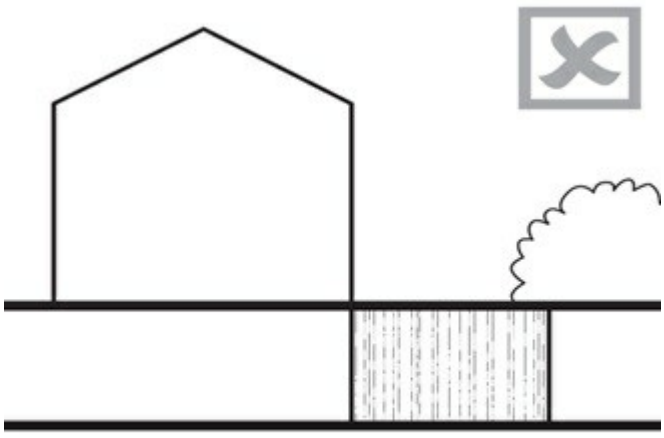
The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above. The Auckland Design Manual may also provide guidance on how the outcomes of particular criteria can be met.

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, Rule1.2.5.1.5.

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	

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.

Table 6: Subdivision Activity - Huapai Triangle precinct	
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. Roading 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 s plan
Giving effect to the Huapai Triangle precint 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-manoeuvring 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 infrastructure	X	X	X	
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 s plan
Giving effect to the Huapai Triangle precint 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 locations and dimensions shown on the precinct plan	X	X	X	X
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 of dwellings) and private open space can achieve maximum solar gain		X	X	X
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 spatial plan for the sub-precinct	X	X	X	
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 b. the intended building area and required open space and car parking c. vehicle and pedestrian access and manoeuvring	X	X	X	

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 and materials to clearly identify to vehicles that pedestrians have priority		X	X	
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 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		X	X	X
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 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	X	X	X	
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 should provide written advice that a proposed open space is acceptable for addition to the public open space network	X	X	X	
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	X	X	X	

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 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 b. identify and avoid, where practicable, floodplains and major overland flow paths c. identify, maintain and enhance, where practicable, natural hydrology and freshwater systems, d. implement water sensitive design elements when designing roads, reserves and sites by: (i) minimising impervious areas (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. (iii) using other devices that can recharge groundwater such as infiltration trenches e. ensure sites can accommodate on-site retention and detention of stormwater where this is necessary f. where appropriate, provide for decompaction of soils after earthworks or other remediation to enhance natural absorption capability of soils 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 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	X	X	X	X
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 sp plan
Number of proposed sites	**1 - 4 sites**	**5 - 15 sites**	**15+ 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

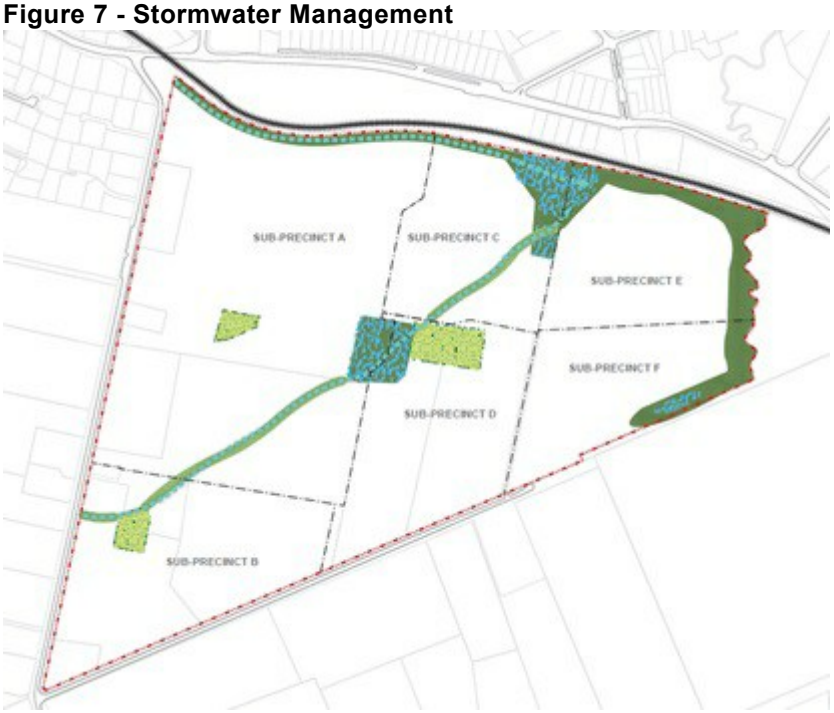


Figure 8 - Main Road

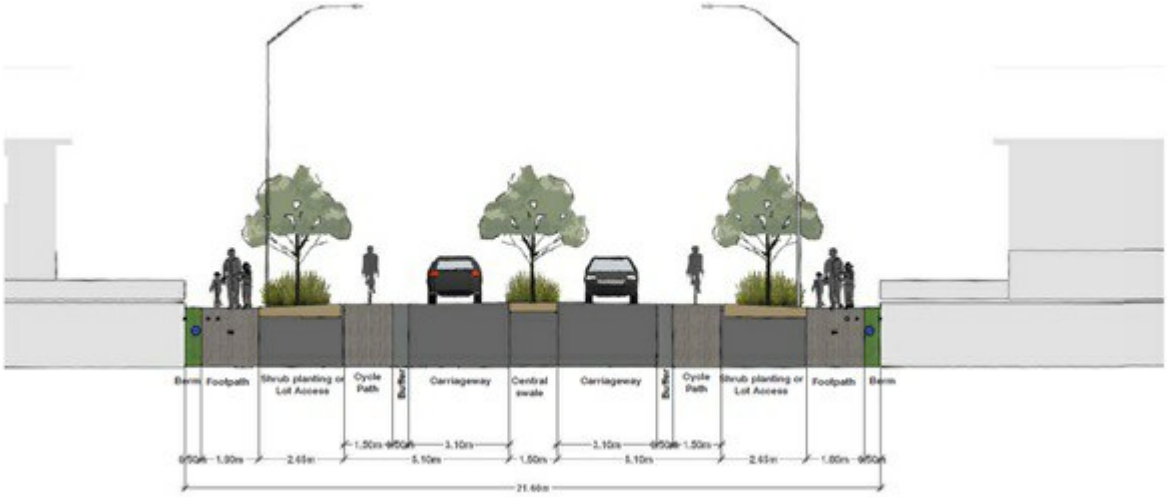


Figure 9 - Green Finger Type 1

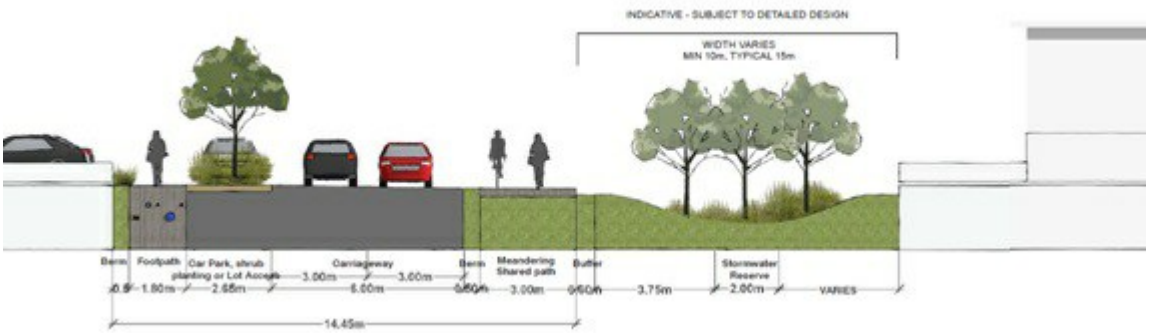


Figure 10 - Green Finger Type 2

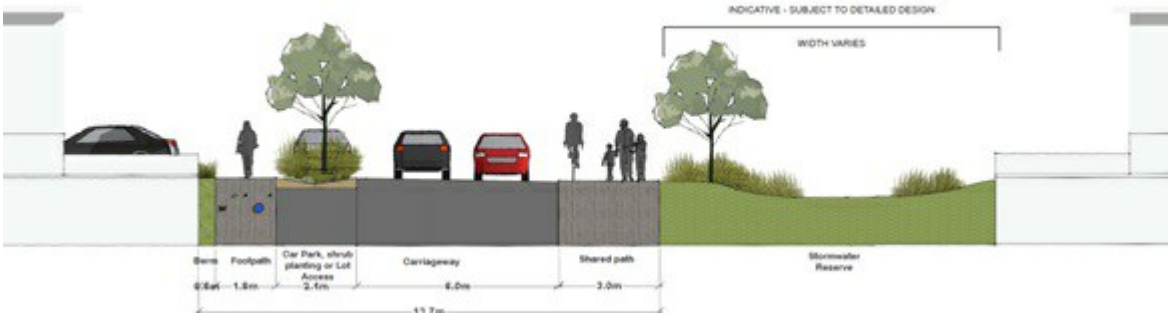


Figure 11 - Reserve Side Road

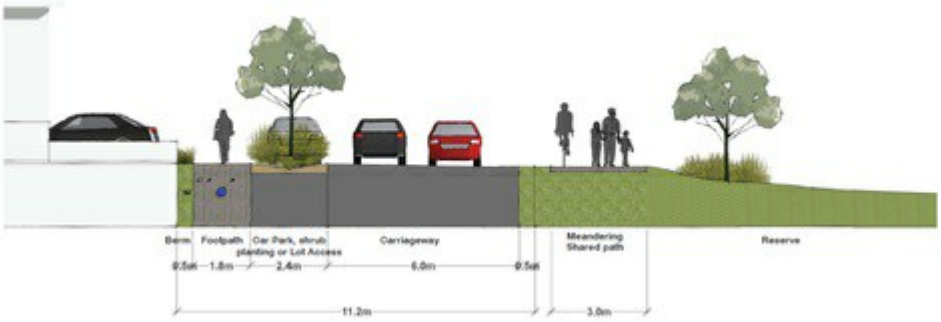


Figure 12 - Cycle Road

Figure 13 - Nobilo Road

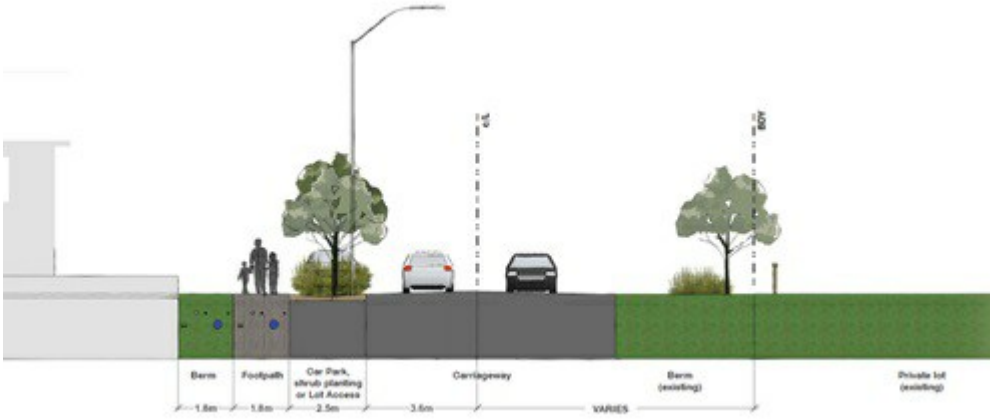


Figure 14 - Station Road