

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 and Residential – Mixed Housing Suburban 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 vacant 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 I500.4.1 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 I500.4.1 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 I500.4.1 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\(4\)](#).

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 I500.4.1 must comply with the following activity standards.

Development

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 metres 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 vacant 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:

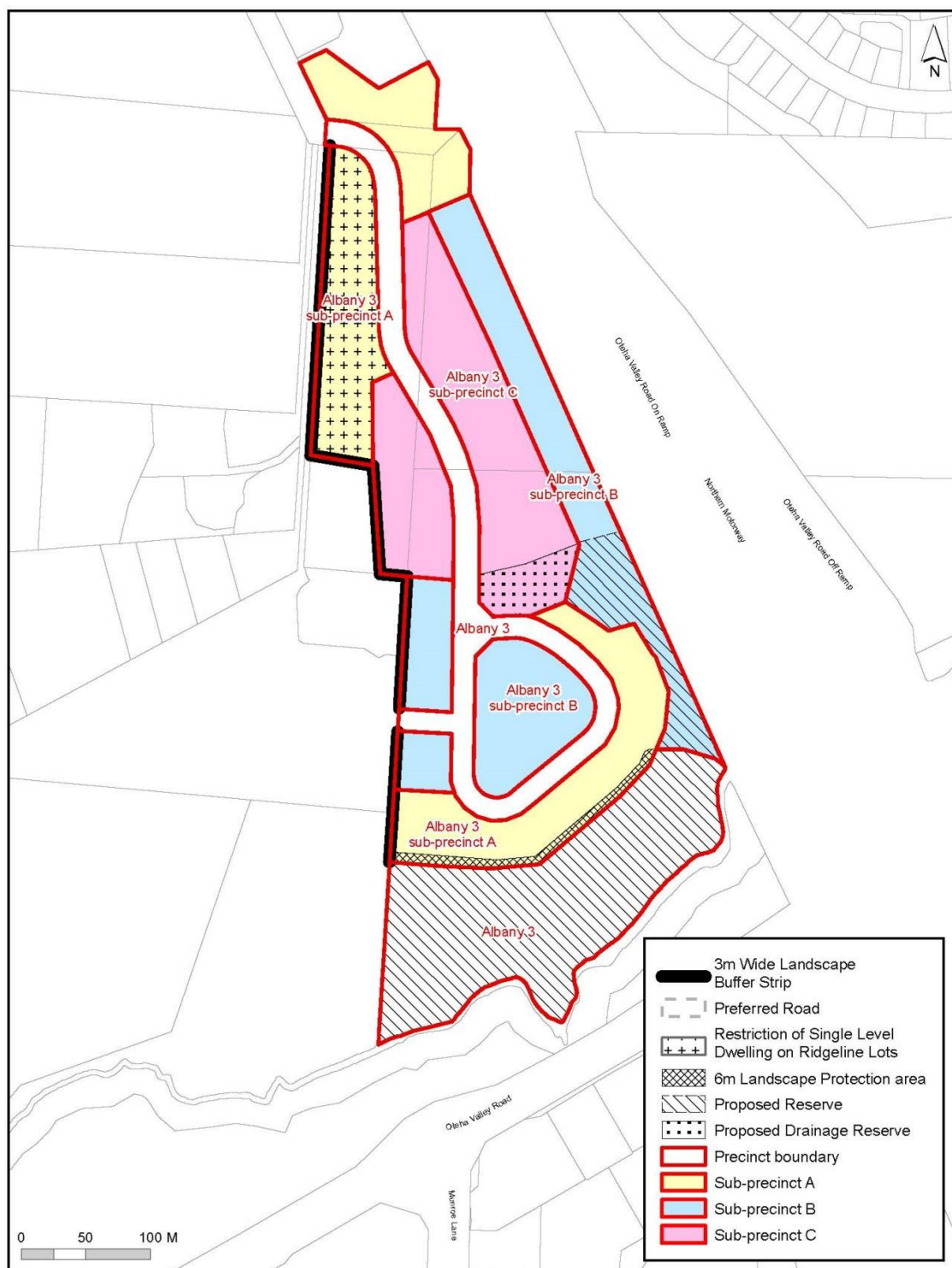
- (1) Any effects associated with the subdivision design:
 - (a) the extent to which the layout of subdivision is consistent with Albany 3: Precinct plan 1;
 - (b) whether natural features have been appropriately protected; and
 - (c) whether landscaping has been undertaken in accordance with Precinct 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

I500.10.1 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, Bush Road and the Fernhill Escarpment.

The campus 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.~~

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)	[Deleted]	
(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 demolition 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.

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~~3~~ 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~~ two 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~~ three 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~~ two height areas - Area 1 adjacent to Northboro Reserve, and Area 3 along the west of Eversleigh Road, the north residential zone interface, ~~Area 4~~ and alongside the ~~north and~~ south residential zone interfaces.

Sub precinct E - Vauxhall Road (refer to Devonport Peninsula: Precinct plan 5)

Sub-precinct E provides for the development of the former HMNZS Tamaki landholding which comprises approximately 3.2ha of land in Vauxhall Road, Devonport.

The sub-precinct has three height areas - Area 1 within the core of the sub-precinct, Area 3 along the western boundary with Vauxhall Road and the northern edge adjacent to the reserve, and Area 4 alongside the southern residential zone interface.

Sub precinct F – Wakakura Crescent (refer to Devonport Peninsula: Precinct plan 6)

Sub-precinct F provides for the development of landholdings at Wakakura Crescent, to the south of Ngataranga Road, Devonport, comprising approximately 4.3ha of land.

The sub-precinct has three height areas - Area 1 within the core and to the south of the sub-precinct with outlook across Ngataranga Bay, Area 3 on an elevated terrace at the western end of the site and along the Ngataranga Road frontage, and Area 4 alongside the residential zone interface to the east and west.

The zoning of the land within this precinct is Residential - Mixed Housing Suburban Zone, Residential - Mixed Housing Urban Zone and Open Space - Conservation.

I508.2. Objectives

- (1) Integrated high quality housing development on large contiguous sites which incorporate additional building height while complementing building heights at the interface with adjacent residential areas.
- (2) Development that mitigates general visual and dominance effects.

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

I508.3. Policies

- (1) Enable greater building height in Areas 1, 2 and 3, and generally in areas with outlook across open space while:
 - (a) avoiding wider dominance or visual effects;
 - (b) ensuring an appropriate building height transition to adjacent residentially zoned areas through lower building heights in Area 3 and Area 4;
 - (c) ensuring a mix of building heights across Areas 1 and 2 as viewed from open spaces and the external boundaries of the site; and
 - (d) ensuring that the additional intensity of development enable by greater building height is adequately serviced by open space and infrastructure.

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

I508.4. Activity table

There is no activity table for this precinct. The activity status in the zone, Auckland-wide provisions and any relevant overlays apply in this precinct except as otherwise specified below in I508.6.1(3).

I508.5. Notification

- (1) Any application for resource consent for building that infringes standards [H4.6.4](#) Building height and [H5.6.4](#) Building height but does not exceed the height in I508.6.1, will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity that infringes the Area 1 maximum building height standard in Table I508.6.1.1 by a maximum of 2m, will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

- (3) Refer to [H4.5](#) and [H5.5](#) for the zone notification requirements for any application for resource consent for an activity which is not listed in I508.5(1) or I508.5(2) above.
- (4) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

I508.6. Standards

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

All activities listed in Table [H4.4.1](#) and [H5.4.1](#) Activity tables must also comply with the following standards.

I508.6.1. Building height

- (1) Buildings must not exceed the heights as set out in Table I508.6.1.1.

Table I508.6.1.1 Building height

Building height area in sub-precincts	Maximum height
Area 1	16m
Area 2	14.5m
Area 3	11m
Area 4	8m

- (2) Within Areas 3 and 4, 50 per cent of a building's roof height in elevation measured vertically from the junction between the wall and the roof, may exceed the heights in Table I508.6.1.1 by 1m, where the entire roof slopes 15 degrees or more. Figure 1 and Figure 2 below illustrate application of this standard for Area 3 and Area 4.

Figure I508.6.1.1. Building height in Area 3

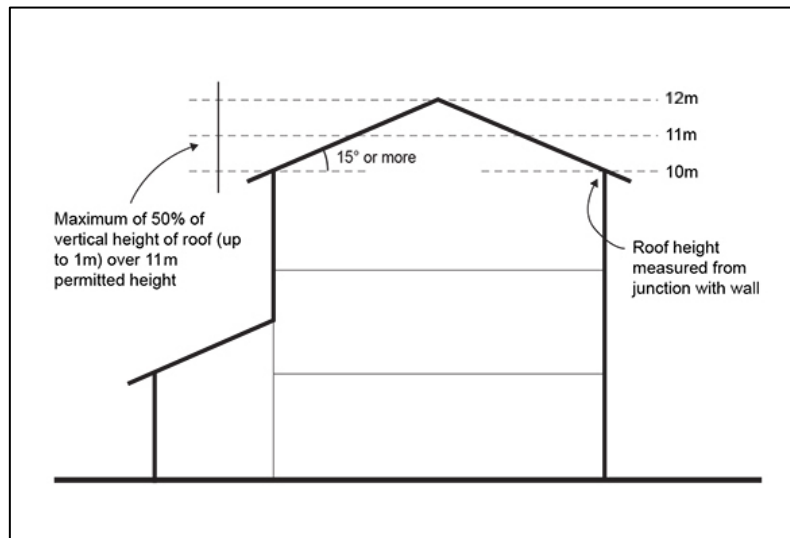
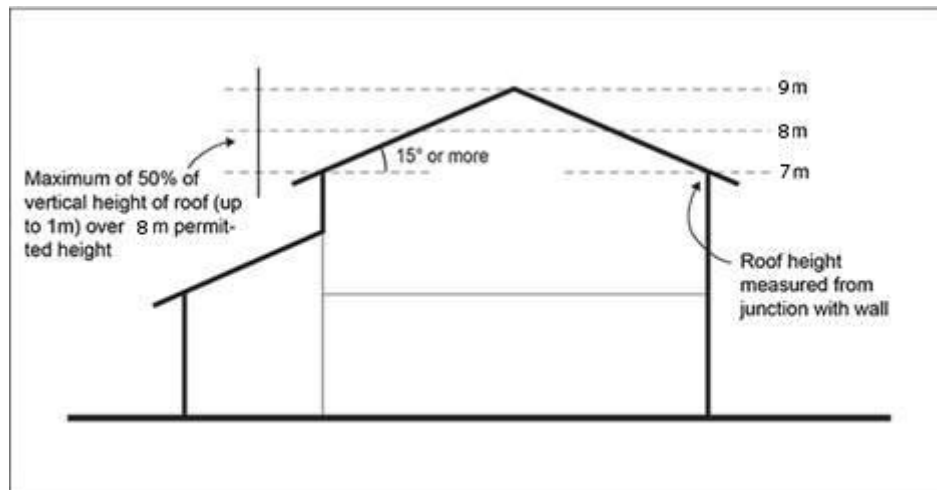


Figure I508.6.1.2. Building height in Area 4



- (3) Any building that exceeds the height standards in I508.6.1. is a discretionary activity.

I508.6.2. Building coverage

- (1) Standards [H4.6.9](#) and [H5.6.10](#) do not apply.
- (2) The maximum building coverage must not exceed 40 per cent of each sub-precinct excluding roads and pedestrian connections.

I508.6.3. Landscaping

- (1) Standards [H4.6.10](#) and [H5.6.11](#) 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

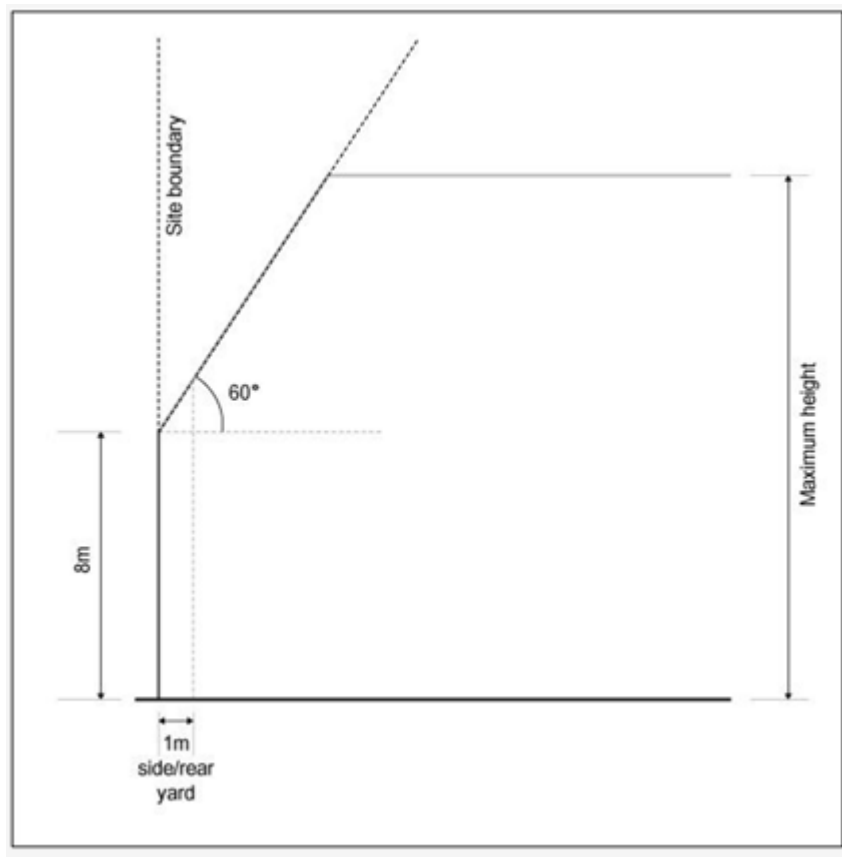
- (1) Standards H4.6.5 and H5.6.56 do not apply along both side and rear boundaries within Area 1.

(1A) Standard I508.6.6 applies to side and rear site boundaries within Area 1.

- (2) ~~[deleted] Standard H6.6.7 Alternative Height in relation to boundary applies to side and rear site boundaries within Area 1.~~

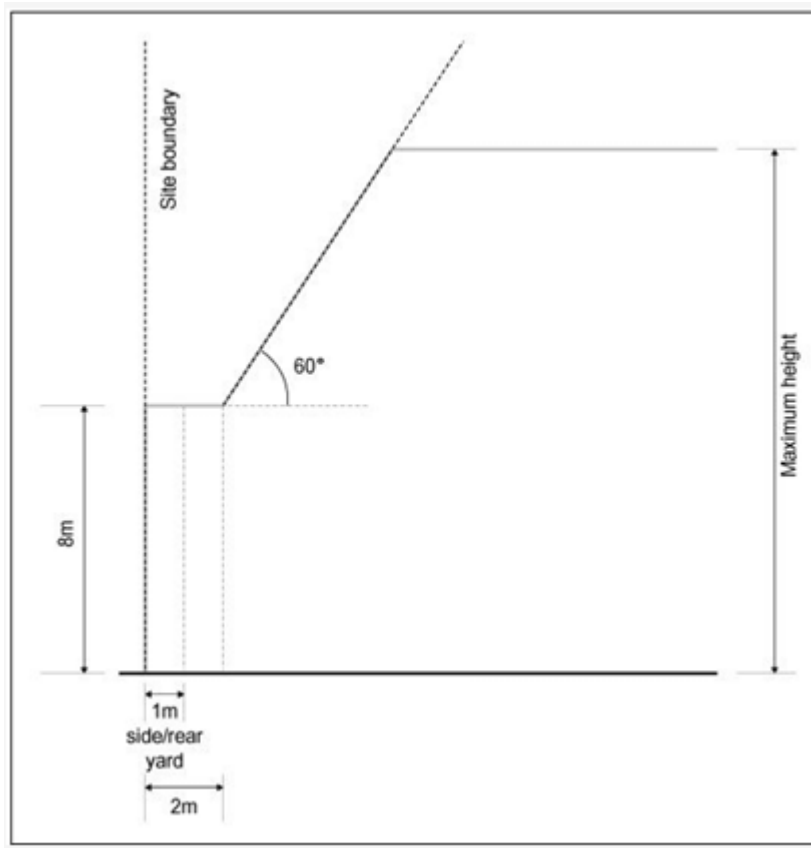
(2A) Buildings or any parts of buildings must not project beyond a 60 degree recession plane measured from a point 8m vertically above ground level along side and rear boundaries within 20m of the site frontage, as shown in Figure I508.6.6.1 Height in relation to boundary within 20m of site frontage below.

Figure I508.6.6.1: Height in relation to boundary within 20m of site frontage



(2B) Buildings or any parts of buildings further than 20m from the site frontage must not project beyond a 60 degree recession plane measured from a point 8m vertically above ground level, and 2m perpendicular to side and rear boundaries, as shown in Figure I508.6.6.2 Height in relation to boundary further than 20m from the site frontage below.

Figure I508.6.6.2: Height in relation to boundary further than 20m from the site frontage



(2C) Standard I508.6.6(2A) and (2B) above do not apply to site boundaries where there is a common wall between two buildings on adjacent sites or when a common wall is proposed.

(2D) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard I508.6.6(2B) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.

1508.6.7. 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 I508.6.67.1.

Table I508.6.7.1 Yards

Yard	Description	Minimum depth
Front Yard	Sites with frontage to public roads located outside of the precinct	3m
	Sites with frontage to public roads located within the precinct	1.5m
Side and rear Yards		1m

I508.6.8. Outdoor living space

- (1) Standards [H4.6.13](#) Outdoor living space and [H5.6.14](#) Outdoor living space do not apply.
- (2) Standard [H6.6.15](#) Outdoor living space does apply.

I508.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I508.8. Assessment – restricted discretionary activities – standards**I508.8.1. Matters of discretion**

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the zone, Auckland wide, or overlay provisions.

I508.8.1.1. Any land use or development including one or more buildings which infringes the maximum height of the zone but complies with the maximum building heights in I508.6.1

- (1) Building footprints, profile and height.
- (2) The relationship of development to the natural and historical character features in and adjacent to Sub-precinct E - Vauxhall Road.

I508.8.1.2. Building coverage

- (1) Refer to [H4.8.1](#) and [H5.8.1](#).

I508.8.1.3. Landscaping

- (1) Refer [H4.8.1](#) and [H5.8.1](#).

I508.8.1.4. Building setbacks to open space zones

- (1) Effects of building within the setback on the amenity of the adjoining open space.

I508.8.1.5. Height in relation to boundary – sub-precinct boundaries

- (1) Refer to [H4.8.1](#) and [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)~~ [H4.8.2](#) and [H5.8.2](#)

I508.8.2.5. Height in relation to boundary – sub-precinct boundaries

- (1) Refer to [H4.8.2](#) and [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

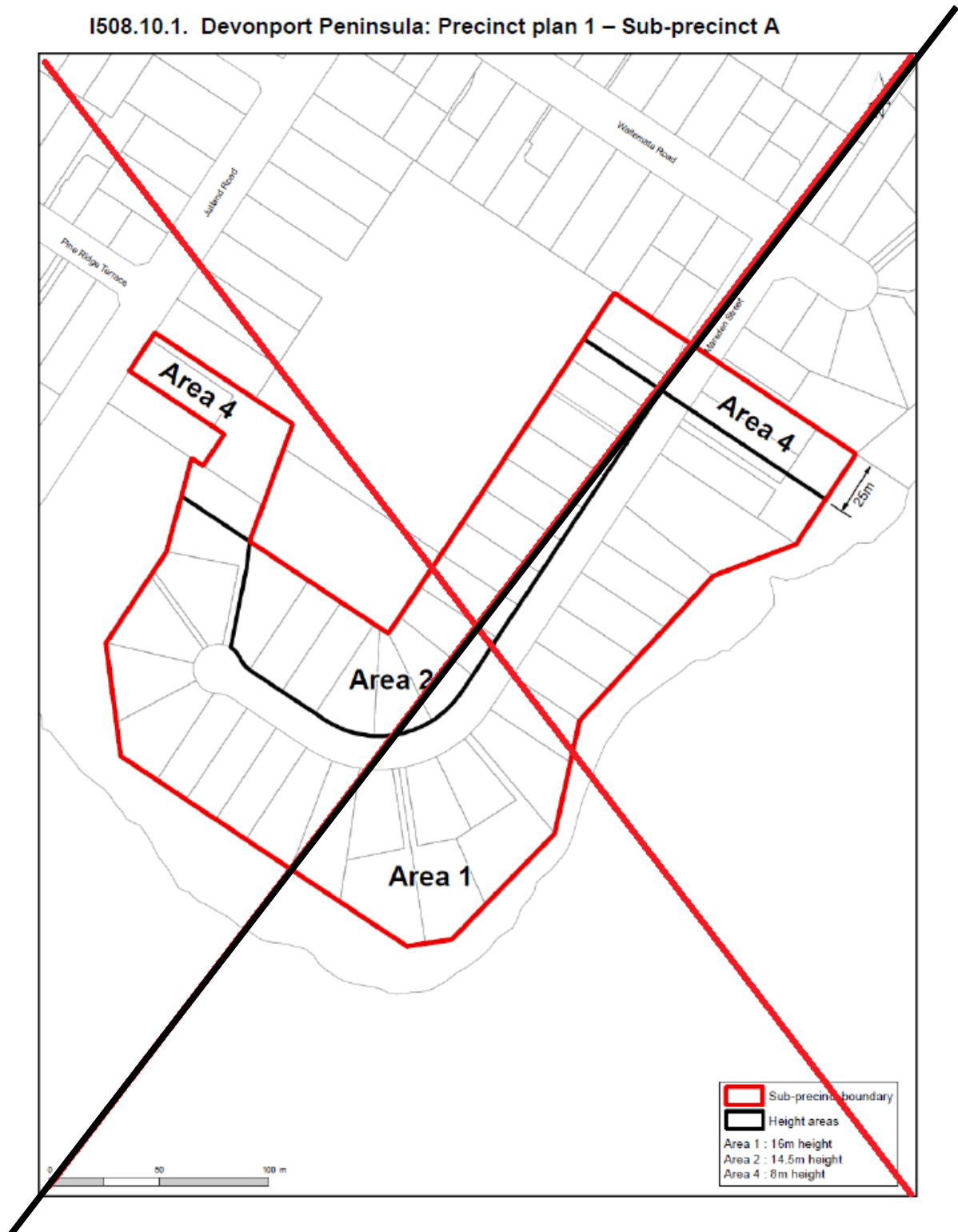
- (1) Refer to [H6.8.2](#)

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



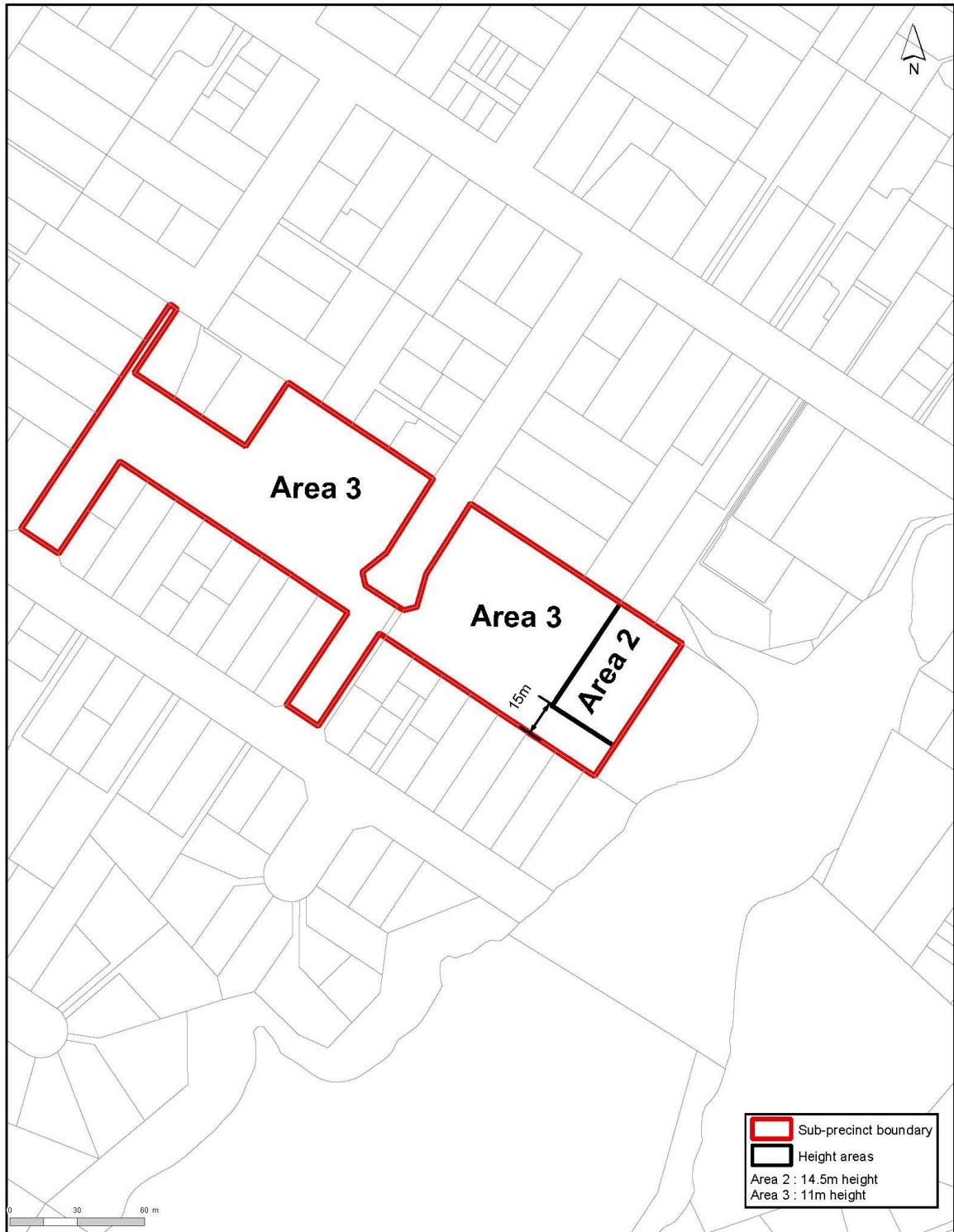
I580.10.1A Devonport Peninsula: Precinct plan 1 – Sub-precinct A



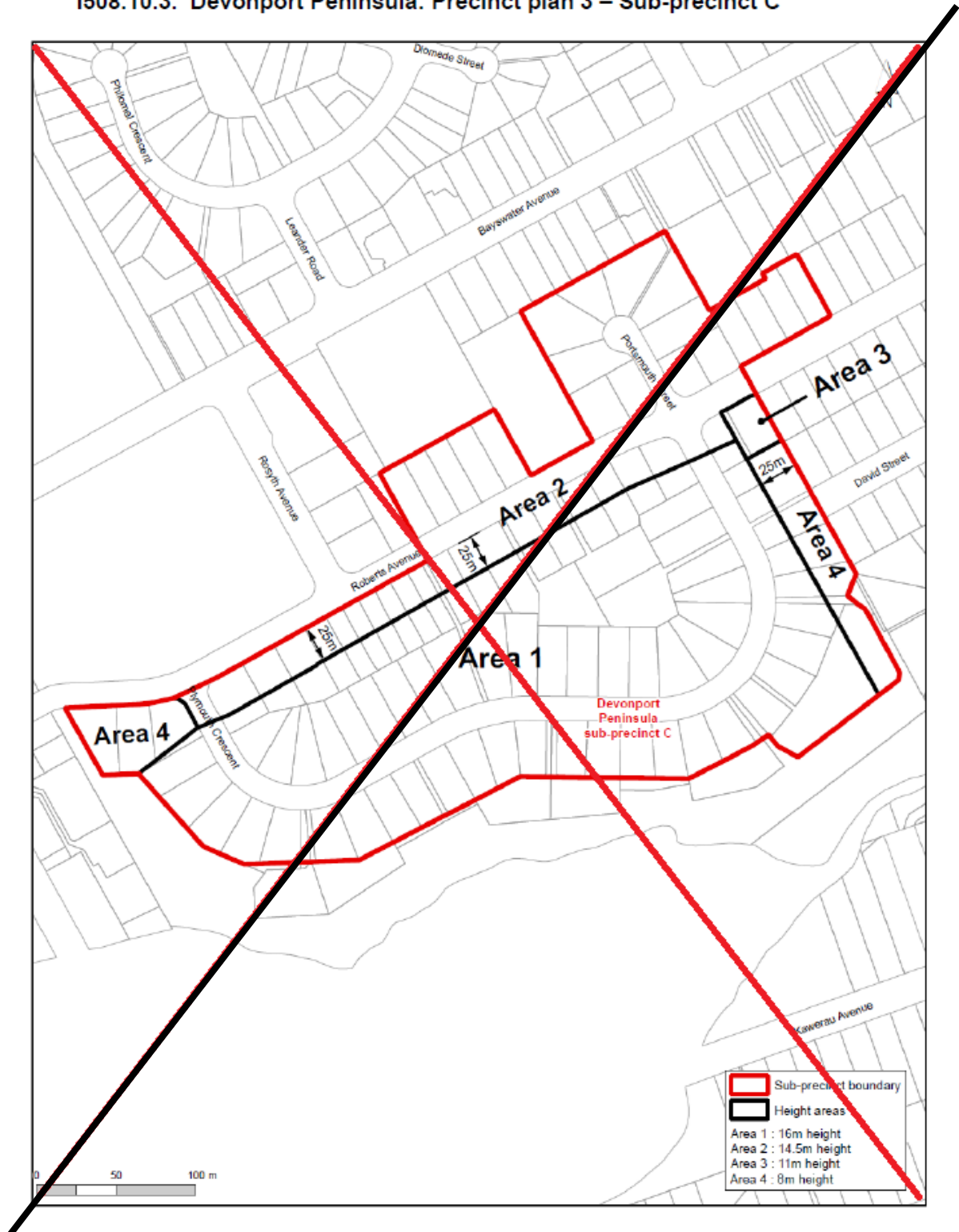
I508.10.2. Devonport Peninsula: Precinct plan 2 – Sub-precinct B



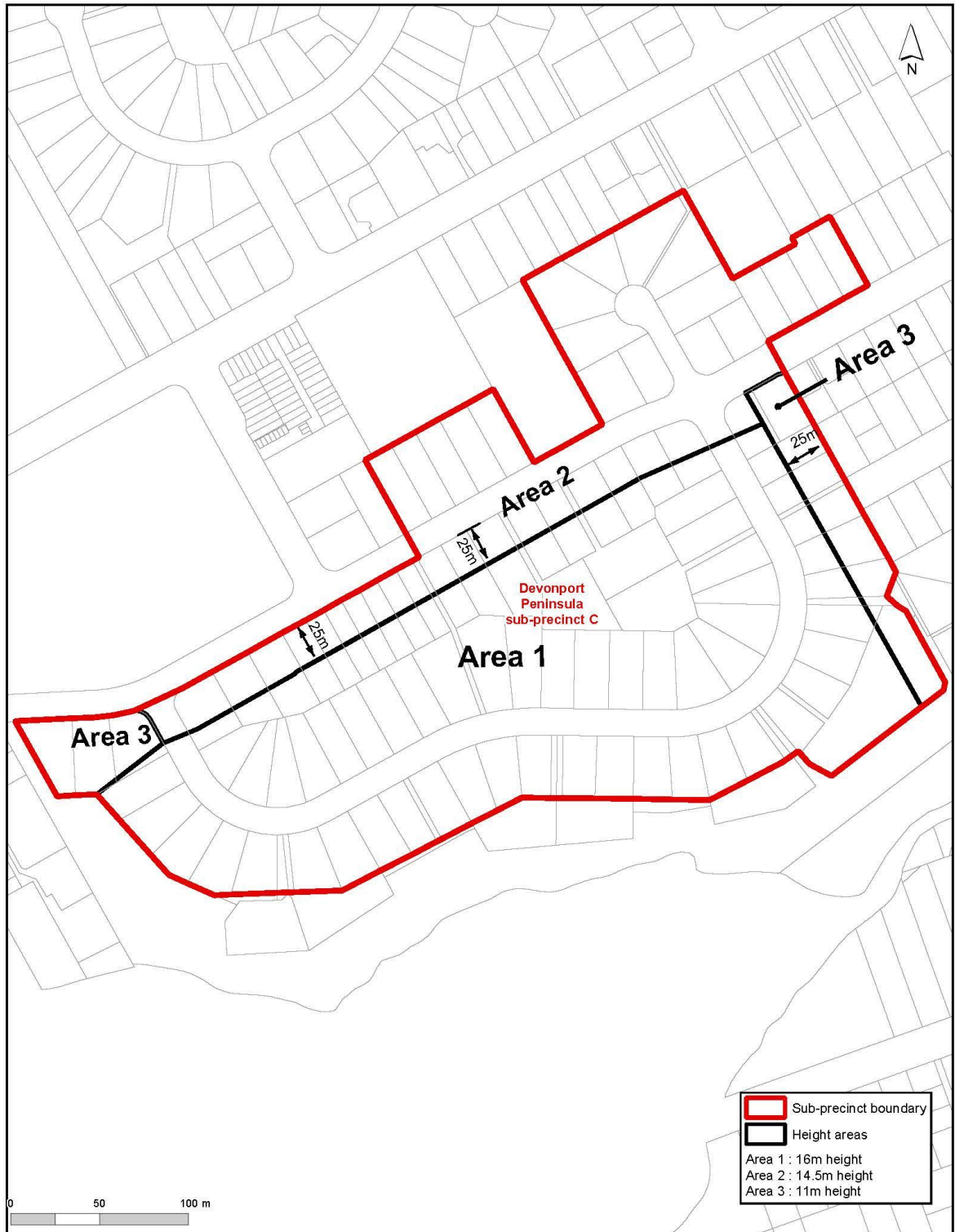
I508.10.2A Devonport Peninsula: Precinct plan 2 – Sub-precinct B



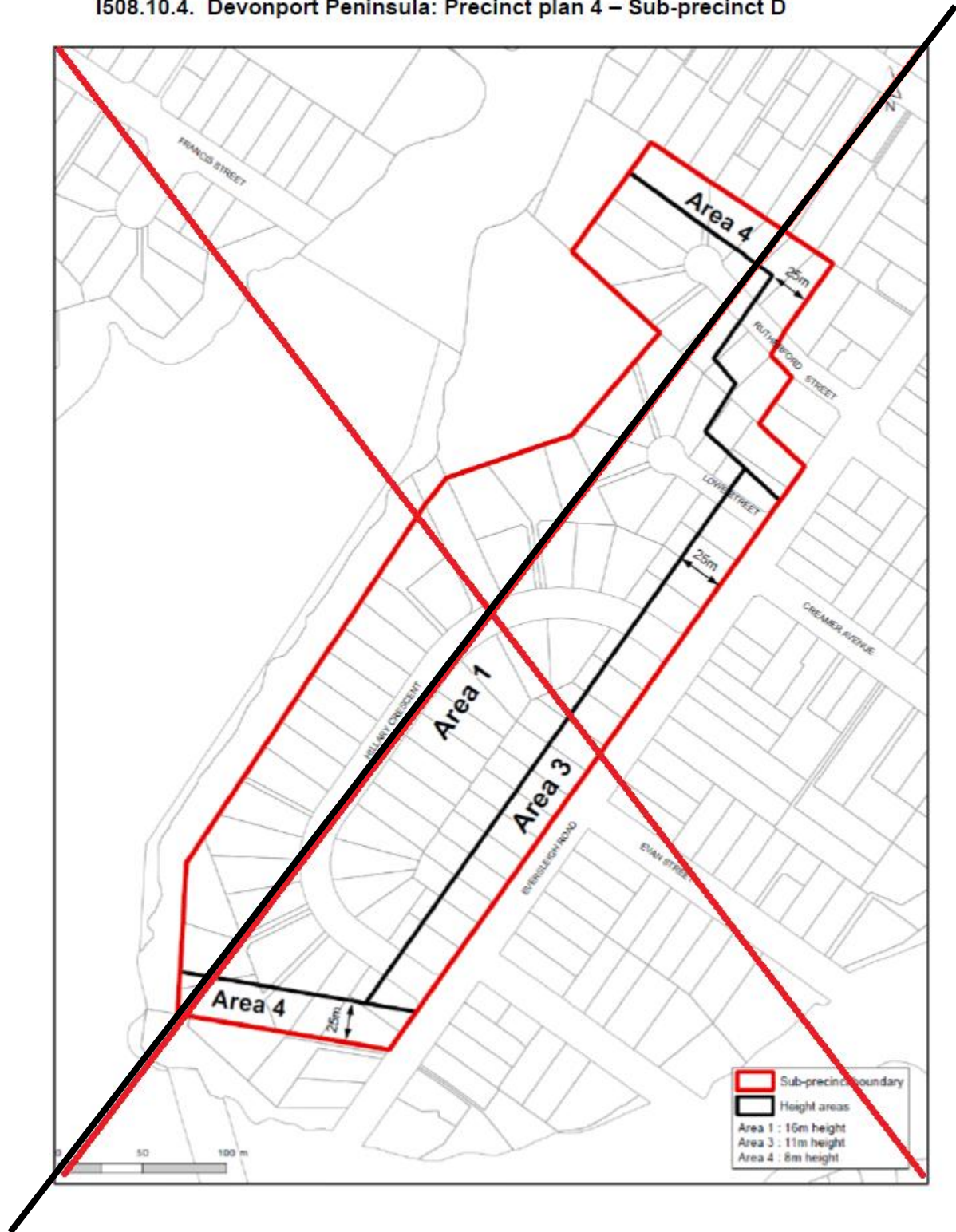
I508.10.3. Devonport Peninsula: Precinct plan 3 – Sub-precinct C



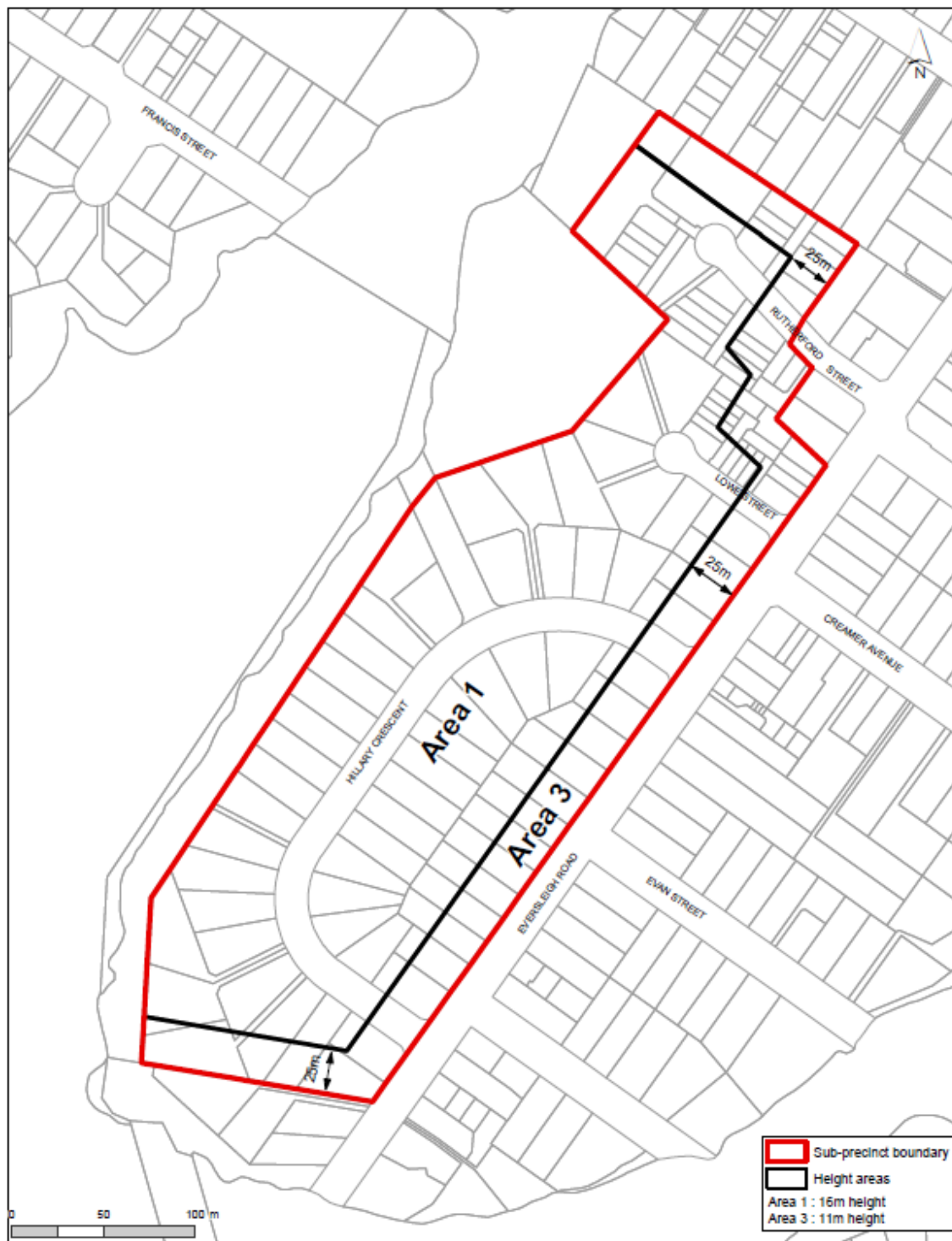
I508.10.3A Devonport Peninsula: Precinct plan 3 – Sub-precinct C



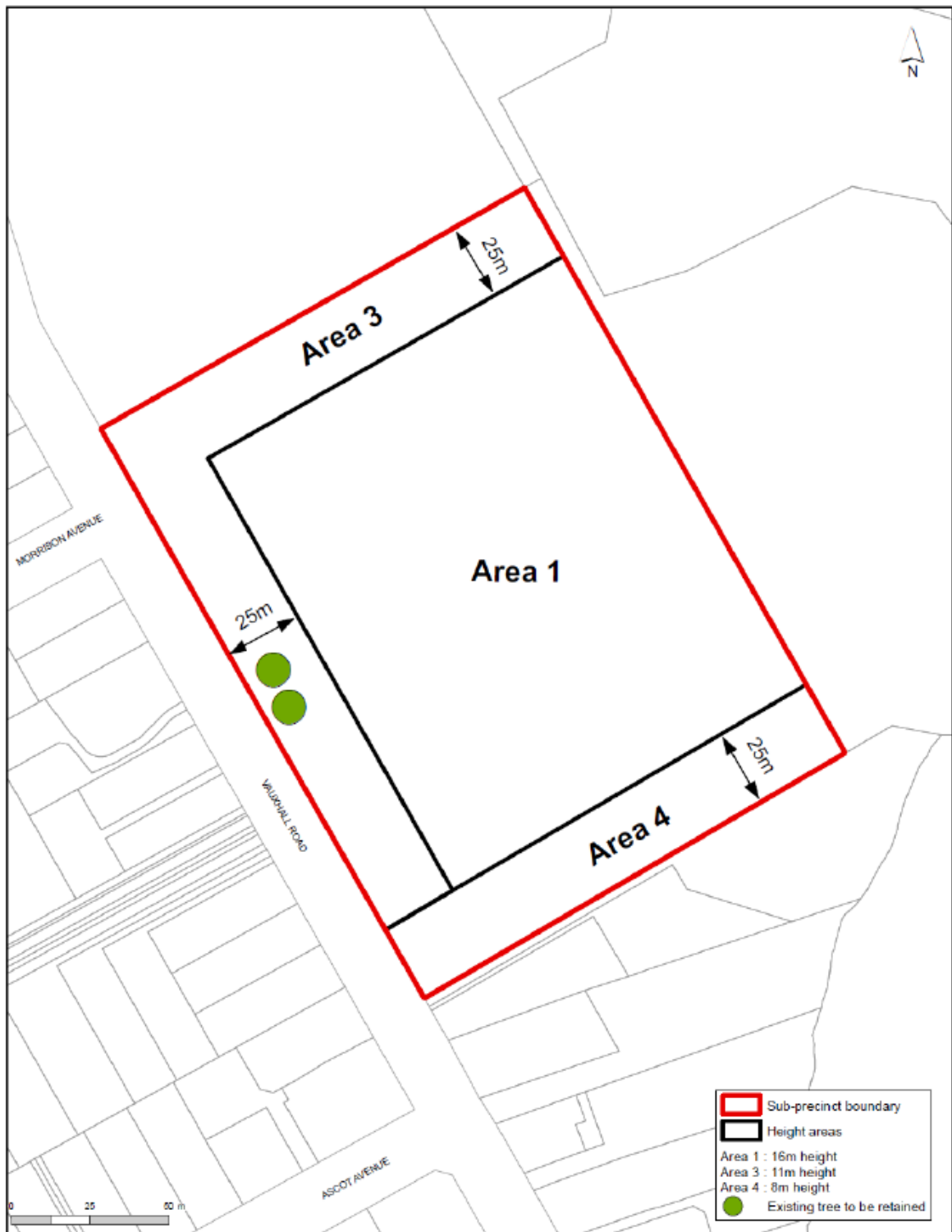
I508.10.4. Devonport Peninsula: Precinct plan 4 – Sub-precinct D



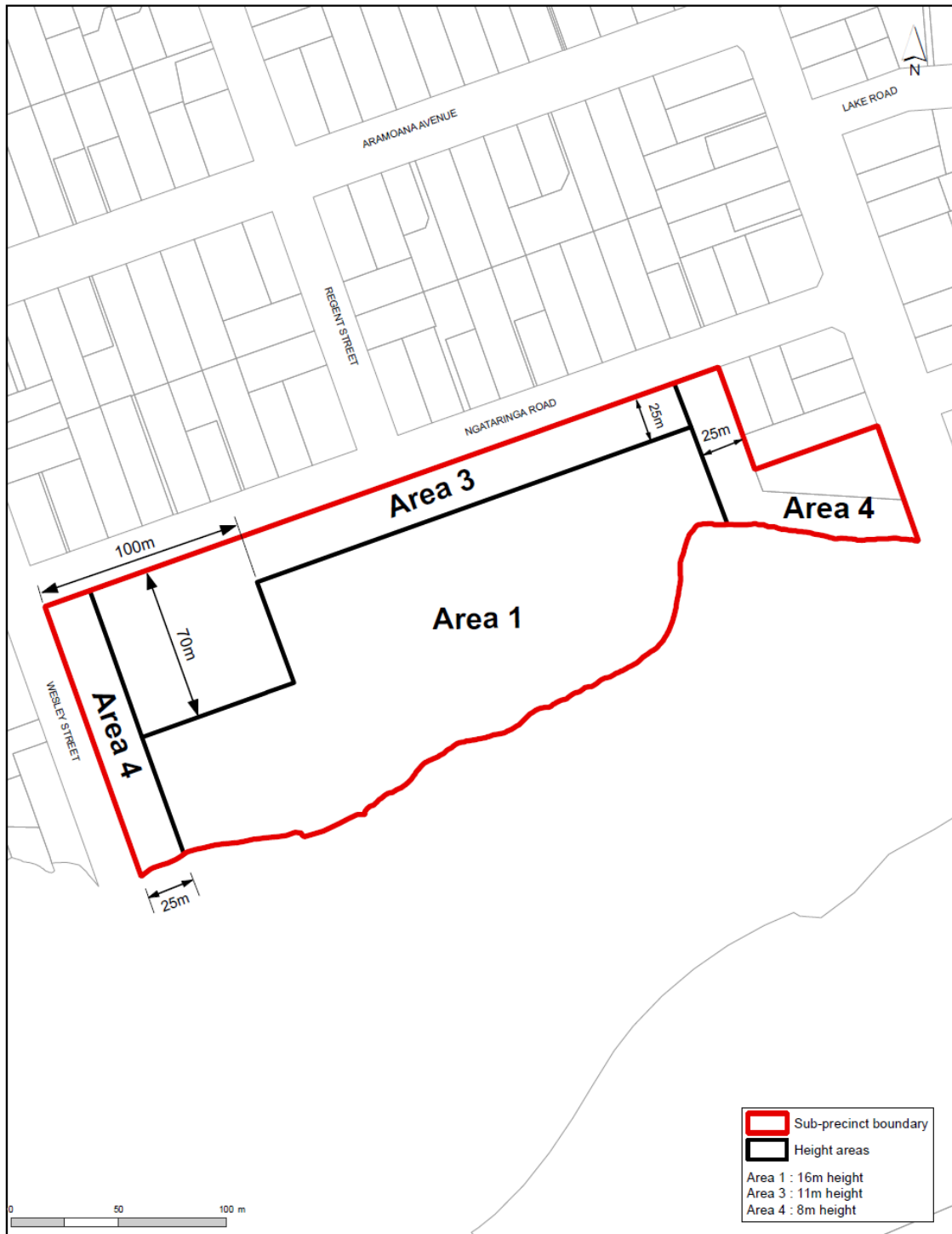
I508.10.4A Devonport Peninsula: Precinct plan 4 – Sub-precinct D



I508.10.5 Devonport Peninsula: Precinct plan 5 – Sub-precinct E



I508.10.6 Devonport Peninsula: Precinct plan 6 – Sub-precinct F



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 significant 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 zoning zone for Sub-precinct C is Residential - Mixed Housing Urban Zone and Residential – Single House Zone, and the zoning zone for Sub-precinct D is Open Space – Conservation Zone and Residential – Single House 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	D

	exception of trade suppliers) and supermarkets that do not comply with Standard I516.6.2 Maximum retail/commercial gross floor area.	
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	

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 – Single House zone:

- (a) Standard H3.6.8 Yards;
- (b) Standard H3.6.10 Building coverage;
- (c) Standard H3.6.11 Landscaped area;
- (d) Standard H3.6.12 Front, side and rear fences and walls.

Residential – Mixed Housing Urban zone:

- (a) Standard [H5.6.8](#) Yards;
- (b) Standard [H5.6.10](#) Building coverage;
- (c) Standard [H5.6.11](#) Landscaped ~~Landscaping~~ area; and
- (d) Standard [H5.6.15](#) Front, Side ~~Side~~ 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\(4\)](#) 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) *[deleted]*

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 or 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 3 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

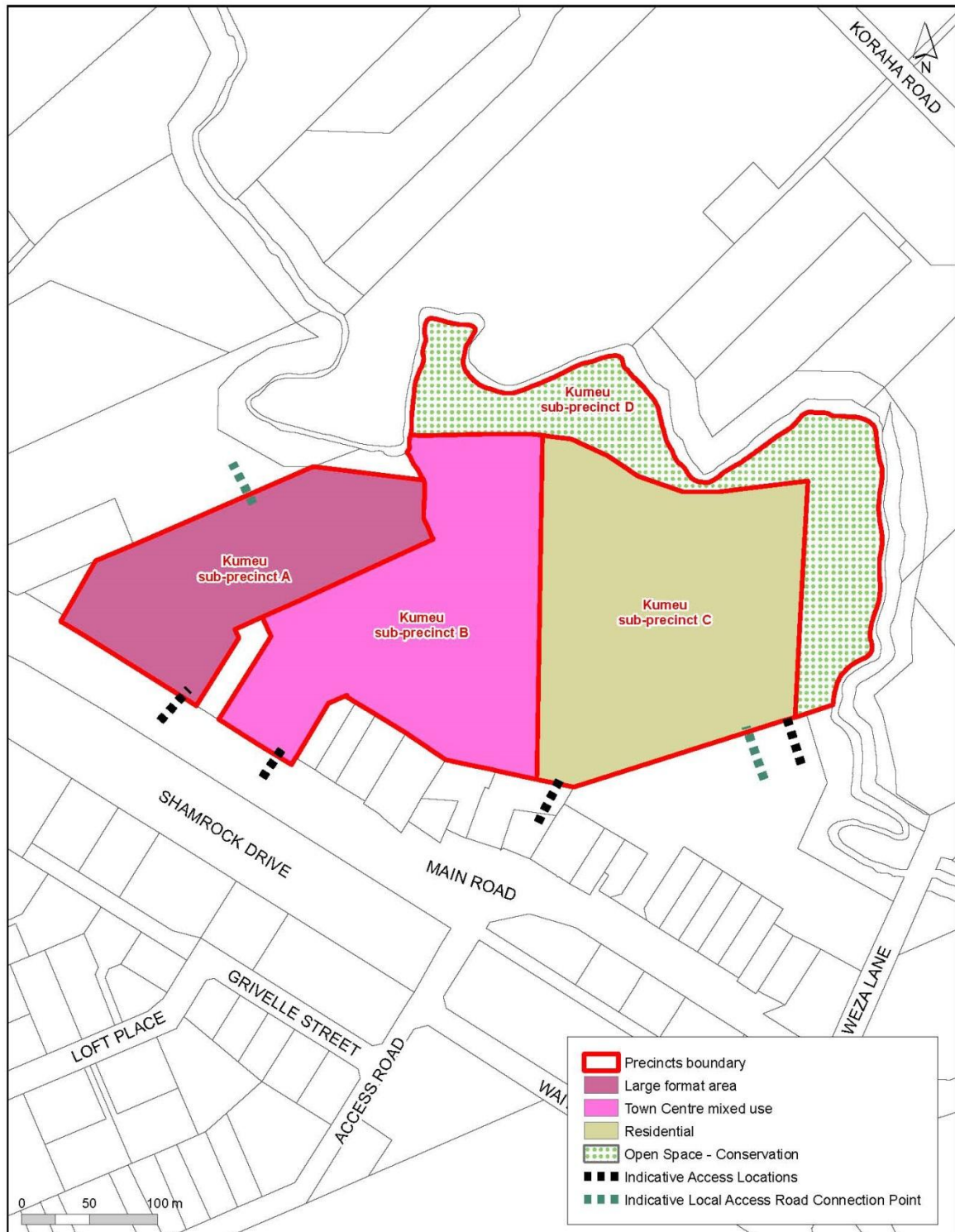
- (c) the extent to which the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.
- (7) for buildings and external alterations and additions to existing buildings in addition to any matters specified for 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 3 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



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 H3 Residential – Single House Zone
I	Urban village	H6 Residential -Terrace Housing and Apartment Buildings Zone H3 Residential – Single House Zone
J	Village centre	H11 Business - Local Centre Zone
K	Village centre – Vaughans Stream interface	H11 Business - Local Centre Zone
L	Two house site	H7 Open Space – Conservation Zone

Parts of Sub-precinct B mainly around the stream systems are identified as within D9 Significant Ecological Areas Overlay

Parts of Sub-precincts C and E are identified as within [D10 Outstanding Natural Landscapes Overlay](#) and within [D11 High Natural Character Overlay](#)

Parts of Sub-precinct L are within [D17 Historic Heritage Overlay](#)

I519.2. Objectives [rp/dp]

General

- (1) A new community is created in an integrated and sustainable way that protects and enhances the natural environment.
- (2) The nationally significant heritage values and associated landscape character of the Awaruku headland and seaward end of the Awaruku Ridge are protected and enhanced.
- (3) The outstanding landscapes and natural character of the coastal environment bounded by Homestead Spur, Grannys Ridge and Piripiri Point Ridge areas within the North Vaughans area, as seen from within the Long Bay Regional Park and Piripiri Reserve are protected from land use development and subdivision.
- (4) The recreational amenities, landscape values and ecological systems of Long Bay Regional Park are protected and enhanced.
- (5) The water quality, level and flows, habitat values and fauna of the Vaughan Stream and its tributaries and waterways are protected and enhanced, and the adverse effects of sediment discharges to the stream, Long Bay Beach and the Long Bay Ōkura Marine Reserve and wider Hauraki Gulf are minimised to limit effects on their ecological, amenity and recreational values.
- (6) The water quality, habitat values and fauna of the Awaruku Stream are improved and the adverse effects of sediment discharges on Long Bay Beach and the Long Bay Ōkura Marine Reserve are reduced.
- (7) Native vegetation remnants and habitats are protected from subdivision, use and development and native bush areas are enhanced and connected over time to form linked ecological areas.

Sub-precincts A and B

- (8) Large lot development is undertaken in the upper valley and is rural residential in character with bush areas enhanced and connected over time.
- (9) Large lot residential development in Sub-precinct A is provided for in the limited areas where slope and landform do not preclude buildings while protecting and enhancing natural vegetation.

- (10) Rural residential development in Sub-precinct B is provided for while protecting and enhancing the special landscape and environmental values of the steeper areas of the catchment.

Sub-precinct C

- (11) The outstanding natural landscape values of Piripiri Point and the amenity values of the Long Bay Regional Park and Piripiri Reserve are protected.

Sub-precincts D, E and F

- (12) Single houses are provided in the North Vaughans, Awaruku and Glenvar areas with some higher intensity integrated housing fronting main roads and reserves in the Awaruku area.

Sub-precinct G

- (13) A mixture of stand-alone houses on smaller lots and attached housing types are provided in the North Vaughans area, generally to the south and west of the northern Beach Road extension.

Sub-precinct H

- (14) A mixture of two and three storey stand alone and terrace type housing is provided on the northern slopes of the Awaruku ridge and the lower North Vaughans slopes.

Sub-precinct I

- (15) Terraced housing and apartment buildings are provided in close proximity to the village centre and open space areas located in the Vaughan's Stream corridor.

Sub-precincts J and K

- (16) A quality, compact village centre is developed in Sub-precinct J as a focal point for the local community.
- (17) The village centre is integrated with the natural character and amenity of the Vaughan Stream corridor in Sub-precinct K.

Sub-precinct L

- (18) The landscape and amenity values of the adjacent Regional Park and coastal environment are protected.

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

I519.3. Policies [rp/dp]

Stormwater Management

- (1) Apply a low impact, treatment train approach including:
- (a) limitations on landform modification and impervious cover;

- (b) on-site stormwater mitigation measures for development, roads and accessways and retention of streams and waterways; and
 - (c) provision of catchment-wide facilities like wetlands.
- (2) Require stormwater treatment devices, utilising the best practicable option, within the road reserve and accessways to mitigate the effects of the majority of stormwater generated by the road or accessway including:
 - (a) reducing carriageway widths and limiting impervious areas;
 - (b) incorporation of bio-retention where grades are less than 5%;
 - (c) check dams and flow control methods for grades of 5 to 8%; and
 - (d) off-line treatment for grades greater than 8%.
- (3) Require the riparian margins of the Vaughan and Awaruku Streams (identified on Precinct Plan 4) to be kept free of development and earthworks and to be made stock proof and replanted with suitable native vegetation at the time of subdivision.
- (4) Limit development in the 100 year flood plain to infrastructure that cannot be located elsewhere.
- (5) Require stormwater retention and treatment facilities to be designed to retain the ecological values in and along the Vaughan and Awaruku Streams. These areas should be landscaped to add additional habitat (e.g. wetlands).
- (6) Within the Stream Protection A area:
 - (a) require all streams, waterways and their riparian margins to be retained in their natural state;
 - (b) require existing stormwater overland flow paths to be identified and protected from site works, subdivision and/or development;
 - (c) require imperviousness to be limited to no more than 15 per cent in Sub-precincts A and B and 50 per cent in Sub-precinct D and that part of Sub-precinct E in the Stream Protection A area, with sites sizes to be at least 600m² in Sub-precinct D area;
 - (d) require development to incorporate on-site stormwater mitigation measures to mitigate adverse water quality and quantity effects from the run off from the following areas of impervious surfaces:
 - (i) Sub-precinct A and B, 100 per cent of impervious surfaces;
 - (ii) Sub-precinct E (Stream 1C catchment), 100 per cent of impervious surfaces; and

- (iii) Sub-precinct D and all other stream catchments, 80 per cent of impervious surfaces;
 - (e) manage the quality of discharged stormwater by removing, on-site, a minimum of 75 per cent of total suspended solids on a long term average basis from the percentage of impervious areas listed in Standards I519.3(6)(d)(i) and I519.3(6)(d)(ii) above; and
 - (f) require no off-site wetlands or ponds to be created in the Stream Protection A Area except for the treatment of road run off from the steeper sections of Glenvar Ridge Road, where grades are greater than 8 per cent.
- (7) Within the Stream Protection B Area:
- (a) require the main channels of the Vaughan and Awaruku Streams to be retained in their current state. Allow secondary waterways to be modified (Stream 1B) or removed (except Stream 2);
 - (b) require overland flow paths to be identified and protected, post development;
 - (c) provide a range of housing types relative to site sizes and impervious cover; and
 - (d) require development to be designed so that stormwater run-off is mitigated before it enters the Vaughan and Awaruku Streams.

Protection and management areas

- (8) Require areas of existing native vegetation to be set aside at the time of subdivision, made stock proof, weeds and pests eradicated and afforded long term protection by appropriate legal mechanisms. Vegetation removal should be limited to the eradication of plant pests and weeds.
- (9) Require subdivision and development to contribute to extending the areas of native bush, helping to develop ecological corridors linking the lower valley with the existing bush areas in the upper valley and to restore and enhance degraded landscapes.
- (10) Require subdivision and development to protect the landscapes and natural character of the Regional Park, north of Vaughan Stream, through application of the Piripiri Point Protection Area and the Park Interface Protection Area.

Sediment and earthworks

- (11) Require the control of sedimentation on the receiving environment by limiting the area of land exposed at any one time (30 hectares total of bulk and small scale earthworks) across the whole of the precinct, and enhanced sediment control measures.
- (12) Require allocation of the 30 hectare limit to be on the basis that the proportion of likely total earthworks within each sub-precinct will be as follows:

- (a) small scale earthworks are expected to amount to no more than two hectares in total across the whole precinct area to be exposed at any one time;
 - (b) no more than seven hectares of land may be exposed at any one time in Sub-precincts A and B with no ability to exceed this limit; and
 - (c) up to 21 hectares may be exposed at any one time in Sub-precincts D to K with this extended to 28 hectares where the seven hectare allocation for Sub-precinct A and B has not been taken up in an earthworks season.
- (13) Limit the volume and footprint of earthworks within the Stream Protection A area to avoid changes to landforms, waterways and changes in hydraulic response resulting from compaction of soils during earthworks.
- (14) Require small scale site works to avoid adverse effects on waterways and their margins and areas of ecological value by the preparation of individual site management plans.
- (15) Require all earthwork/geotechnical devices generally to be kept clear of the Vegetation – Conservation areas and riparian margins.
- (16) Require a Lizard Conservation Management Plan for the relocation of lizards prior to any larger scale earthworks in the Stream Protection A area.

Upper Valley (Sub-precincts A and B, and that part of Sub-precinct E in the Stream Protection A area)

- (17) Prohibit earthworks and structures (except those associated with revegetation and fencing) in the Landscape Protection Area between the catchments of Streams 1C and 1D up to the steeper land above the headwaters of Stream 1D and set this land aside for revegetation at the time of subdivision.
- (18) Require re-vegetation on subdivision and development of the land to the north of the escarpment covered by the Landscape Enhancement Area on the northern side of Vaughan Stream.
- (19) Enable development of sites in the Ecology/Stormwater Management Area provided sites are located outside of riparian margins, do not result in clustering of development and are subject to replanting requirements.
- (20) Require the extension of existing areas of native bush in the Ecology/Stormwater Management Area on subdivision and development to create over time ecological corridors.
- (21) Require on site wastewater disposal systems as an interim solution, for development that proceeds ahead of the trunk wastewater network and require any such development to connect to the trunk wastewater network once it becomes available.
- (22) Prevent minor dwellings in Sub-precincts A, B and D.

Lower Valley (Sub-precincts D to K)

- (23) Require proposed roads to be in accordance with the roads shown on Precinct Plans 1, 3 and 4, and allow for variations in alignment (up to 20m of the centre line of the alignment shown on the precinct plans), based on final earth working and site layout.
- (24) Enable minor dwellings in the following locations:
 - (a) sites greater than 1000m² in the Sub-precincts E and F; and
 - (b) within the Sub-precincts G, H and I, minor residential units should be incorporated into garages that overlook rear access lanes.
- (25) Require a 10m building setback to be provided on the 370m section of Vaughans Road shown on Precinct Plan 3.
- (26) Require a riparian margin and Ecology/Stormwater Management Area to be maintained on Stream 1B or any re-alignment of it.
- (27) Require a Stream Interface Management Area to apply to both sides of the lower reaches of the Vaughan Stream outside of the floodplain, with development to provide for public access and informal surveillance of the stream.
- (28) Retain a largely open character in the land on the southern side of the Vaughan Stream corridor, within the Stream Interface Management Area covering Sub-precincts H and K. Require buildings and development to occupy no more than 40 per cent of the Glenvar Ridge Road frontage of the Stream Interface Management Area within Sub-precinct H and manage the design and layout of development in Sub-precinct K.
- (29) Provide a high quality built edge to the northern side of the Vaughan Stream corridor that supports a safe and attractive open space area within the Stream Interface Management Area, by requiring;
 - (a) a shared pedestrian and vehicle lane to front the majority of the stream corridor, at least to the extent of the Sub-precinct I frontage, west of Vaughans Road extension;
 - (b) development to be designed to address and overlook the lane and in turn the stream corridor; and
 - (c) the shared lane to have a carriageway design that slows traffic speeds and mixes pedestrian and cycle use.
- (30) Require the riparian margins shown on Precinct Plan 4 to be planted in native vegetation according to an approved planting plan, apart from proposed walkways, trails and recreational areas.
- (31) Ensure when site works, subdivision or development occur within the Vaughan Stream Corridor, the landowner is responsible for planting the land from the edge

of the Vaughan Stream to the top of the bank and at least 5m beyond on either side and that particular care is taken with the ecological and landscape design of the interface with the Long Bay Regional Park.

- (32) Require the whole of the riparian margin as shown on Precinct Plan 4, on land zoned Open Space – Informal Recreation to be vested in Council at no cost.
- (33) Recognise that vesting of the riparian margin required by Policy I519.3(32) is for stormwater management purposes, including wetlands and perimeter planting and is to be managed for ecological and where practicable, recreational purposes.
- (34) Avoid where practicable service station development in all sub-precincts due to adverse effects on amenity.

Sub-precincts A and B

- (35) Require a minimum subdivision size of two hectares and enable smaller site sizes where existing areas of native vegetation are protected from development and minimal land modification will occur.
- (36) Require development to contribute to revegetation and the extension and linking of existing bush areas for stormwater mitigation, ecological and landscape enhancement purposes.
- (37) Require full (100 per cent) on-site mitigation of stormwater.
- (38) Require esplanade reserves and strips for the section of Vaughan Stream where provided for by the Resource Management Act 1991 and the Unitary Plan.

Sub-precinct A

- (39) Enable the subdivision and development of land of gentle to moderate slope and adjacent to existing roads and accessways to form larger suburban lots.
- (40) Require development to consist of single dwellings that avoid a continuous band of housing along Vaughans Road and which are separated from other development, rather than clustered.
- (41) Enable site sizes down to a minimum of 2,500m², provided that:
 - (a) development sets aside and protects areas of native bush from further development keeping it free from stock, weeds and pests; and
 - (b) earthworks to create building sites and accessways will not disturb more than an average of 2,000m² per site in any subdivision.

Sub-precinct B

- (42) Confine development (including accessways) to existing cleared areas, and where building sites and driveways can be constructed in a way that does not require substantial earthworks or modification of the landform.

- (43) Permit a minimum site size of 5,000m²; provided that native vegetation areas are protected and the presence of accessways and stable building platforms mean that only limited earthworks are required (generally less than an average of 2,000m² per site).
- (44) Recognise in some cases, larger minimum site sizes will be needed to ensure a stable building platform can be provided.

Sub-precincts D, E and F

- (45) Provide for two storey, standalone housing to ensure that a suburban character is retained, except for small areas of more intensive housing and for sites of 1,000m² or more where a minor dwelling may be provided in Sub-precincts E and F.
- (46) Enable a limited range of more intensive housing in these sub-precincts provided that:
 - (a) such housing is located along proposed (main) roads or fronts reserves (public or private) of at least 2000m² in area; and
 - (b) the number of dwellings to be provided does not exceed 20 per cent of the total number of dwellings within the relevant sub-precinct.
- (47) Require building heights and land contouring in the northern and eastern sections of Sub-precincts E and G to be set so that no buildings or structures will be visible:
 - (a) to the east of the northern Beach Road extension (as shown on Precinct Plan 1), from the Long Bay Regional Park, when viewed from the Grannys Bay catchment, and from Piripiri Reserve; and
 - (b) to the north of northern Beach Road extension (as shown on Precinct Plan 1) when viewed from the northern part of the Grannys Bay catchment, and from Piripiri Reserve.
- (48) Require the finished ground level of earthworks across the gully located between the Beach Road extension and Homestead Spur, below the 39.7m contour line (as shown on the Precinct Plans), to be below the crest of the Spur to ensure the Long Bay Regional Park is buffered from the visual and landscape effects of housing.
- (49) Avoid modification of the existing contours of the crest of Homestead Spur below the 39.7m contour line.
- (50) Require the Park Interface Protection Area shown on the Precinct Plans 1 and 4 to be provided at the time of subdivision or earthworks.
- (51) Require within the Park Interface Protection Area:

Qualifying
matter as per
Sch 3C, cls
8(1)(a) and (b) of
the RMA

- (a) the existing ridgeline, augmented where necessary and contoured in a natural form, to be in accordance with the Ridgeline Height Control shown on Precinct Plan 4 unless it can be demonstrated that a different ridgeline design meets the requirements of Policies 3 and 4 above;
 - (b) avoid buildings, structures, earthworks or development on the crest, and the eastern and northern side of the Ridgeline Height Control shown on Precinct Plan 4, except for rural type, post and wire fences and re-vegetation, pastoral farming and earthworks to maintain the integrity of the ridgeline;
 - (c) avoid where practicable buildings other than accessory buildings on the southern and western side of the Ridgeline Height Control shown on Precinct Plan 4;
 - (d) any accessory buildings, structures and development on the southern and western side of the Ridgeline Height Control shown on Precinct Plan 4 are not to be visible when viewed from the Long Bay Regional Park within the Grannys Bay catchment and from Piripiri Reserve;
 - (e) all associated earthworks are to retain the structural integrity of the ridgeline; and
 - (f) a consistent and sustainable approach to the design, planting and on-going management of this Park Interface Protection Area must be put in place at the time of subdivision.
- (52) Enable a limited amount of single house development in the North Vaughans area in the catchment of Stream 1C.
- (53) Require single house development in Sub-precinct E in the catchment of Stream 1C be confined to within 120m (as measured along Vaughans Road frontage) of the boundary between the Stream Protection A and B Areas and to the north of the Stream 1C Ecology/Stormwater Management Area as shown in Precinct Plan 1.

Sub-precinct D

- (54) Require single house development on larger sections in the Glenvar area and avoid more intensive housing to reflect the location of this area in Stream Protection A area.
- (55) Require esplanade reserves and strips along Stream 3, where provided for by the Resource Management Act 1991 and the Unitary Plan.

Sub-precinct G

- (56) Enable a mix of single and two storey detached and attached dwellings on smaller sections.

- (57) Apply the Mixed Housing Suburban Zone standards, except for those associated with building height, yards, coverage and impervious areas and fencing which are to be compatible with the adjacent Sub-precinct E.

Sub-precinct H

- (58) Provide for terraced housing and low rise apartments up to three storeys in height and some single houses on small sites with an average density of housing across the sub-precinct of approximately one unit per 250m².
- (59) Provide a landmark building at the south eastern edge of Sub-precinct H on the north western corner of southern Beach Road extension and the proposed road connecting Beach Road extension to Ashley Avenue, in proximity to Long Bay College.
- (60) Enable the landmark building referred to in Policy I519.3(60) above to be up to four storeys in height and have a local retail function addressing the street.
- (61) Require the landmark building referred to in Policy I519.3(60) above to be designed to provide a high quality and distinctive entrance statement to this more intensive section of the urban area.
- (62) Provide for a mix of housing on the boundary of the [H7 Open Space – Conservation Zone](#). Gaps are to be created between groups of attached housing to provide for views into and across the [H7 Open Space - Conservation Zone](#) and building heights controlled to maintain the amenity and landscape values of the public open space.
- (63) Fencing and retaining walls along the edge of Sub-precincts F or H and the [H7 Open Space - Conservation Zone](#) should be designed to provide a consistent treatment that is sympathetic to the values of the land zoned open space.

Sub-precinct I

- (64) Allow for terraced housing and apartment buildings development up to four storeys in height recognising that the average density of development across the sub-precinct is expected to be more than one unit per 100m².

Sub-precincts J and K

- (65) Enable development up to four storeys in height that forms a continuous frontage to all streets and plazas within Sub-precinct J.
- (66) Limit large floorplate retail activities to one store in excess of 500m² gross floor area within Sub-precinct J, to ensure that the centre develops as a mixed use centre.
- (67) Allow apartments and small scale workplaces to locate in Sub-precinct J so that a mixed use focal point for the community is created. Residential development is to be above ground on the main street frontages.

- (68) Require development in Sub-precinct K to consist of one to two storey development set within an open landscape that integrates with the natural character and open space values of the adjoining Vaughan Stream corridor.

Sub-precinct C (Piripiri Point Protection Area)

- (69) Require the Piripiri Point land to remain in one title, unless subdivision is required for public road access or reserve purposes.
- (70) Require buildings to be located in the nominated building site (that is outside the sub-precinct, as shown on Precinct Plan 1) with development in this site subject to the provisions of the relevant zone.
- (71) Limit activities to grazing, pastoral farming and indigenous re-vegetation.
- (72) Prevent intensive rural activities that involve structures (such as shade houses, glass houses, piggeries, poultry sheds, packing sheds, kennels and the like), forestry and any commercial activities (such as camping grounds and outdoor recreation).
- (73) Prevent buildings or structures of any sort (including tennis courts, helipads, swimming pools, and the like) from being located within the sub-precinct and require accessory buildings for pastoral activities and structures associated with domestic activities to be located outside of this sub-precinct.
- (74) Limit fencing and accessways to normal farm type post and wire fences and unpaved tracks.

Sub-precinct L (two house site)

- (75) Limit further development to the maintenance and repair of the existing buildings. No further building may occur.
- (76) Enable continued use of the buildings as residential units, in addition to community or recreational activities.
- (77) Avoid any subdivision, except for the provision of access.

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

I519.4. Activity table

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

For the purposes of this precinct rainwater tanks are not exempt from the definition of 'building' in Chapter J.4.1; and the rainwater tank standards of the underlying Single House zone (H3.6.13); Large Lot zone (H1.6.8); Mixed Housing Suburban zone (H4.6.16) and Mixed Housing Urban zone (H5.6.17) do not apply.

Table I519.4.1 specifies the activity status of land use and development activities in Sub-precincts A, B and D to I (other than in specified locations and in relation to subdivision

and earthworks) pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991.

Table I519.4.1: Activity table for Sub-precincts A, B, D, E, F, G, H and I

Activity		Sub-precincts A and B	Sub-precincts D, E, F	Sub-precinct G	Sub-precinct H	Sub-precinct I
Use						
General						
(A1)	Activities in the Ecology/Stormwater Management and Landscape Enhancement Areas	D	D	NA	NA	NA
Development						
(A2)	Impervious surfaces in the Stream Protection A area	C	C	NA	NA	NA
(A3)	Alterations to buildings	P	P	P	P	P
(A4)	Demolition or removal of an existing building	P	P	P	P	P
(A5)	Dwellings not exceeding one per site, on sites greater than 600m ² in the Stream Protection A area	C	C	NA	NA	NA
(A6)	Dwellings not exceeding one per site, on sites greater than 450m ² in the Stream Protection B area	NA	P	P	C	NA
(A7)	Dwellings in Sub-precinct F at a density of more than 1 unit per 450m ² of site area (integrated housing developments) within the Stream Protection B area	NA	RD	NA	NA	NA
(A8)	Dwellings in Sub-precincts G to I not exceeding a density	NA	NA	P	C	C

Qualifying
matter as per
Sch 3C, cls
8(1)(a) and (b) of
the RMA

	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 the Stream Protection A area	C	C	NA	NA	NA

	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

Activity		Sub-precincts A and B	Sub-precincts F and H within 30m of the Open Space Conservation Zone	Sub-precinct I
(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				
(A29)	Care centres accommodating up to 10 people per site excluding staff	D	D	P Note 1

Activity		Sub-precincts A and B	Sub-precincts F and H within 30m of the Open Space Conservation Zone	Sub-precinct I
(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
(A49)	Non-paved farm type accessways	NC	NC	D	D	P	Pr
(A50)	Roads and bridges	NC	NA	D	NC	P Note 2	Pr

	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
(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 and additions to these buildings)	NA	NA	NC	D	NA	NA
(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 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	NA	NA	C	NA
(A61)	Subdivision in Sub-precinct C: Piripiri Point Protection Area for public	NA	NA	D	NA

	Activity	Sub-precincts A and B	Sub-precincts D to K	Sub-precinct C: Piripiri Point Protection Area	Sub-precinct L
	road or reserve purposes only				
(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 located in a formed road reserve	P
(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	RD

	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	
(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 any native vegetation	NC	NC	D	D	NC

Table I519.4.10 specifies the activity status of stream diversions, water takes, disturbance and reclamation activities pursuant to sections 13 and 14 of the Resource Management Act 1991

Table I519.4.10 Activity table for lakes, rivers, streams and wetland management

	Streams	Activity status
(A102)	The diversion, disturbance, piping or reclamation of streams (including intermittent streams) in Sub-precincts E to K, except for the main channel of the Vaughan and Awaruku Streams and Stream 2	P
(A103)	The diversion, disturbance, piping or reclamation of the main channel of the Vaughan and Awaruku Streams and Stream 2 within the Long Bay Precinct.	NC
(A104)	The diversion, disturbance, piping or reclamation of streams (including intermittent streams) within the Stream Protection A Area shown on Precinct Plan 4.	NC

I519.5. Notification

- (1) An application for resource consent for a controlled activity listed in Tables I519.4.1 to I519.4.10 Activity tables above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Tables I519.4.1 to I519.4.10 Activity tables and which is not listed in I519.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

I519.6. Standards

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

All permitted, controlled and restricted discretionary activities listed in Tables I519.4.1 to I519.4.10 must comply with the following activity standards.

I519.6.1. Minor dwellings in Sub-precincts G to I

- (1) Minor dwellings in Sub-precincts G, H and I must meet all of the following:
 - (a) not exceed a net internal floor area of 65m²;
 - (b) be located above a garage that is accessed from a rear lane; and
 - (c) be orientated so that living/dining/kitchen area overlooks the rear lane.
- (2) the dwelling does not need to have its own outdoor living area or service court.

I519.6.2. Building height

(1) Buildings must not exceed the maximum heights specified in Table I519.6.2.1:

Table I519.6.2.1: Maximum building height

Sub-precinct	Maximum height
A and B	8m
D and F	8m
G (South and West of Beach Road extension)	8m
H when more than 30m from land zoned Open Space – Conservation	11m provided that 50 per cent of a building's roof in elevation measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more
Long Bay H within 30m of land zoned Open Space - Conservation	10.5m
I	14m
J	14m
K	8m

Qualifying matter
as per Sch 3C, cls
8(1)(b) of the RMA

(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	The standards from the zone must apply, except as follows for integrated housing developments in Sub-precinct F: - 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	The zone standards apply, except that no height in relation to boundary standard applies to those parts of a site boundary that share a wall with an existing or proposed building on an adjoining site.
H	The zone standards apply along any boundary with Sub-precinct A to F, or an open space zone. 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: - The internal boundaries of sites 1,500m² or greater; - The boundary between adjoining dwellings established concurrently on adjoining sites and joined at a common wall on the boundary; and - Front boundaries.
I	Standards from the zone must apply around the perimeter of the sub-precinct, except for the front boundary, where no height in

	relation to boundary standard applies, or sites that adjoin the Sub-precinct J and K.
J and K	No standard applies

- (2) Development that does not comply with Standard I519.6.5(1) above is a restricted discretionary activity where located in Sub-precincts F to I.
- (3) Within Sub-precinct F, on sites approved for integrated housing and in Sub-precincts G, H and I, garages are not required to comply with Standard I519.6.5(1) above where:
 - (a) They are part of a comprehensively designed development;
 - (b) vehicle access is provided by a rear lane rather than direct from the street; and
 - (c) in Sub-precincts G, H and I, where garages that are designed to overlook the rear vehicle access lane incorporate a minor dwellings unit.
- (4) All other development that does not comply with Standard I519.6.5(1) above is a discretionary activity.

I519.6.6. Vaughans Road setback

- (1) All buildings on sites subject to the Vaughans Road Set Back shown on Precinct Plan 3 must be set back a minimum of 10m from the common boundary with the road reserve.
- (2) All development that does not comply with Standard I519.6.6(1) above is a restricted discretionary activity.

I519.6.7. Activities in Sub-precinct E in the Park Interface Protection Area South and West of the Ridgeline Height Control Line

- (1) Buildings, except for accessory buildings must not be located in the Park Interface Protection Area to the south and west of the Ridgeline Height Control Line shown on Precinct Plan 4.
- (2) Accessory buildings and structures located in the Park Interface Protection Area to the south and west of the Ridgeline Height Control Line shown on Precinct Plan 4 are discretionary activities, provided that the maximum height of any buildings and structures are 2m below the lowest point of the Ridgeline Height Control line on that property.
- (3) Any building or structure that does not comply with Standard I519.6.7(1) above and is not a discretionary activity under Standard I519.6.7(2) above is a prohibited activity.

I519.6.8. On-site stormwater management**(1) Maximum impervious area**

- (a) Development must comply with the maximum impervious areas set out in Table I519.6.8.1 below, provided that the provisions set out below related to the mitigation, on-site, of stormwater generated from these impervious areas can be complied with in terms of both water quality and quantity:

Table I519.6.8.1: Maximum impervious area

Sub-precinct	Stream Protection A Area	Stream Protection B Area
A and B	500m ² or 15 per cent of the site (whichever is greater)	NA
D, E, F and G	50 per cent (to a maximum of 500m ²)	50 per cent (to a maximum of 500m ²) Note 10
H	NA	70 per cent
I	NA	90 per cent
J	NA	100 per cent
K	NA	50 per cent

Note 10: The calculation of impervious area must exclude all land to the north and east of the Ridgeline Height Control Line within the Park Interface Protection Area. Within this sub-precinct, no impervious surfaces are allowed.

(2) On-site stormwater mitigation**(a) Rain tanks:**

- (i) all development must use rain tanks to store and reuse stormwater generated from roof areas;
- (ii) rain tanks and associated plumbing must be designed to ensure that water from roof areas will be used as a non-potable source of water for toilets, washing machines and irrigation;
- (iii) in the Stream Protection A Area rain tanks must be for both attenuating peak flows and for reuse of stormwater (dual purpose);
- (iv) in the Stream Protection A Area, the size of the rain tank must be determined by reference to the roof area of buildings and the nature and extent of other on-site stormwater management techniques to be used;
- (v) in the Stream Protection B Area, rain tanks need only be designed for the reuse of rainwater as a non-potable source of water in the dwelling; and

- (vi) in the Stream Protection B Area the minimum rain tank size must be 3,000l per dwelling or commercial unit, or at least 3,000l per 150m² of roof area where there is more than one unit within a building.

(b) Other on-site mitigation - Stream Protection A area:

- (i) in Sub-precincts A and B, 100 per cent of the total constructed impervious area on the site is required to be fully mitigated by on-site stormwater management techniques, including the use of the rain tanks, revegetation and other on-site techniques such as pervious paving and bio retention;
- (ii) in all cases, in Sub-precincts A and B a mix of techniques must be used;
- (iii) in Sub-precinct D all stormwater runoff from not less than 80 per cent of the total constructed impervious areas on sites and from 100 per cent of impervious areas in Sub-precinct E in the catchment of Stream 1C, is required to be fully mitigated by on-site stormwater management techniques;
- (iv) in Sub-precincts D and E storm water management techniques must include the use of rain tanks required, revegetation as well as other on-site techniques such as pervious paving and bio retention; and
- (v) the amount of revegetation must take into account any revegetation established at the time of subdivision for the purposes of stormwater mitigation.

(c) Other on-site mitigation - Stream Protection B area:

- (vi) in Sub-precincts E to K in the Stream Protection B areas, no additional stormwater mitigation measures to the rain tanks required above are required for the management of the stormwater generated from impervious areas specified in Table I519.6.8.1 above.

(d) Design of on-site mitigation:

- (i) the best practicable option must be applied in the choice of stormwater management techniques to be used, except for stormwater wetlands which cannot be used in the Stream Protection A area;
- (ii) all proposed on-site stormwater management techniques must be subject to the approval of Council;
- (iii) all stormwater management devices must be installed as soon as possible after site construction is complete;
- (iv) stormwater and surface runoff from development must be discharged into the primary stormwater system and not to the street;
- (v) impervious surfaces, including driveways, must incorporate techniques to intercept and/or divert stormwater runoff to a sump designed to trap

silt and floatable debris and where practical discharge to a bio retention device in the road reserve where adequate capacity is available. In other cases the sump must discharge to the primary stormwater system in accordance with Standard I519.6.8(2)(a) above;

(vi) in the Stream Protection A areas, a mix of on-site techniques must be used and rain tanks must not be the sole form of mitigation;

(vii) where the site is identified in Precinct Plan 4 as containing riparian margins and Ecology/Stormwater Management areas on Precinct Plan 4, priority must be given to planting in these areas when designing site stormwater measures and a planting plan must be provided;

(viii) a Council approved covenant under s.108 of the Resource Management Act 1991 or a consent notice under s. 221 of the Resource Management Act 1991 must be registered against the title of every site required to undertake on site stormwater mitigation; and

(ix) the effect of the covenant/consent notice referred to in Standard I519.6.8(2)(d)(viii) above must be to ensure the efficient future functioning and ongoing maintenance of the on-site stormwater management system.

(3) Development of up to 70 per cent impervious area within Stream Protection B Area is a restricted discretionary activity where located in Sub-precincts E, F and G provided that:

(a) any stormwater runoff from any additional area of impervious surface above 50 per cent of the site is fully mitigated by on-site stormwater management techniques, so that the stormwater run-off from the site is equal to the amount of stormwater generated if 50% of the site was covered in buildings and impervious areas;

(b) a Council approved covenant under s. 108 of the Resource Management Act 1991 or a consent notice under s. 221 of the Resource Management Act 1991 is registered against the title of every site required to undertake on site stormwater mitigation; and

(c) the effect of the covenant/consent notice required by clause Standard I519.6.8(3)(b) above must be to ensure the efficient future functioning and on-going maintenance of the on-site stormwater management system.

(4) Any development that does not comply with the on-site stormwater management standards specified above is a non-complying activity.

I519.6.9. Fences, boundary and retaining walls

(1) In the Long Bay Precinct, except for: Sub-precincts C, J and K; those parts of Sub-precinct E in the Park Interface Protection Area; the boundary between Sub-precinct H and [H7 Open Space - Conservation zone](#), the following standards apply:

- (a) for sites that adjoin open space, or are within a Stream Interface Management Area, any boundary fences or walls within a yard fronting a reserve or open space area must be limited to a maximum height of 1.2m, unless at least 50 per cent of the fence is visually permeable, in which case a 1.8m high fence may be erected; and
 - (b) for sites that immediately adjoin land for cycle and pedestrian routes, a boundary fence or wall may be constructed to a maximum height of 1.2m on the common boundary, unless at least 50 per cent of the fence is visually permeable, in which case a 1.8m high fence may be erected.
- (2) In the following areas: Sub-precincts C, J, K and L; those parts of Sub-precinct E in the Park Interface Protection Area; the boundary between Sub-precinct H and Open Space-Conservation Zone, the following standards apply:
- (a) in Sub-precinct J, K and L there must be no front fences;
 - (b) along Sub-precinct H's boundary with the Open Space-Conservation Zone, all boundaries in Sub-precinct C (Piripiri Point Protection Area), those parts of Sub-precinct E in the Park Interface Protection Area north and east of the Ridgeline Height Control Line and on the crest of the ridge, fencing must be limited to farm type, post and wire construction;
 - (c) in Sub-precinct E in the Park Interface Protection Area south and west of the Ridgeline Height Control Line, the zone standards apply, provided that the height of any fence does not exceed the Ridgeline Height Control Line; and
 - (d) access points from private sites into the [H7 Open Space – Informal Recreation Zone](#), the Regional Park and [H7 Open Space-Conservation Zone](#) must be located on the shared boundary between private lots.
- (3) Development that does not comply with Standard I519.6.9(1) is a restricted discretionary activity.
- (4) Development that does not comply with Standard I519.6.9(2) above is a discretionary activity.

I519.6.10. Earthworks - general

- (1) Development that does not comply with Standards I519.6.12 and I519.6.15 is a non-complying activity
- (2) All other development that does not comply with the standards in Standard I519.6.10 is a discretionary activity.
- (3) A site management plan must be prepared for all earthworks in the Long Bay Precinct irrespective of whether they are classified as a permitted, controlled, discretionary or non-complying activity except for:
 - (a) earthworks for the installation of fences;

- (b) utility connections;
 - (c) effluent disposal fields;
 - (d) swimming pools;
 - (e) garden amenities;
 - (f) gardening; and
 - (g) planting of any vegetation.
- (4) All erosion and sediment control measures must be in place prior to any earthworks or subdivision activities being undertaken.
- (5) Where earthworks are undertaken adjacent to any Vegetation Conservation, Vegetation Restoration Area or Riparian Margin identified on Precinct Plans 4 or 5; land zoned Open Space-Conservation Zone and the Long Bay Regional Park, a protective fence must be constructed at the edge of these areas and remain in situ for the duration of the works.
- (6) After all construction is complete (including hard landscaping) in Sub-precincts A and B; Sub-precinct D within the Stream Protection A area; reserves and open space and all riparian margins, soil which has been compacted as a result of earthworks and vehicle movements must be reconditioned to a minimum depth of 400mm.
- (7) For development that is within the catchment of Stream 1C, all subsurface drains must direct groundwater to existing seepage areas prior to discharge to watercourses and there must be no direct discharge from subsurface drains to watercourses.

I519.6.11. Earthworks greater than 500m² surface area of bare earth (30 hectare limit)

- (1) Allocations for earthworks within all sub-precincts must be on the basis of first-come-first-served respectively.
- (2) No earthworks (cut/fill) greater than 2,500m² in area must be undertaken outside the period 1 October to 30 April, unless an extension to that earthworks season is granted in writing by an authorised council officer. (The application may be granted or refused at the discretion of the authorised council officer having regard, without limitation, to seasonal conditions at the time of the application).
- (3) All exposed sites greater than 2,500m² in area must be stabilised prior to 30 April (or the end of the earthworks season if an extension past 30 April has been granted).
- (4) Prior to 1 July of the forthcoming earthworks season, no single landowner in Sub-precincts D to K can apply for site works consent for greater than 21 hectares of exposed surface area of bare earth at any one time.

- (5) If, by 1 August of that same year, earthwork consents for that earthworks season have not been received for all of the 7ha in the Sub-precincts A, B or C, then application may be made to reallocate any unallocated amount to Sub-precincts D to K.
- (6) Earthworks areas are considered to be exposed or 'open' from the first day earthwork activities begin (the first day earthwork machines move any earth, including topsoil), until the day the site has been 'closed off' and the entire earth worked area is stabilised against any potential sediment being discharged into the receiving environment.
- (7) 'Closed off' (stabilised) means that a site has been topsoiled and seeded or hydroseeded with grass, or mulched with straw or bark and grass seed.
- (8) In the Long Bay Precinct, 100 per cent ground coverage must be achieved so that no bare ground is visible before the site is deemed to be 'closed off'.
- (9) Earthwork consents must be limited to one earthworks season and must contain a monthly staging plan that states the amount of land to be opened and closed for earthworks for each month.
- (10) Monthly reporting of the area exposed and closed off in that month and any preceding months, and the expected exposed area in the remainder of the earthworks season, must be provided to the Council.
- (11) Extensions of a consented earthworking schedule to accommodate seasonal conditions may be made in accordance with I519.6.11(2) above, provided that the aggregate area exposed by all live consents does not exceed the limits set out in Activity Table I519.4.7 General land disturbance.
- (12) Extensions of a consented earthworks schedule into the following earthworks season may be granted in writing by an authorised council officer, having regard to the area of earthworks proposed for that year as contained in all live consents for the relevant sub-precincts.
- (13) Sediment and erosion control ponds and decanting earth bunds are to be installed prior to the earthworks and must be sized as follows:
 - (a) 300m³ volume per hectare of contributing catchments (3 per cent volume);
and
 - (b) 30 per cent permanent water storage and 70 per cent temporary storage.
- (14) All sediment and erosion control ponds must be flocculated in order to achieve greater efficiencies in retaining fine-grained sediment.
- (15) Chemical treatment (flocculation) must be applied as follows:
 - (a) automatic rainfall activated treatment of all sediment retention ponds for contributing catchments greater than 3,000m² and decanting earth bunds with contributing catchments between 250m² – 3,000m² in area;

- (b) batch application where testing of detention ponds after every rainfall event that has caused run off, indicates clarity of less than 50mm (measured vertically from the water surface); and
 - (c) manual batch application of decanting earth bunds serving contributing catchments less than 250m² in area (2 hours settlement period prior to discharge).
- (16) A lizard conservation management plan must be prepared prior to any site works over 500m² being undertaken in the Stream Protection A area and must include the information requirements set out in I519.9.3.

I519.6.12. Earthworks in Sub-precincts C, E and G (North and East of Beach Road extension)

- (1) In addition to Standards I519.6.10 and I519.6.11 above (except for earthworks for geotechnical remediation, stabilisation or preparatory site works):
- (a) earthworks must achieve and maintain a ridgeline in Sub-precincts C and E that, in association with contouring of land to the south and west of the ridgeline, ensures that no buildings or structures constructed in accordance with Standard I519.6.2(2) will be visible:
 - (i) to the east of the northern Beach Road extension, and the line marked “z-z” extending northwards as shown on Precinct Plan 4 when viewed from any of the Park Interface viewpoints shown on Precinct Plan 4;
 - (ii) to the north of northern Beach Road extension and west of the line marked “z-z” as shown on Precinct Plan 4 when viewed from the Park Interface Viewpoints 2 and 3 shown on Precinct Plan 4; and
 - (iii) An analysis must be provided of cross sections in accordance with Standard I519.6.21(4);
 - (b) finished ground level of land below the 39.7m contour line, east of the northern Beach Road extension shown on Precinct Plan 3 must be 6m below the crest of the Homestead Spur section of the Ridgeline Height Control line; and
 - (c) the existing contours of the crest of Homestead Spur below and south of the 39.7m contour line must not be reduced.

I519.6.13. Land disturbance in Sub-precincts F and H

- (1) In addition to Standards I519.6.10 and I519.6.11 above, where applications for earthworks are proposed adjacent to land zoned Open Space - Conservation:
- (a) all earthworks must be kept wholly outside the [H7 Open Space - Conservation zone](#).

I519.6.14. Land disturbance - Vegetation and Conservation Restoration Areas

- (1) In addition to Standards I519.6.10 and I519.6.11 above, where earthworks are proposed on sites that contain land identified as Vegetation – Conservation Area or Vegetation– Restoration Area, the application must provide for protective fencing of these areas.

I519.6.15. Land disturbance in Sub-precinct C

- (1) Where earthworks are proposed in Sub-precinct C, Standard I519.6.12 must also apply.

I519.6.16A. Subdivision

- (1) Any subdivision that does not comply with the standards for proposed roads, stormwater management and riparian margins in Standards I519.6.16 to I519.6.18, the standards specific to Sub-precinct A and B in Standard I519.6.19 and I519.6.20(6) in Sub-precincts D, E and F is a non-complying activity.
- (2) Any subdivision that does not comply with the standards in Standard I519.6.21 below relating to ridgeline protection in the Park Interface Protection Area of Sub-precinct E and Sub-precinct C: Piripiri Point Protection Area is a prohibited activity.
- (3) All other subdivisions are a discretionary activity.

I519.6.16. Subdivision - Proposed Roads

- (1) The proposed roads shown in Precinct Plans 1, 3 and 4 must be provided in accordance with the alignments shown and the staging of subdivision.
- (2) All proposed roads (other than Glenvar Ridge Road) must be provided with a separate shoulder cycle lane in each direction.
- (3) On-street parking (other than Glenvar Ridge Road) must be provided on both sides of the road in order to satisfy the on-street parking requirements.
- (4) The proposed roads must provide the road widths shown in Precinct Plan 4.
- (5) Proposals to alter the alignment of a Proposed Road by more than 20m either side of the centre line of a road at any point along its length are non-complying activities.
- (6) Moving the alignment of a Proposed Road less than 20m either side of the centre line of the road to take into account finished earthworks will not be considered to be an alteration of its alignment.

I519.6.17. Subdivision – stormwater management

- (1) Subdivision proposals must demonstrate that the sites to be created can reasonably accommodate development that will be able to comply with the on-site stormwater management standards in Standard I519.6.8 above including the actions to be taken to ensure the on-going retention and

maintenance of on-site mitigation areas and facilities (that include covenants and/or consent notices under s 221 of the Resource Management Act 1991).

- (2) At the time of subdivision, planting to fully mitigate the effects of stormwater from accessways must be established.
- (3) Planting to fully mitigate the effects of stormwater from accessways must be located in any riparian margins and Ecology/Stormwater Management Areas, identified on Precinct Plans 3 and 4 within the existing boundaries of the sites, as a priority, before other areas are planted.
- (4) Planting to fully mitigate the effects of stormwater from accessways must be established before the issue by Council of a certificate of compliance under s 224(c) of the Resource Management Act 1991.
- (5) Existing overland flow paths in Sub-precincts A, B and C and post development overland flow paths in Sub-precincts D to K must be identified and protected, taking into account the need to provide connectivity with overland flow paths above and below the site.
- (6) For all residential sub-precincts (except Sub-precincts A and B), Standard I519.6.8 above may be achieved by a combination of individual and communally owned on-site measures.
- (7) Where stormwater devices are proposed to serve more than one unit and communally-owned measures are to be partly relied upon, then:
 - (a) bio-retention, rain tanks and other localised detention and treatment devices designed to serve a number of sites under the one unit-title (e.g. multi-unit apartment building) must be retained in private ownership and must be managed by an appropriate management structure (e.g. body corporate); and
 - (b) the use of proposed reserves for soakage areas will only be accepted where these are to vest as local purpose drainage reserves and will not be deducted from development contributions for parks and reserves.

I519.6.18. Subdivision – riparian margins

- (1) Any subdivision application to create sites containing land identified as Riparian Margin must comply with the following:
 - (a) all land must be surveyed to define the width of the riparian margin of the stream/s on the site;
 - (b) details of the existing vegetation and ground cover within the margin must be provided to identify the scale and extent of additional planting required to ensure bank stability and an enhanced aquatic habitat of the stream within the margin;
 - (c) all riparian margins must be planted in native vegetation to the full width of the margin identified on the Precinct Plan 4;

- (d) a planting plan for the riparian margin must be in accordance with I519.9.2 below, and approved by Council;
- (e) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
- (f) a weed and pest management strategy for the riparian margin must be submitted to and approved by Council and then implemented in full;
- (g) all land must be fenced to a stockproof standard, unless otherwise approved by Council;
- (h) all earthworks, building platforms and infrastructure must be located wholly outside of any land identified as riparian margin except:
 - (i) for the purposes of installing and maintaining infrastructure;
 - (ii) for the purposes of rehabilitation and enhancement of the stream bank and margin; and
 - (iii) for the provision of tracks and trails for public access to and along a public reserve that is located more than 5m from the top of the bank of the stream within the margin;
- (i) where the riparian margin is not to be taken or provided as an esplanade reserve or strip, an agreement to covenant in perpetuity the area of riparian margin must be entered into before the issue by the Council of a certificate pursuant to s224(c) of the Resource Management Act 1991; and
- (j) covenants referred to in Standard I519.6.18(i) above must be registered against the titles of all affected sites to be created through the subdivision and require:
 - (i) that the fencing of riparian margins on both the original site and on the newly created sites is maintained to a stockproof standard;
 - (ii) that the margin remains undisturbed from any earthworks or structures;
 - (iii) that restoration planting occurs in the areas identified on the plan of subdivision in accordance with the approved planting plan;
 - (iv) that weeds and pests are controlled; and
 - (v) that any revegetation of the margin is protected.
- (k) alternatively to Standard I519.6.18(j), a consent notice under s221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

I519.6.19. Subdivision – Sub-precincts A and B

- (1) The minimum net site area is 2ha.
- (2) Notwithstanding Standard I519.6.19(1) above, the Council may permit subdivision into sites of less than 2ha where the proposed subdivision proposes to protect all land on the existing site identified as Vegetation - Conservation Area and Vegetation– Restoration Area, in which case the minimum site areas must be as listed in Table I519.6.19.1 Alternative minimum net site sizes.

Table I519.6.19.1: Alternative minimum net site sizes

Sub-precinct	Minimum net site size
A	2,500m ²
B	5,000m ²

- (3) The Standards in I519.6.19(2) apply provided that:
 - (a) the minimum area must not include any land identified as Vegetation - Conservation and Vegetation – Restoration Areas;
 - (b) for sites that contain land identified as Landscape Enhancement Area, accessways and any building platforms must be kept outside this area;
 - (c) the total surface area of earthworks associated with subdivision must not exceed an average of 2,000m² per site to be created (this area may exclude areas of trench excavation that remain open for no more than 3 days to provide for counterfort or subsoil drains and stormwater or wastewater pipes); and
 - (d) the gradient of the accessway must not exceed 1:8.

Vegetation – conservation areas

- (4) Any subdivision application to create sites containing land identified as Vegetation – Conservation Area must comply with the following:
 - (a) the land must be surveyed to define the boundary of existing vegetation;
 - (b) the land must be fenced to a stockproof standard, unless otherwise approved by the Council;
 - (c) all site works, building platforms and infrastructure, except for surface laid wastewater disposal fields and tracks for public access purposes, must be located wholly outside any land identified as Vegetation – Conservation Area;
 - (d) a weed and pest management strategy must be submitted to and approved by Council and then implemented in full;

- (e) an agreement to covenant in perpetuity the area in Vegetation - Conservation must be entered into before the issue by the Council of a certificate pursuant to s224(c) of the Resource Management Act 1991;
- (f) covenants referred to in I519.6.19(4)(e) above must be registered against the titles of all affected sites to be created through the subdivision and require:
 - (i) that the fencing of the Vegetation–Conservation area on both the original site and on the newly created sites is maintained to a stockproof standard;
 - (ii) that these areas remain undisturbed from any earthworks or structures;
 - (iii) that all existing trees and any re-vegetation of the area are protected; and
 - (iv) that weeds and pests are controlled.
- (g) alternatively, to Standard I519.6.19(4)(e) a consent notice under s. 221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

Vegetation restoration areas

- (5) Any subdivision application to create sites containing land identified as Vegetation – Restoration Area must comply with the following:
 - (a) all land must be fenced to a stockproof standard, unless otherwise approved by Council;
 - (b) all site works building platforms and infrastructure must be located wholly outside of any land identified as Vegetation – Restoration;
 - (c) all land identified as Vegetation - Restoration must be planted for restoration purposes in accordance with an approved planting plan;
 - (d) a weed and pest management strategy must be submitted to and approved by Council and then implemented in full;
 - (e) the planting plan must be in accordance with the planting plan in I519.9.2, and must be approved by Council;
 - (f) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
 - (g) an agreement to covenant in perpetuity the area in Vegetation–Restoration Area must be entered into before the issue by Council of a certificate pursuant to s. 224(c) of the Resource Management Act 1991;

- (h) covenants referred to in Standard I519.6.19(5)(g) above must be registered against the titles of all affected sites to be created through the subdivision and require:
 - (i) that the fencing of the Vegetation-Restoration area on both the original site and on the newly created sites is maintained to a stockproof standard;
 - (ii) that these areas remain undisturbed from any earthworks or structures;
 - (iii) that restoration planting occurs in the areas identified on the plan of subdivision and in accordance with the approved planting plan;
 - (iv) that weeds and pests are controlled; and
 - (v) that all existing trees and any re vegetation of the area is protected.
- (i) alternatively to Standard I519.6.19(5)(g) a consent notice under s. 221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

Ecology/ stormwater management areas

- (6) For any subdivision of sites containing land in an Ecology/Stormwater management area and where development is proposed within the management area, the following must apply:
 - (a) no less than 50 per cent of the Ecology/Stormwater Management Area within any new site must be planted for revegetation purposes in accordance with an approved planting plan;
 - (b) the planted area referred to in Standard I519.6.19(6)(a) above may include areas revegetated for the purposes of on-site stormwater mitigation;
 - (c) in the Ecology/Stormwater Management Area identified at the head of Stream 1C, the whole of this area must be planted for revegetation purposes in accordance with an approved planting plan;
 - (d) the planted area referred to in Standard I519.6.19(6)(a) above must be located within the Ecology/Stormwater Management area or be contiguous with land identified as Vegetation - Conservation or riparian margin on the precinct plans;
 - (e) the planting plan must be in accordance with I519.9.2 below, and must be approved by Council;
 - (f) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
 - (g) all building platforms, accessways and services must be located wholly outside of riparian margins and any land identified for revegetation;

- (h) in the case of the headwaters of Stream 1C, all development and earthworks must be kept wholly outside the Ecology/Stormwater Management area;
- (i) an agreement to covenant in perpetuity the revegetation area required above must be entered into before the issue by Council of a certificate of compliance pursuant to s224(c) of the Resource Management Act 1991;
- (j) covenants must be registered against the titles of the revegetation sites and any sites related to the revegetated sites to be created through the subdivision and require that:
 - (i) the revegetation area is planted in accordance with an approved planting plan;
 - (ii) fencing is maintained to a stockproof standard ;
 - (iii) the area remains undisturbed; and
 - (iv) weeds and pests are controlled.
- (k) alternatively to Standard I519.6.19(6)(i) a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

Landscape enhancement areas

- (7) Any subdivision application to create sites containing land within the Landscape Enhancement Area must comply with the following:
 - (a) all the Landscape Enhancement Area contained within the boundaries of the sites to be created must be revegetated in accordance with a planting plan;
 - (b) the replanting referred to in Standard I519.6.19(7)(a) above may include planting required for riparian margins or on site stormwater management;
 - (c) the planting plan must be in accordance with I519.9.2 below and must be approved by Council;
 - (d) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
 - (e) a weed and pest management strategy must be submitted to and approved by Council. Weed and pest management must be undertaken in accordance with the approved strategy;
 - (f) an agreement to covenant in perpetuity the Landscape Enhancement Area must be entered into before the issue by Council of a certificate pursuant to s.224 (c) of the Resource Management Act 1991;

- (g) covenants referred to in Standard I519.6.19(7)(f) must be registered against the titles of all affected sites to be created through the subdivision and require:
- (i) fencing on both the original site and newly created sites is maintained to a stockproof standard, and remains undisturbed from any earthworks or structures;
 - (ii) that planting occurs in the areas identified on the plan of subdivision and in accordance with the approved planting and maintenance plan; and
 - (iii) weeds and pests are controlled and that any revegetation of the area must be protected.
- (h) alternatively to Standard I519.6.19(7)(f), a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

I519.6.20. Subdivision – Sub-precincts D, E and F

- (1) Subdivision for stand-alone dwellings must comply with the site area requirements in Table I519.6.20.1 Site area requirements.

Table I519.6.20.1: Site area requirements

	Minimum net site area	Minimum average net site area within any sub-precinct
Stream protection A area	600m ²	NA
Stream protection B area	450m ²	500m ²

- (2) The Council may permit the subdivision of integrated residential developments in Sub-precinct F into sites of less than 450m² where all of the following applies:
- (a) the integrated residential development is located fronting proposed roads or fronts a neighbourhood reserve of at least 2,000m² in area;
 - (b) the site is not a rear site;
 - (c) vehicle access can be provided by a rear access lane or a joint driveway; and
 - (d) the site is not located within the Stream Protection A Area.
- (3) Where the requirements of Standard I519.6.20(2) above are met, sites must comply with the minimum net site areas in Table I519.6.20.2:

Table I519.6.20.2: Minimum net site area of subdivision of integrated residential developments

House typology	Minimum net site area
Single townhouse (with zero lot line except where abuts a lot of 450m ² or greater)	300m ²
Duplex (Two units side by side sharing a common wall)	400m ²
Triplex (Three units side by side sharing a common wall between each unit)	600m ²
Multi-units	1,500m ² or greater

- (4) Subdivision of integrated residential developments to create individual sites for dwellings may only occur once land use consent has been granted in respect of a development. In such cases, the number, size and location of all sites must be in accordance with the land use consent granted in respect of the development.
- (5) For stand-alone dwellings on sites of 450m² or greater, no more than 10 per cent of sites created per subdivision can be rear sites.
- (6) Within protection and management areas:
 - (a) the proposed subdivision must provide, in accordance with Standards I519.6.19(5) and I519.6.19(7) for that area of land identified in the clauses as required to be set aside from development; and
 - (b) sites may incorporate land identified as, Vegetation–Conservation Area and Ecology/Stormwater Management Area in Precinct Plan 4 where the provisions of Standards I519.6.19(4) and I519.6.19(6) above are met. In such cases at least 400m² of the site must be clear of these areas.

I519.6.21. Subdivision – Sub-precincts C and E

- (1) At least 400m² of any site must be clear of land identified as Park Interface Protection Area as shown on Precinct Plan 3.
- (2) Prior to any s224(c) certificate being issued for sites within the sub-precinct except for a balance site, the following requirements apply:
 - (a) a ridgeline with natural form must be constructed meeting the requirements of Standard I519.6.12 above;
 - (b) the northern and eastern faces of the ridgeline must be vegetated in accordance with a planting and maintenance plan approved by the

Council, which must be consistent with planting in the adjoining land within the Long Bay Regional Park;

- (c) the planting is to be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
- (d) a stockproof fence must be provided along the boundaries with the Long Bay Regional Park;
- (e) any fencing on the side boundaries of each site must be in accordance with Standard I519.6.9 above;
- (f) details of the ownership mechanisms and obligations for the ongoing protection and management of the Park Interface Protection Area must be provided and approved by the council;
- (g) a covenant must be registered against the titles of the sites to be created through subdivision that have land within the Park Interface Protection Area. The covenant must define the boundary of the Park Interface Protection Area and the Ridgeline Height Control Line, being the physical location of the crest of the ridgeline as formed, and require that:
 - (i) the ridgeline may not be reduced in height;
 - (ii) planting and maintenance occurs in the areas identified on the plan of subdivision and in accordance with the approved planting and maintenance plan;
 - (iii) pest and weeds are controlled in the planted area;
 - (iv) the maximum height of buildings or structures within the Protection Area, south or west of the Ridgeline Height Control Line are to be 2m below the lowest point of the ridgeline;
 - (v) no buildings, structures, site works, development or infrastructure is permitted on the crest or to the north or east of the Ridgeline Height Control Line, except for permitted fencing and revegetation; and
 - (vi) fencing on the boundary of the Long Bay Regional Park is maintained to a stock proof standard.
- (h) alternatively to Standard I519.6.21(g) a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant;
- (i) a single site subdivision with one title must be created for the whole of sub-precinct C: Piripiri Point Protection Area and this must include an area of land of approximately 1.17ha, incorporating the nominated building platform shown on Precinct Plan 1 to be subdivided from Lot 26 DP 66117;

- (j) details must be provided to and approved by Council of the ownership mechanism and obligations for the on-going protection and management of the Sub-precinct C: Piripiri Point Protection Area;
 - (k) a covenant in perpetuity must be registered against the title of the lot to be created through subdivision and the covenant must require that:
 - (i) buildings, structures, above ground infrastructure and access ways to these buildings be confined to the nominated building platform shown on Precinct Plan 1;
 - (ii) activities in Sub-precinct C: Piripiri Point Protection Area are limited to grazing and other pastoral uses, indigenous revegetation and a public road to the Piripiri Reserve;
 - (iii) fencing will be limited to farm type, post and wire fences;
 - (iv) no further subdivision will occur, except for the purposes of a public road to the Piripiri Reserve or to create a public reserve;
 - (v) the Ridgeline Height Control Line be defined, being the physical location of the crest of the ridgeline as formed, and that the ridgeline may not be reduced in height; and
 - (vi) a ridgeline with natural form meeting the requirements of Standard I519.6.12(1) above or as set out in any other resource consents that have been authorised or subdivision consent for the land in the North Vaughans Area must be constructed in conjunction with the ridgeline within sub-precinct E and appropriately maintained.
 - (l) alternatively to Standard I519.6.21(2)(k), a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.
- (3) For all sites created north and east of the Northern Beach Road extension as shown in Precinct Plan 1, a consent notice under section 221 of the Resource Management Act 1991 must be entered into and registered against the titles setting out
- (a) the natural ground level from which maximum building height must be measured; and
 - (b) the maximum height buildings may be built to without infringing Standards I519.6.2(2)(a)(i) and I519.6.2(2)(a)(ii).
- (4) An analysis must be provided of cross section from each of the three viewpoints shown on Precinct Plan 4 to confirm that any buildings located in the area specified in Standard I519.6.21(3) above will not be visible from these points. The analysis must include:
- (a) the cross sections must assume that no vegetation or trees are in place; and

- (b) where no buildings exist in the areas identified in Standard I519.6.21(3), then the cross sections must assume a building height that can comply with building height Standard I519.6.2(2)(a).

I519.6.22. Additional Subdivision Standards – Sub-precinct C

- (1) There must be no subdivision, except for the provision of a public road or reserve and to effect the amalgamation of the building site required by Standard I519.6.21.
- (2) The design and layout of the public access road to the Piripiri Reserve should avoid an overly built appearance and retain the open character of the area. The length of the road should be planted with open planting on the eastern side of the road to allow for views to the Long Bay Regional Park and the Hauraki Gulf. The road carriageway should be sealed but there should be no kerb and channelling. Provision should be made for grassed/vegetated drainage swales either side of the road and generous provision for pedestrian access.

I519.6.23. Subdivision – Sub-precincts G to K and Open Space – Informal Recreation Zone land

- (1) Esplanade Reserves must be reduced to the area covered by the Open Space – Informal Recreation Zone where:
 - (a) all land in the Open Space – Informal Recreation Zone is vested in Council; and
 - (b) on completion of earthworks, subdivision or development the landowner must plant riparian margin within the Vaughan Stream Corridor in native vegetation according to an approved planting plan. This includes planting from the edge of the Vaughan Stream to the top of the bank and no less than 5m beyond the top of the bank on either side.

I519.7. Assessment – controlled activities

I519.7.1. Matters of control

I519.7.1.1. Land use and development

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

- (1) Stormwater management; and
- (2) Wastewater management.

I519.7.1.2. Subdivision

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

- (1) The effects of subdivision on the Piripiri Point Protection Area.

I519.7.2. Assessment criteria

I519.7.2.1. Land use and development

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

- (1) Stormwater Management - General:
 - (a) the extent to which the natural drainage patterns of the site are retained;
 - (b) whether direct piping of stormwater discharges to streams has been avoided;
 - (c) whether modifications to natural waterways have been avoided in the Stream Protection A area, and that stream flows, including base flows are not adversely affected;
 - (d) whether stormwater works on steep or unstable slopes have been avoided;
 - (e) whether runoff from the site is to be discharged into the primary stormwater system and not to the street;
 - (f) whether runoff from residential driveways and parking areas enters the primary stormwater system via a sump to trap silt and floatable debris;
 - (g) whether bio-retention has been used in preference to proprietary stormwater treatment systems;
 - (h) the extent of perviousness of paving, green roofs, uncovered slatted wooden decks and swimming pools can be taken into account in determining appropriate mitigation methods; and
 - (i) the extent of imperviousness of areas earthworked and compacted when considering stormwater runoff.
- (2) Stormwater management – in Stream Protection A Areas:
 - (a) whether water reuse is undertaken with ‘dual purpose’ rainwater tanks. These tanks and their associated plumbing should be designed for stormwater peak flow attenuation and rainwater reuse by the dwelling;

- (b) whether one or more of the following methods to mitigate stormwater generated by other hard surfaces such as driveways, paths, patios and decks is used:
 - (i) revegetation;
 - (ii) bioretention including rain gardens;
 - (iii) stormwater planters;
 - (iv) tree pits; and
 - (v) pervious paving and other similar devices;
- (c) whether planting within the Ecology/Stormwater Area, in particular any riparian areas should be prioritised over other parts of the site;
- (d) whether appropriate ongoing maintenance and management systems have been arranged;
- (e) whether on-site wastewater disposal systems, used as an interim solution on sites in Sub-precincts A and B should be advanced secondary treatment systems with ultraviolet disinfection and surface dripper irrigation land disposal;
- (f) whether on-site wastewater disposal systems should be designed to enable connection to the public wastewater system once it becomes available;
- (g) whether a covenant capable of registration under the Land Transfer Act 1952 and approved by Council should be registered against the title of every site with an on-site wastewater treatment system. This would be to ensure the efficient future functioning and ongoing maintenance of the system and to require the property owner to enter into a programmed maintenance contract to Council's satisfaction.

I519.7.2.2. Subdivision

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

- (1) whether the design of the subdivision provides for a single site to include the house site identified on Precinct Plan 1, unless separate sites are needed to provide for public road access to Piripiri Reserve;
- (2) whether the subdivision avoids other house sites being substituted for the nominated house site;

- (3) whether the subdivision provides for the protection in perpetuity of the entire sub-precinct by way of a covenant or similar mechanism, as approved by Council;
- (4) whether all buildings and structures are kept wholly outside the sub-precinct;
- (5) whether all above ground infrastructure including electricity, water supply, stormwater and wastewater disposal areas to service the building platform are be kept outside the sub-precinct;
- (6) whether the design and layout of the access road to the Piripiri Reserve avoids an overly built appearance and retains the open character of the area;
- (7) the extent to which the length of the access road to the Piripiri Reserve is planted with open planting on the eastern side of the road to allow for views to the Long Bay Regional Park and the Hauraki Gulf;
- (8) Whether the access road carriageway is sealed but also has no kerb and channelling and provision has been made for grassed/vegetated drainage swales on either side of the road and generous provision is made for pedestrian access;
- (9) The extent to which the subdivision provides for the ongoing management and maintenance of land within the sub-precinct by methods approved by Council; and
- (10) Whether the ridgeline has been contoured so that any development (including structures and buildings) to the south and west of the Ridgeline Height Control Line and north and east of the Vaughans Road extension shown on Precinct Plan 4 is not visible from the Grannys Bay catchment within the Long Bay Regional Park and Piripiri Reserve when viewed from the Park Interface viewpoints 2 and 3 shown on Precinct Plan 4.

I519.8. Assessment – restricted discretionary activities

I519.8.1. Matters of discretion

I519.8.1.1. Land use and development

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application in Tables I519.4.1 to I519.4.2, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) effects associated with neighbourhood integration;
- (2) effects on the streetscape and neighbourhood character;.
- (3) effects of the building design and appearance;

- (4) landscaping effects;
- (5) effects of stormwater management;
- (6) effects of wastewater disposal; and
- (7) visual effects on the Vaughan Stream corridor, the Long Bay Regional Park and the Vaughans Road ridgeline.
- (8) in relation to Sub-precinct H, in addition to the above, effects associated with the design of development north of the Awaruku ridgeline in relation to views into and across land zoned Open Space - Conservation.
- (9) For accommodation, commercial and community activities in Sub-precinct H, and within 30m of the [H7 Open Space – Conservation Zone](#), in addition to the above, the effects of the activity on the heritage, landscape and amenity values of the Open Space - Conservation Zone.

I519.8.1.2. Land disturbance

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application for earthworks in Tables I519.4.7 and I519.4.8, in addition to the matters specified for the relevant restricted discretionary activities in the overlay and the Auckland-wide provisions:

- (1) effects arising from the design of the ridgeline within the Park Interface and Piripiri Point Protection Areas;
- (2) effects arising from the finished profile of the earthworks as they relate to the Protection and Management Areas;
- (3) effects of site management techniques, including staging;
- (4) the effects of the proposed timing, size and extent of earthworks; and
- (5) the effects arising from the amount and location of cut and fill.

I519.8.1.3. Specific standard infringements

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

- Reduction in Rain Tank Size in a Stream Protection B Area
- Buildings within the Vaughan Road Setback
- Landmark Building in Sub-Precinct H
- Front Yards for Sub-Precincts D to I

- (1) effects associated with neighbourhood integration;

- (2) effects on the streetscape and neighbourhood character;
- (3) effects of the building design and appearance;
- (4) effects associated with the outdoor living space;
- (5) privacy effects;
- (6) landscaping effects;
- (7) effects associated with site facilities and storage areas;
- (8) effects of stormwater management; and
- (9) visual effects on the Vaughan Stream corridor, the Long Bay Regional Park and the Vaughans Road ridgeline.

I519.8.1.4. Subdivision

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

- (1) Sub-precincts A and B:
 - (a) effects arising from the extent of landform changes;
 - (b) effects associated with the location and design of roads and accessways;
 - (c) effects of wastewater systems; and
 - (d) effects of on-site management of stormwater.
- (2) Sub-precincts D to K:
 - (a) consistency with any other resource consents that have been approved;
 - (b) effects associated with the overall urban form and layout of design;
 - (c) effects arising from the design of proposed and secondary roads including stormwater treatment;
 - (d) effects associated with the design of the ridgeline, finished ground contours and street lighting in the North Vaughans area;
 - (e) effects on cycle and pedestrian routes;
 - (f) effects of proposed reserves;
 - (g) effects associated with the site sizes and dimensions;

- (h) effects of the design of rear lanes and accessways;
- (i) effects of landscape concepts for proposed reserves, public and other areas;
- (j) effects associated with any planting plans for Protection and Management Areas and any lizard conservation management plan;
- (k) effects of stormwater management; and
- (l) for Sub-precinct H, in addition to the above, the effects of subdivision design, earthworks, retaining wall treatments and fencing on the interface with the H7 Open Space – Conservation Zone.

I519.8.2. Assessment criteria

I519.8.2.1. Land use and development

The Council will consider the relevant assessment criteria below for restricted discretionary activities and the assessment criteria for controlled activities relating to stormwater management and wastewater disposal in I519.7.2.1 above, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, zone or Auckland-wide provisions:

- (1) whether the development helps to provide a well-connected public movement network, taking into account the following:
 - (a) whether the development provides for the proposed roads shown on Precinct Plan 1, and the secondary roads and pedestrian and cycle routes shown on any other resource consents granted in respect of the precinct or sub-precinct;
 - (b) whether development fronts reserves and public open space areas on adjacent sites;
 - (c) whether the layout of the development allows for the majority of dwellings to front public streets; and
 - (d) whether the use of cul-de-sacs and internalised accessways is minimised;
- (2) whether to the north of the Awaruku Ridgeline, where development in Sub-precinct H is proposed opposite the termination of a public road that is orientated towards (perpendicular to) the [H7 Open Space – Conservation Zone](#), the layout of the buildings provide for a view shaft from such a road to continue through into the Regional Park where practicable and where grades allow;
- (3) whether landscaping within the relevant part of private sites in Sub-precinct H is kept low and sympathetic with the landscape character of the

[H7 Open Space – Conservation Zone](#). Yards are to be maintained unencumbered by accessory structures that would block a view shaft;

- (4) the extent to which fences, garages and the sides and rear of buildings do not dominate the views obtained from future open spaces, the Vaughans Corridor and the Long Bay Regional Park;
- (5) whether the architectural qualities of the dwelling are of a high standard and achieve an appropriate degree of integration with neighbouring dwellings (existing or proposed) and variety through variation in building form and materials, relative to neighbouring dwellings (existing or proposed);
- (6) whether adequate separation is provided between dwellings within the same street block, with at least 12m between the backs of development for those parts of the development that are above the ground floor; and
- (7) the extent to which landscaping enhances the overall appearance of the dwelling and provides an attractive living environment for its residents.

Development in Sub-precinct F at a density of greater than 450m² per site

In addition to the criteria listed from I519.8.2.1(1) to I1.8.2.1(7), the following criteria apply:

- (8) whether the number of dwellings to be provided for exceed 20 per cent of the likely total number of dwellings within Sub-precinct F.

Development in Sub-precinct J

In addition to the criteria listed from I519.8.2.1(1) to I1.8.2.1(7), the following criteria apply:

- (9) the extent to which buildings are built to the street edge along the Beach Road and Glenvar Road extensions, with car parking located underground or to the rear of the building;
- (10) whether the buildings incorporate ground floor uses that activate the street edge and provide weather cover over the adjacent footpath;
- (11) Whether the buildings display high quality urban design that contributes to a vibrant, safe and attractive town centre;
- (12) Whether:
 - (a) the development orientates itself to the street, with doors, windows and balconies opening out to the street;
 - (b) the ground floor of buildings are distinguishable from upper floors by way of increased stud height, greater extent of glazing / openings and quality of finish;

- (c) the facades of buildings are modulated and proportioned to present an interesting, fine grained and visually rich picture to the street; and
- (d) roof lines are varied, with plant and machinery hidden where possible and corners accentuated.

Development in Sub-precinct K

In addition to the criteria listed from I519.8.2.1(1) to I519.8.2.1(7), the following criteria apply:

- (13) whether the development is of a very high quality in terms of design, materials and finish;
- (14) the extent to which development includes pathways, plazas, outdoor seating areas and landscaping integrated with the adjacent Vaughan corridor;
- (15) whether buildings incorporate large areas of openings, glazing and transparent material to ensure a high degree of visual integration between the town centre to the south, and the Vaughan corridor to the north; and
- (16) whether on-site car parking is avoided.

Development in the Stream Interface Management Area

In addition to the criteria already listed, the follow criteria will apply:

- (17) whether the location, scale and intensity of development contributes to the open nature of the area and provides public access to, and views across the Vaughan Stream;
- (18) whether a consistent edge treatment between the Sub-precincts H and K and land zoned Open Space – Informal Recreation is provided through either landscaped earth batter slopes or low (less than 1 metre high) retaining walls, or a combination of both, together with visually permeable fencing. Retaining wall treatments should be consistent to avoid a clash of different styles and materials along the public interface; and
- (19) the extent to which landscaping and planting in the Stream Interface Management Area retains the open character of the area and provide for public amenity.

Development in Sub-precincts A and B within Ecology/Stormwater Management Areas

The follow criteria apply to development in these areas:

- (20) whether development, including access and building sites, does not result in the removal of any native vegetation;
- (21) whether housing is generally located at least 50m apart from neighbouring houses;

- (22) the extent to which development only occurs where there is no loss of riparian vegetation, waterways are not adversely affected and the ecological values of the area are not compromised, unless the development is related to necessary infrastructure. Any adverse effect of infrastructure is to be off-set by way of revegetation; and
- (23) whether the development of riding trails and horse jumping courses will result in the removal of any native vegetation and whether the existing and future ecological and landscape values of the management area will not be compromised.

Accommodation, commercial and community activities

- (24) Whether any activity adjacent to land zoned Open Space – Conservation responds to the heritage, landscape and amenity values of the open space area and whether large building masses are avoided.

Additional impervious areas and building coverage in the Stream Protection B Area

- (25) The assessment criteria for controlled activities relating to stormwater management in I519.7.2.1 apply.

I519.8.2.2. Land disturbance

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

- (1) Sediment management for sites which expose more than 500m²:
 - (a) whether the mitigation of the effects of earthworks includes a combination of the following measures, so as to minimise sediment runoff and discharge:
 - (i) stabilised construction entranceways;
 - (ii) silt fences;
 - (iii) clean water diversion drains;
 - (iv) surface flow interception measures (contour drains and bunds);
 - (v) sediment retention ponds (floating outlet);
 - (vi) decanting earth bunds (floating or fixed outlet);
 - (vii) progressive stabilisation of earth-worked areas with grass, straw or hay mulch following topsoil spreading as soon as final contours are established and/or when the exposed area will not be worked on for four weeks or more;

(viii) additional contingency interception measures comprising:
additional down slope earth bunds, super silt fencing and
stormwater wetlands (pre-commissioning) as may be appropriate;

(ix) the following essential elements of sediment retention pond
design:

- a larger volume is beneficial as retention time is increased
- a floating decant discharge system that discharges water
from the surface of the pond
- a discharge rate of 3 litres per second per hectare of
catchment draining to the pond
- a forebay pond
- a wide level spreader at the inlet;

(b) whether once earthworks have been completed in the Stream
Protection A Area and where parks and open spaces are created in
the Stream Protection B Area, reconditioning of surface soils occurs in
areas that will not be subject to subsequent secondary earthworks to
ensure that these areas retain the ability to absorb rainfall. In general
the minimum depth of reconditioning should be 400mm; and

(c) whether earthworks alters or disturbs an overland flow path only where
a satisfactory alternative flow path is available.

(2) Earthworks Sub-precincts C and E:

(a) the extent to which the eastern and northern slopes of the ridgeline
achieve and retain a natural transition in its landform profile with that
of the adjacent landform in the Long Bay Regional Park and or Piripiri
Point Ridge;

(b) whether the profile of the earth works to the south and west of the
ridgeline aligns with the required contouring of land within Sub-
precinct E; and

(c) whether the design and location of any earth works for public access
purposes in Sub-precinct C does not adversely affect the landform or
landscape of the area.

(3) Riparian margins:

(a) whether works are located outside of the riparian margin where
feasible;

- (b) where works are necessary to install infrastructure or for the rehabilitation of stream banks, whether the works minimise disturbance of existing vegetation; and
 - (c) where vegetation clearance is required, whether enhancement planting off-sets the effects of this and achieve a net increase in vegetation cover.
- (4) Landscape enhancement area:
- (a) whether earthworks on sites which contain land identified as Landscape Enhancement Area provide landscape enhancement planting in the enhancement area in accordance with an approved planting plan;
 - (b) whether planting is maintained for a period of not less than two years and any plants that fail to thrive during that time are replaced;
 - (c) whether planting is undertaken in the planting season immediately following the completion of site works to the satisfaction of the Council; and
 - (d) whether any earthworks result in changes to the profile of the escarpment and whether works to create stable building platforms are limited to the area of the site outside the Landscape Enhancement Area.
- (5) Earthworks in excess of 500m² of surface area of bare earth in Stream Protection B Area:
- (a) whether the earthworks plan is consistent with any resource consents granted in respect of the precinct or sub-precinct;
 - (b) whether appropriate mitigation methods are installed; and
 - (c) whether the earthworks profile within Sub-precinct E, in association with the ridgeline shown on Precinct Plan 4, ensures that development can comply with the standards under Standard I519.6.12.
- (6) Sub-precincts A and B:
- (a) whether earthwork are limited in area to avoid adverse effects from compaction, siltation or sediment runoff; and
 - (b) whether earthwork designs maintain landforms and minimise the volume and area of cut and fill with consideration given to the use of structural methods to ensure each lot has within it a building platform that does not require substantial earthworking to provide a stable house site and the construction of access to the platform.

(7) Sub-precincts D and E in Stream Protection A Area:

- (a) the extent to which major modification of the landform, including changes to ground water flows and the base flows of streams, is minimised;
- (b) whether cut and fill areas are carefully selected and designed to avoid major changes to landforms and to minimise adverse effects on streams and waterways and areas of native vegetation, including minimising ground level differences between riparian margins, vegetation conservation and restoration areas and sites and streets; and
- (c) within the catchment of Stream 1C, whether groundwater flows post-development mimic pre-development groundwater conditions.

I519.8.2.3. Specific standard infringements

The Council will consider the relevant assessment criteria below for restricted discretionary activities which infringe the following standards, in addition to the matters set out in the assessment criteria for stormwater management in I519.7.2.1 above:

(1) Reduction in Rain Tank Size in a Stream Protection B Area:

- (a) whether in the Stream Protection B Area, development that involves rain tanks of less than 3,000L per unit must utilise other on-site stormwater techniques so that no additional stormwater to that generated from permitted development occurs.

(2) Buildings within the Vaughan Road Setback:

- (a) whether the site has exceptional topographical or geotechnical constraints that require a building to be constructed within the setback;
- (b) whether the proposal is for small-scale development such as accessory buildings, garages, swimming pools, decks and terraces, or where a dwelling is proposed, whether it is no more than one storey high;
- (c) whether the proposed reduction in yard has no more than a minor effect on the rural character of the ridgeline when viewed from the Long Bay Regional Park and from the Okura coastline; and
- (d) whether possible existing native trees and vegetation have been retained.

(3) Landmark Building in Sub-Precinct H:

- (a) whether the building is of a high architectural design standard; and

- (b) whether the building positively acknowledges and reflects its location at the entrance to the more intensive areas of the precinct and its location on a prominent corner site.

(4) Front Yards for Sub-Precincts D to I:

- (a) in Sub-precinct D to H, whether the combined effect of the height, width and extent of building projection towards the street boundary on the visual amenity of the streetscape and neighbouring properties is adverse;
- (b) in Sub-precinct D to H, whether no car ports and garages will be established in the front yard;
- (c) in Sub-precinct I at ground level, whether the building contains non-residential activities that open to the street (that is, with doors, windows and display glazing fronting the street) and which help to activate the street environment; and
- (d) in Sub-precinct I, whether the building is designed to present a high quality, attractive frontage to the street.

I519.8.2.4. Subdivision

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

(1) For subdivision matters set out in I519.8.1.4 above”

- (a) Whether the design and layout of building platforms and accessways maintain existing landforms and minimise earthworks that result in changes to the landscape character of the zone and whether larger than minimum sites are required.
- (b) whether vehicle access (public roads and private accessways) is located as close as practical to a formed legal road or served by an existing formed vehicle access, or should be shared between sites where feasible;
- (c) whether access avoids Vegetation - Conservation Areas and riparian margins identified on Precinct Plans 3 and 4;
- (d) whether access has been designed to follow the existing landform and cause minimal land disturbance;
- (e) whether access has been designed in such a way that it incorporates low impact stormwater mitigation techniques such as bio-retention and dual strip driveways;

- (f) whether the design of the access does not accentuate stormwater runoff, erosion or increase the potential for land instability;
 - (g) whether the gradient of the accessway does not exceed 1:8;
 - (h) whether there is no direct discharge of stormwater to the street;
 - (i) whether the design and layout of the subdivision ensures that the site is capable of achieving full stormwater mitigation on site in accordance with the on-site stormwater management rules;
 - (j) whether the design and layout of subdivision in Sub-precincts A and B ensures that each site is capable of on-site disposal of wastewater as an interim solution until such time as it is possible to connect to the public wastewater network;
 - (k) whether required planting is appropriately spaced to ensure rapid shade cover to protect against ongoing weed problems and provide an enhanced habitat along streams and riparian margins;
 - (l) whether planting includes native trees and shrubs that attract native birds, lizards and insects and is appropriately linked to existing native plantings to create ecological corridors for fauna to move along; and
 - (m) whether planting has been sourced from the local area within the Tamaki Ecological District where possible.
- (2) For subdivision in the Stream Protection B Area that is a restricted discretionary activity, the following assessment criteria apply:
- (a) whether the proposed layout ensures that development and earthworks can achieve the outcomes required in the Park Interface Protection Area and Piripiri Point Protection Area, Vegetation Conservation Areas and riparian margins, where relevant;
 - (b) where proposed roads are not provided in accordance with the alignments and design standards specified in Precinct Plans 3 and 4, whether there are alternative alignments that better serve the area, while still ensuring that the proposed road provides the same function as that intended in the precinct;
 - (c) whether there is an integration of stormwater mitigation devices with the urban form and roading network to ensure that the stormwater devices add to the amenity and landscaping of the area, while the urban form provides the space for both on-site and off-site stormwater mitigation areas;
 - (d) whether the design of proposed roads achieves a high standard of amenity, in particular through the provision of appropriately designed

footpaths, cycleways, berms, median strips and size and spacing of street trees;

- (e) whether stormwater treatment devices, utilising the best practicable option, are provided to mitigate within the road reserve, the majority of stormwater generated by the road and whether the best practicable option proposed includes the following:
 - (i) bio-retention and pervious paving for shallow grades less than 5 per cent parallel to the roadway;
 - (ii) inclusion of check dams and other flow control methods with bio-retention for grades between 5 per cent and 8 per cent; and
 - (iii) off-line treatment for grades greater than 8 per cent;
- (f) whether roads are designed to provide a high degree of connectivity;
- (g) whether road layouts ensure that most, if not all, development has the ability to front a street (there should be limited use of rear sites in Sub-precincts D, E and F and no rear sites in Sub-precincts G to I) and provide for informal surveillance of roads to promote safety and personal security streets on adjoining land;
- (h) whether rear vehicle access lanes are privately owned and maintained;
- (i) whether the design and management of rear lanes and accessways considers the need for access by emergency vehicles, delivery and rubbish collection and whether they provide thoroughfare for pedestrians and cyclists;
- (j) whether shared street designs may be an appropriate form of public road design where traffic volumes and speeds allow for the safe mixing of traffic with pedestrians and cyclists in a specifically designed street environment. Whether the design provides functional, low maintenance spaces within the street reserve. The shared spaces should still provide for access by emergency vehicles and service vehicles;
- (k) whether site sizes and dimensions are appropriate for the intended housing typology, ensure appropriate orientation of development in terms of fronting streets and ensuring privacy between dwellings, and are able to accommodate stormwater treatment devices (such as rain tanks);
- (l) whether roads and reserves provide for the main pedestrian and cycle connections through the area, with dedicated off-street links provided

where they would maintain and enhance connectivity where vehicle connections cannot be made;

- (m) whether cycle and pedestrian only routes are designed to comply with the following:
 - (i) they should be illuminated at night, where appropriate;
 - (ii) They should have a minimum width of 5m; and
 - (iii) They should be designed and landscaped to ensure that stormwater generated from paths can be mitigated;
- (n) whether 80 per cent of the homes in Sub-precincts D to I are within 400m of an existing or proposed neighbourhood park/reserve of at least 2,000m² in area;
- (o) whether proposed reserves help to create linkages with other reserves and natural features in the precinct area and provide a central valley link between the upper valley and the lower valley and the Long Bay Regional Park;
- (p) whether land which has a solely stormwater or landscape protection function is not vested as recreation reserve;
- (q) whether the design of pedestrian and cycle routes includes appropriate landscaping, fencing, pavements and lighting; and
- (r) whether the required planting plans for all Protection and Management Areas and any Lizard Conservation Management Plan provide sufficient detail to ensure that sustainable outcomes can be achieved.

Sub-Precinct E

In addition to the general criteria I519.8.2.4(1) and I519.8.2.4(2)(a) to (r) above, the following criteria apply to Sub-precinct E only:

- (a) whether street lighting of the northern Beach Road extension and streets east of northern Beach Road extension are designed so that this lighting has minimal visibility from the Grannys Bay catchment within the Long Bay Regional Park and Piripiri Reserve;
- (b) whether adjacent to Vaughans Road, there is no more than one street connection to Vaughans Road in addition to the northern Beach Road extension. Whether in this area, the use of joint accessways/lots to access rear lots from Vaughans Road are avoided, apart from individual driveway access for lots that front Vaughans Road;
- (c) whether within the catchment of Stream 1C, development provides for interconnectivity between the different land holdings such as walkways and cycleways;

- (d) whether the subdivision demonstrates how the design of the ridgeline in the Park Interface Area and Piripiri Point Protection Area and the profile of land to the west and south of the ridgeline will meet the standards in Standard I519.6.12. Whether this includes analysis of visibility of permitted development south and west of the ridgeline from the Park Interface Viewpoints shown on Precinct Plan 4;
- (e) whether subdivision provides for the protection and consistent management of the entire area of Park Interface Protection Area by way of a covenant in perpetuity or similar mechanism approved by the Council; and
- (f) whether the Council is fully satisfied that the finished ground contours and ridgeline comply with Standard I519.6.12 before any s.224(c) certificate for sites created in Sub-precinct E to the north and east of the Vaughans Road extension, as shown on Precinct Plan 4, can be issued.

Sub-precinct H

In addition to the general criteria I519.8.2.4(1) and I519.8.2.4(2)(a) to (r) above the following criteria apply to Sub-precinct H only:

- (a) whether subdivision design provides for views into and through land zoned Open Space - Conservation to the Hauraki Gulf;
- (b) whether the design of subdivisions and building platforms, roads, accessways, driveways, underground and surface infrastructure, stormwater mitigation techniques, landscaping, planting and fencing do not adversely affect the archaeological sites within land zoned Open Space – Conservation;
- (c) whether a consistent treatment of the boundary with land zoned Open Space - Conservation is achieved through the subdivision design using either landscaped earth batters or low (less than 1m high) retaining walls or a combination of both; and
- (d) whether retaining walls treatments are consistent to avoid a clash along the interface with land zoned Open Space – Conservation.

I519.9. Special information requirements

An application for a land use, development and subdivision activity must be accompanied by the following unless otherwise specified:

I519.9.1. Stormwater management

Stormwater management information must include the following:

- (1) the amount of stormwater to be generated from the future development on the sites to be created, taking into account existing and future stormwater flows

upstream and downstream of the site, where relevant. Relevant assumptions and calculations are to be provided;

- (2) how the design of the development (for example the layout of the lots sites, driveway locations, the design of roads and the protection of ecological features and stream riparian margins) takes into account stormwater related limitations and incorporates the principles of low impact design;
- (3) the range of techniques to be used to manage the adverse effects of the stormwater to be generated by the development and the extent to which these techniques can be accommodated on-site in accordance with Standard I519.6.8 above;
- (4) how sufficient space is to be provided for the required stormwater mitigation measures;
- (5) in areas where the groundwater levels need to be controlled to maintain stability, how proposed stormwater mitigation measures comprising sub-surface features are designed, in particular lined and drained, to avoid the adverse discharge of runoff to ground;
- (6) how development is to be managed to ensure that the integrity of any stormwater mitigation devices (such as bio-retention and pervious paving) will not be compromised during and after the subdivision, development, building and landscaping process; and
- (7) details of any covenants and/or consent notices under s 221 of the Resource Management Act 1991 necessary to ensure the on-going retention and maintenance of on-site mitigation areas and facilities.

I519.9.2. Planting Plan

A planting plan must include the following information:

- (1) identification of the area of land within the Protection or Management areas and riparian margin to be set aside for planting;
- (2) identification of stream banks, slope, soil type and existing or potential erosion;
- (3) details of areal extent of all existing and proposed development;
- (4) identification of all existing areas of native and exotic bush and vegetation;
- (5) details of soil quality and depth including any required soil reconditioning of compacted areas as the result of previous land uses and site works;
- (6) species types, source of plant material, maturity of planting and density of planting;
- (7) details of noxious weed, pest and animal control;
- (8) details of timing of planting and possible staging of planting;
- (9) details of maintenance programme to be implemented and a programme for replanting where the survival rate of planting is less than 90 per cent;

- (10) details of any fencing or alternative stock proof methods proposed;
- (11) proposed means of ownership and ongoing management; and
- (12) identification of areas of land on which archaeological sites are located, and details of appropriate planting, fencing and ongoing management of those areas.

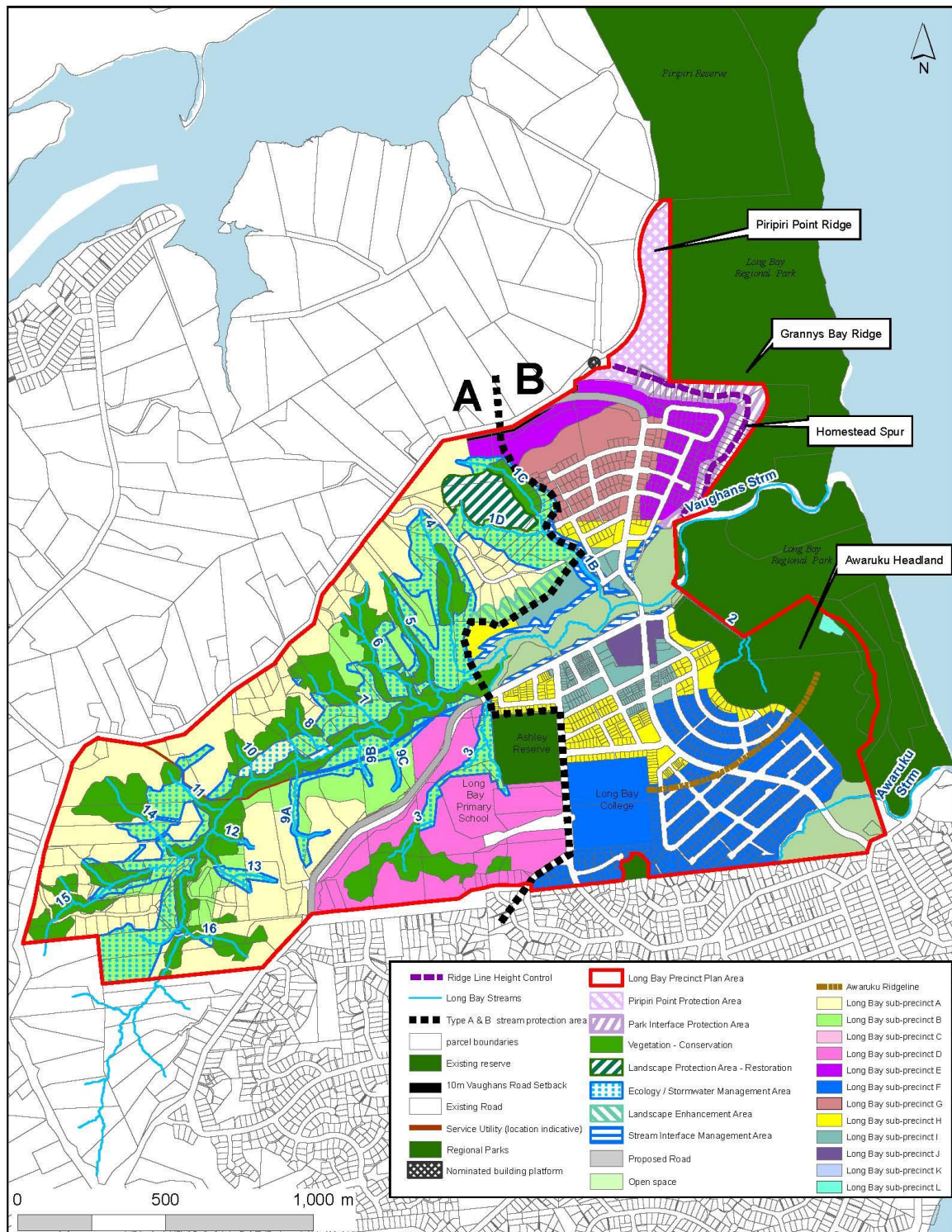
I519.9.3. Lizard conservation plan

An application for earthworks over 500m² in the Stream Protection A Area must include the following information for the management of lizards prior to any earthworks taking place:

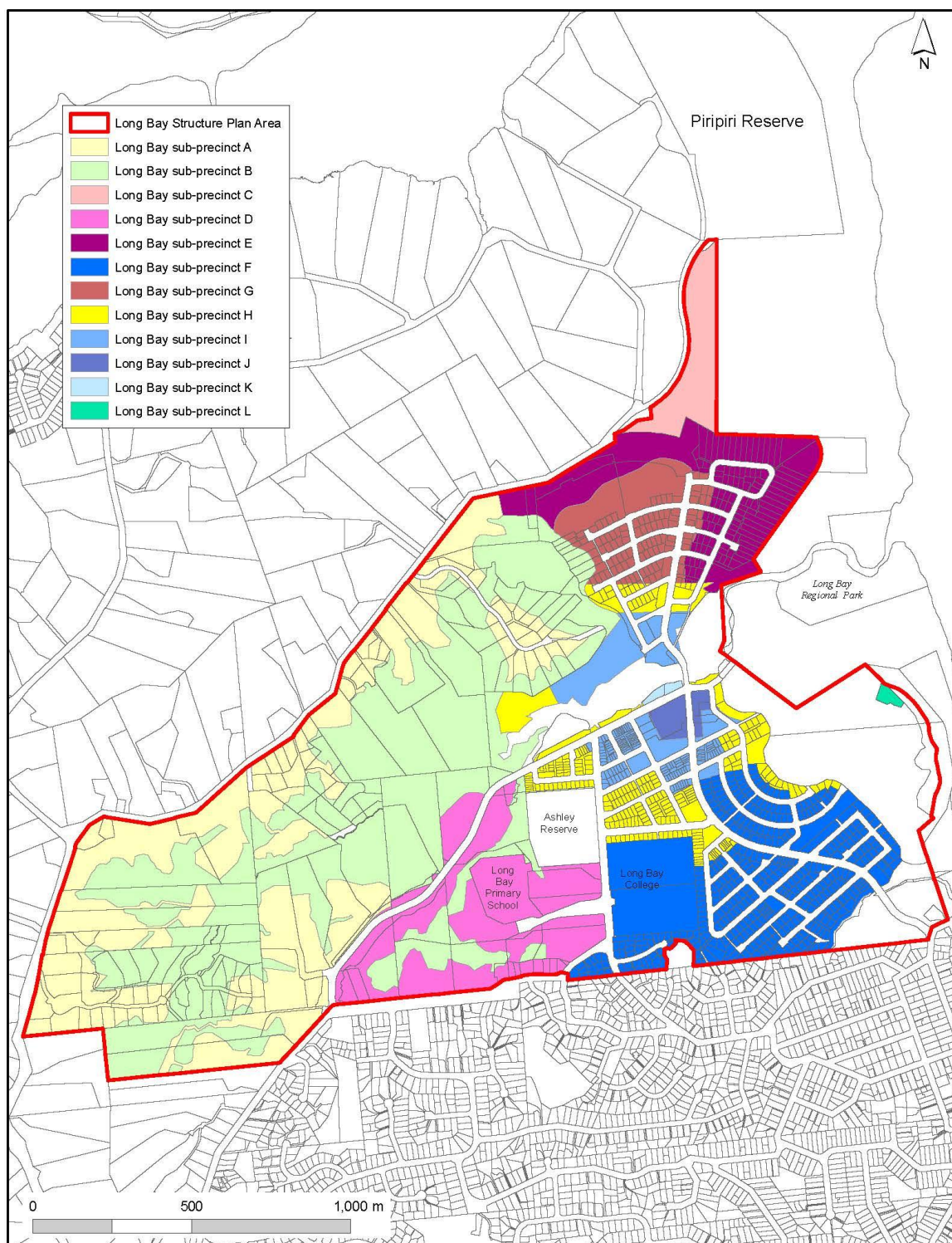
- (1) identification of sites containing indigenous lizard populations that may be threatened by proposed earthworks on a site;
- (2) identifying alternative suitable receptor sites for the relocation of indigenous lizards found, to be approved by a qualified herpetologist. Consideration can be given to receptor sites located within the Ecology/Stormwater Management Area where revegetation will occur for stormwater mitigation;
- (3) identifying suitable buffers for avoidance of earthworks and vegetation removal adjacent to the alternative receptor sites and suitable buffers adjoining any lizard habitat areas that will not be affected by the earthworks;
- (4) identifying appropriate methodology for the capture and relocation of lizards into the receptor sites. The methodology for the capture and relocation will be prepared by a suitably qualified and experienced herpetologist. The actual relocation operation will be carried out by a suitably qualified and experienced herpetologist. Survey, capture and relocation must commence prior to any vegetation removal and should be done between September to December and/or from March to April;
- (5) details for ongoing pest management within the receptor sites;
- (6) details of fencing or alternative stock proof methods proposed; and
- (7) proposed means of ongoing management.

I519.10. Precinct plans

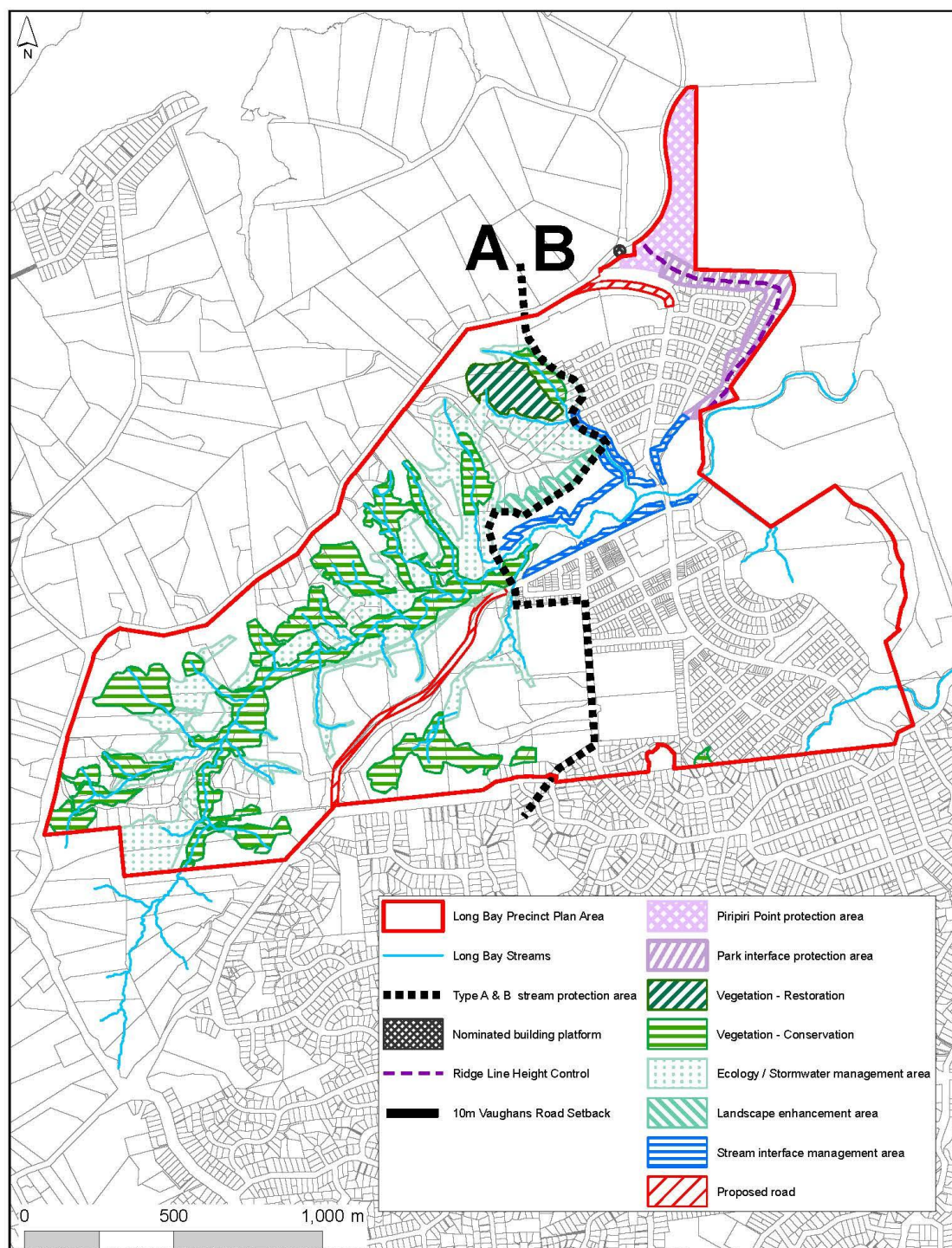
I519.10.1 Long Bay Precinct: Precinct plan 1 – Land use strategy



I519.10.2 Long Bay Precinct: Precinct plan 2 – Sub-precincts A to L



I519.10.3 Long Bay Precinct: Precinct plan 3 – Additional controls



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; and
- Orewa North Beach Primary School to the south; and
- Residential - Mixed Housing Suburban Zone to the west; Residential - Mixed Housing Urban Zone to the east; 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~~ Beach 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: - 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~~ Part Lot 1 SO 47482, Part Lot 1 SO 47482 – Orewa Beach 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~~ Part Lot 1 SO 47482, Part Lot 1 SO 47482 – Orewa Beach 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
 - (a) criteria I529.8.1.1(1) and (2)
 - (b) the effects on the amenity of public spaces and the safety of people.
- (4) precinct interface yard
 - (a) criteria I529.8.1.1(1) and (2).
 - (b) the effects of building bulk in the yard on amenity, privacy and daylight access.
- (5) building block
 - (a) criteria I529.8.1.1(1) and (2).
 - (b) 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
 - (a) criteria I529.8.1.1(1), (2), and (3).

- (b) the effects of building in the visual amenity corridors on the sightlines and amenity of the corridors.
- (c) 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

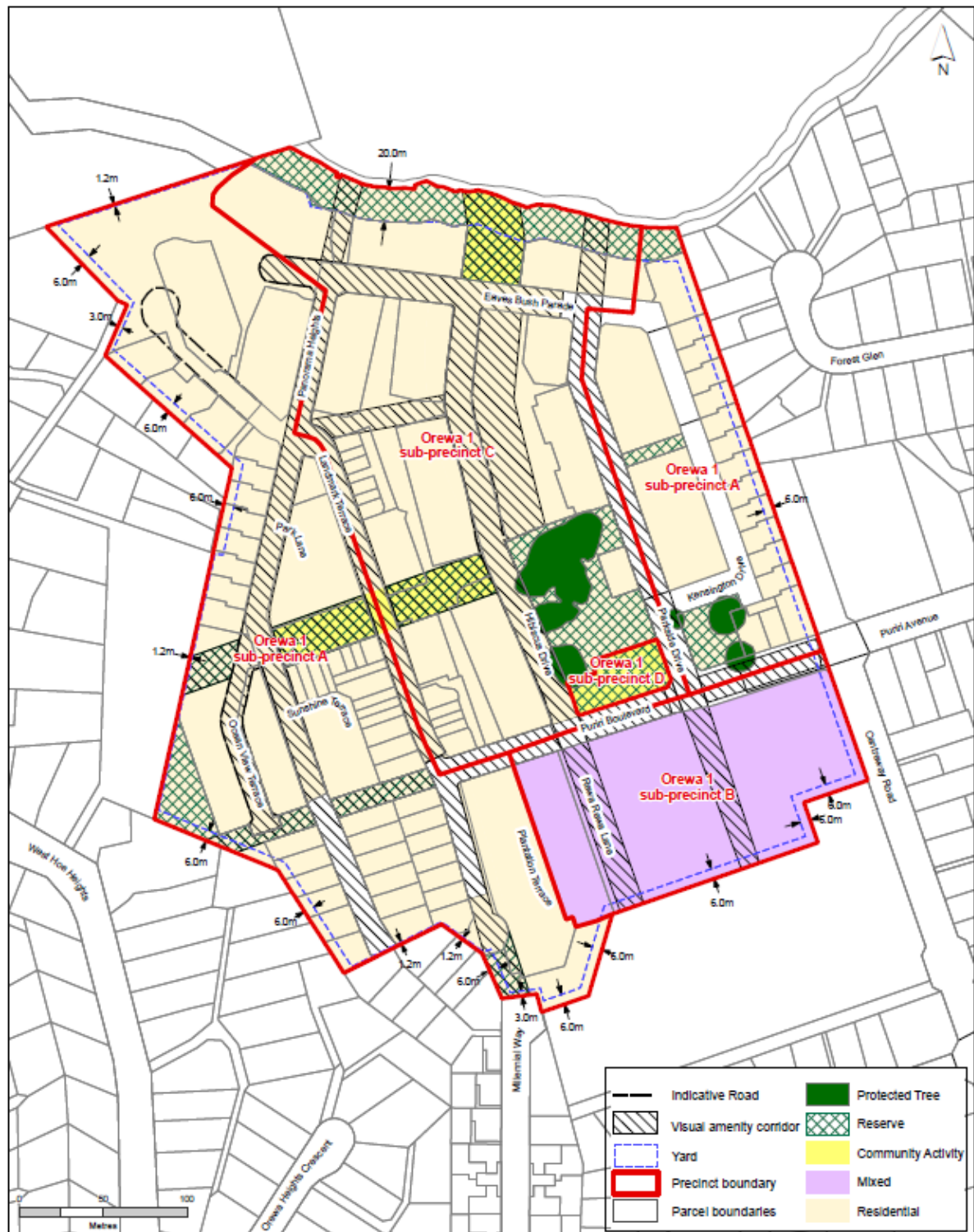
- (c) the extent to which buildings are able to be designed to front the street in accordance with Orewa 1: Precinct plan 1.

I529.9. Special information requirements

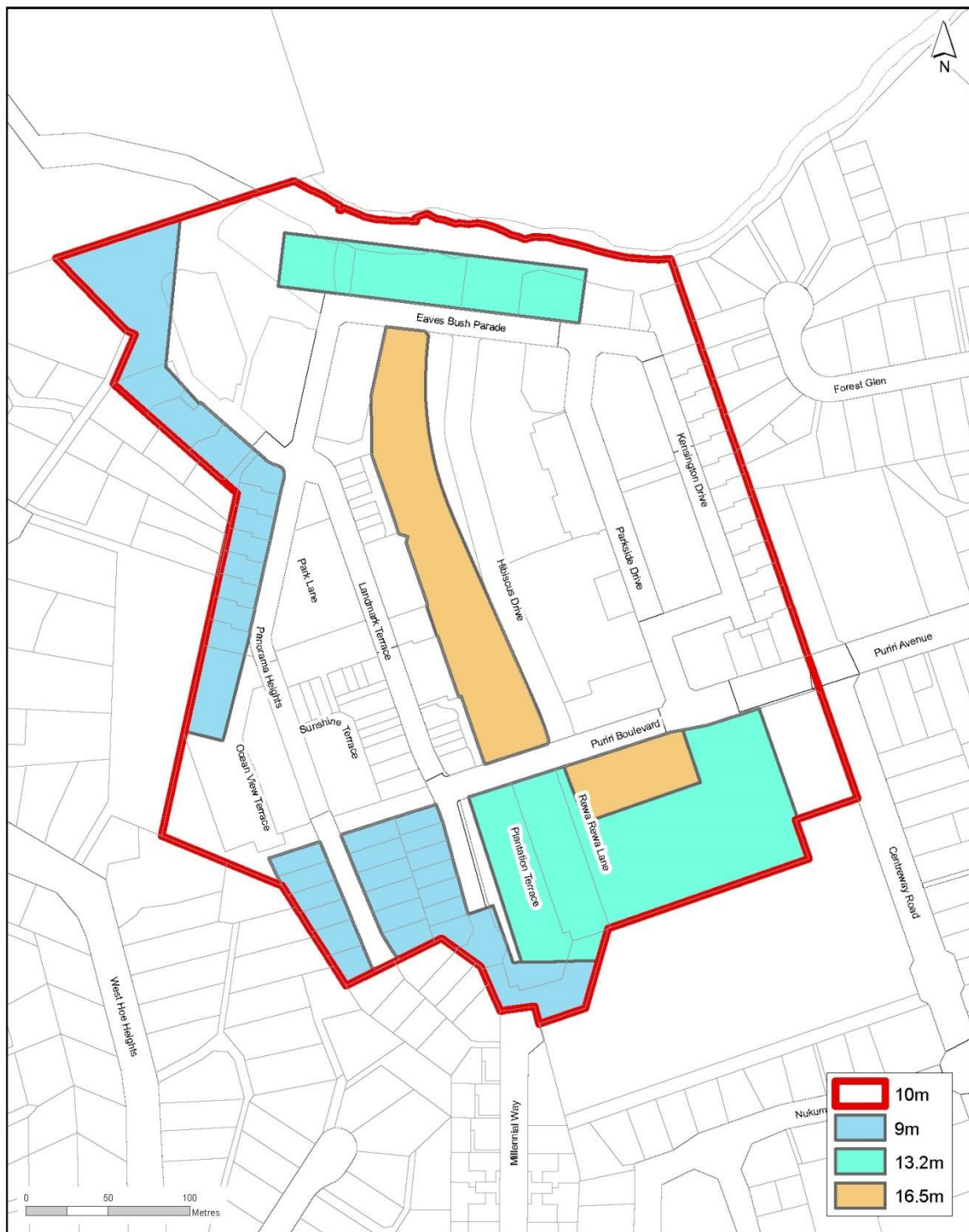
There are no special information requirements in this precinct.

I529.10. Precinct plans

I529.10.1 Orewa 1: Precinct plan 1



I529.10.2 Orewa 1: Precinct Plan 2 - height controls



I529.11. Appendix 1: Orewa Design Guidelines

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, Residential – Mixed Housing Suburban Zone, Coastal – General Coastal Marine Zone, Business - Neighbourhood Centre Zone, Open Space – Informal Recreation 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, except two or more dwellings on a site.

I530.6.1. Minimum vacant lot net site area for land not within a Physical Limitation Area

- (1) The minimum vacant lot site areas in that part of Table [E38.8.2.3.1](#) for the Residential – Single House Zone, and Residential – Mixed Housing Suburban Zone do not apply and the minimum vacant lot net site area in this precinct is 650m², except that the minimum vacant lot 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 vacant lot sites within a sub-precinct of the specified vacant lot 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

Vacant lot nNet 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) The underlying zone Standards [H3.6.6](#) for Building height does not apply.
- (2) Buildings must not exceed 9m in height.

I530.6.4. Height in relation to boundary

- (1) The underlying zone Standards [H3.6.7](#) for 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, or Residential – Mixed Housing Suburban 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. All other yards are deemed to be side yards, only one of which will be required to be a minimum of 3m.

(3) *[deleted]*

(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, <u>or Residential – Mixed Housing Suburban Zone</u> apply
Sites greater than 450m ² not within a Physical Limitation Area	50%	The standards in the Residential - Single House Zone, <u>or Residential – Mixed Housing Suburban Zone</u> 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 apply 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

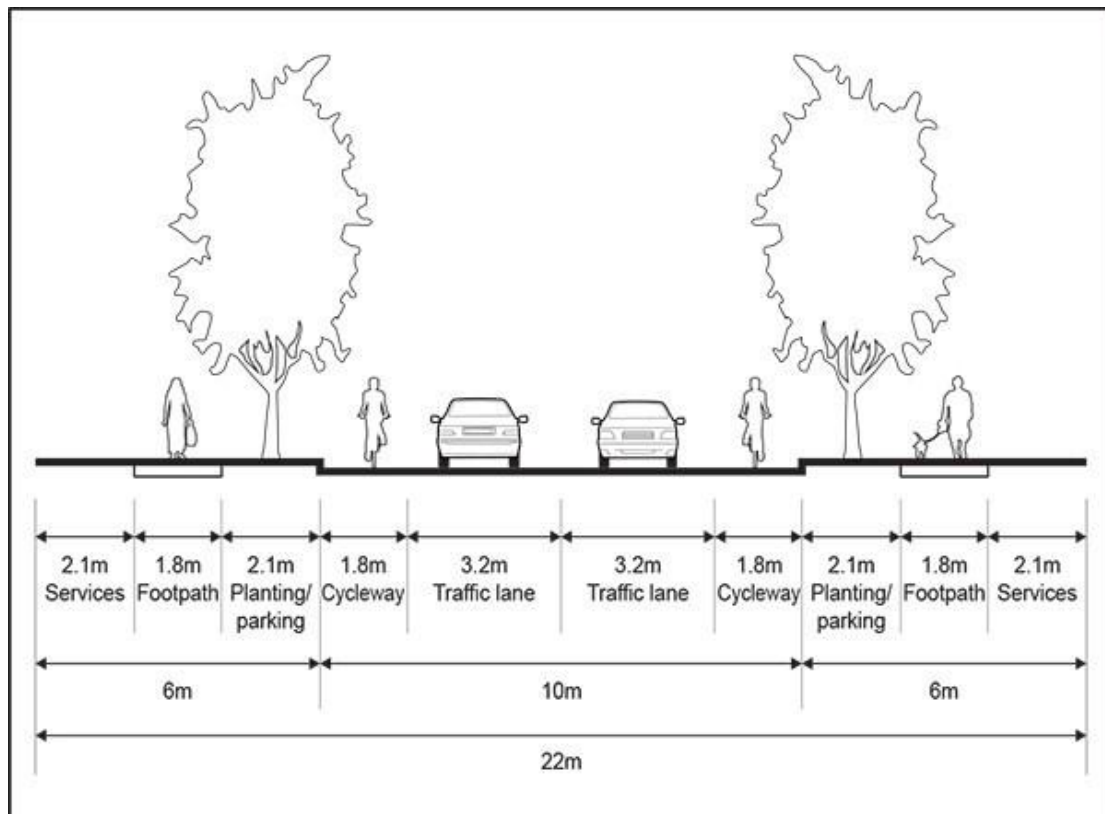
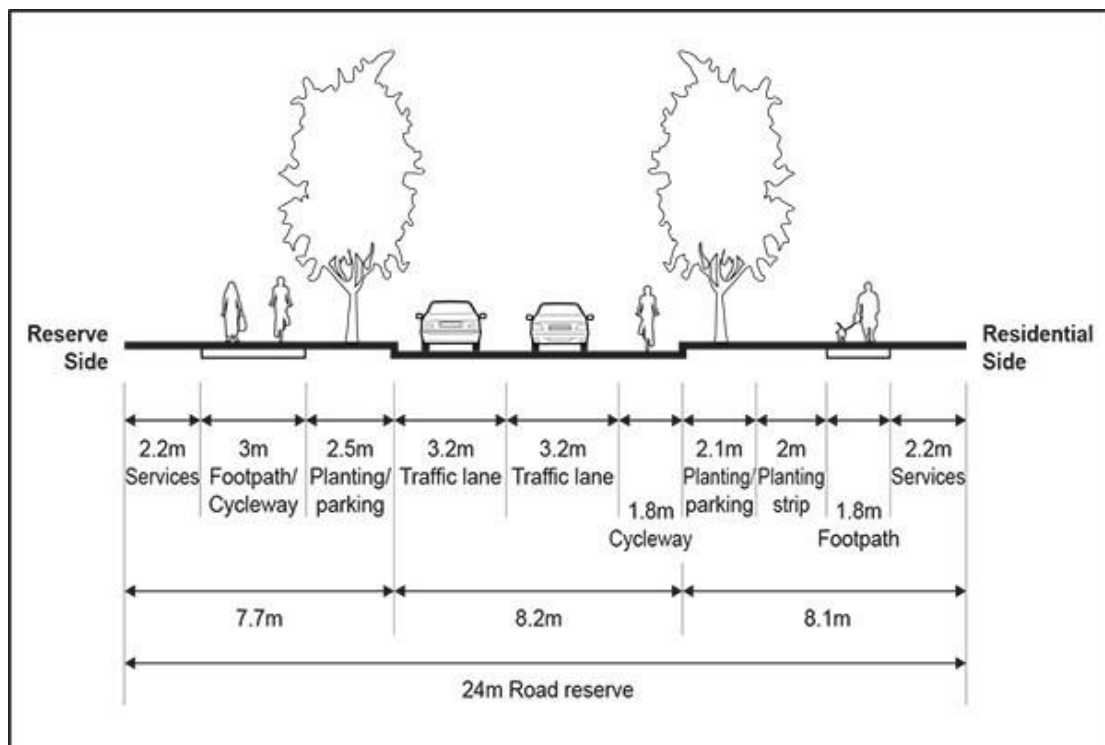


Figure I530.6.10.2 Orewa 2 precinct - Collector road park edge



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.
- (4) 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

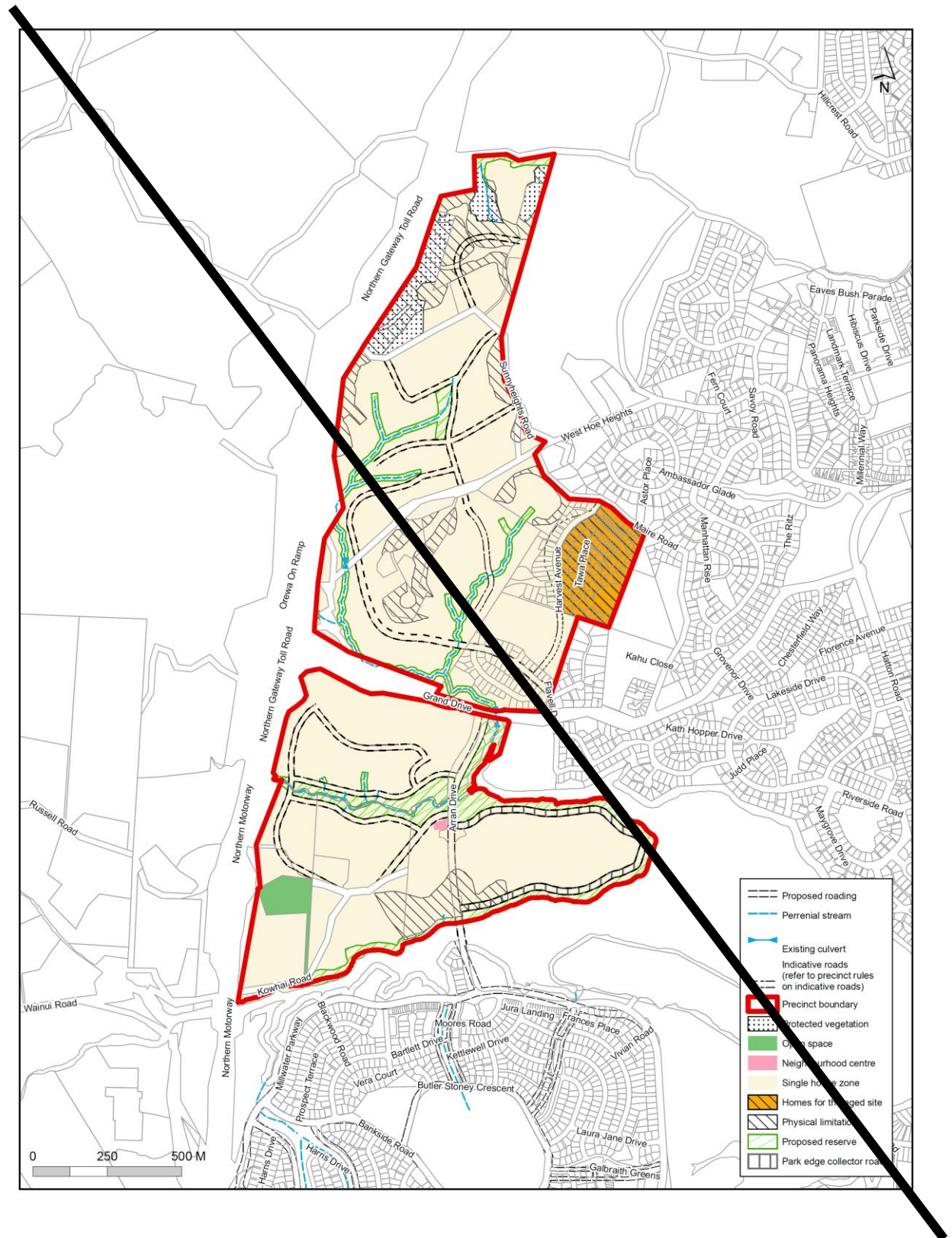
- (1) The extent to which the location of infrastructure servicing the area, and open space, results in an integrated network that is adequate to meet the needs of the overall sub-precinct.
- (2) The extent to which a legible public street pattern is created with street blocks having a maximum plan dimension 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

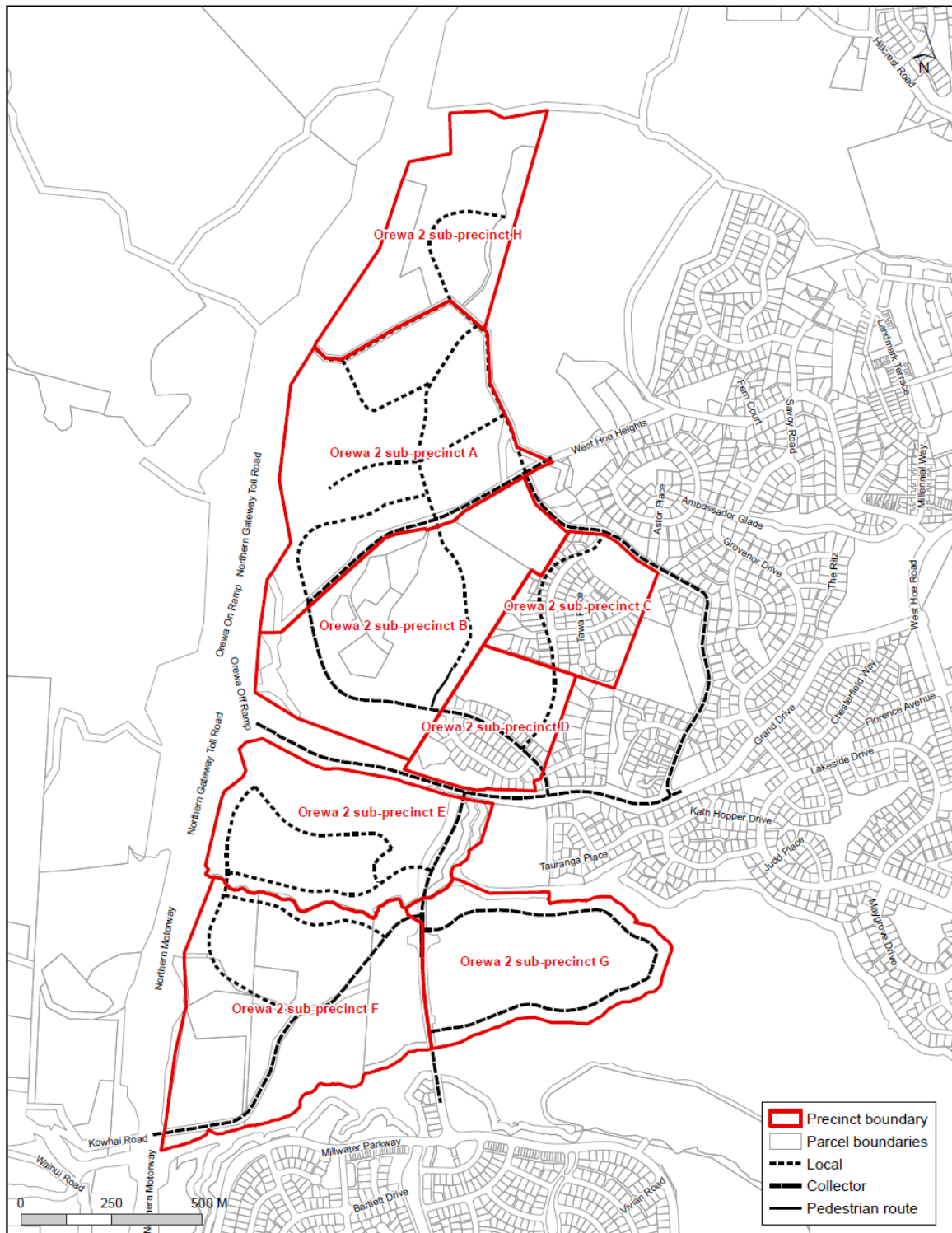
There are no special information requirements in this precinct.

I530.10. Precinct plans

I530.10.1 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, and Mixed Housing Suburban 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: - 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 <u>vacant lot</u> 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 H4.4.1](#) in ~~H3 Residential – Single House Zone~~ [H4 Residential – Mixed Housing Suburban 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 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) [Deleted] [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 [E38.8.2.5](#) 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 Subdivision – Urban](#) apply and the following additional standard applies to vacant lot subdivision that is a restricted discretionary activity:

(a) a proposed vacant site with a net site area of 600m² or less, shall contain a square measuring 15m x 15m.

(2) Any vacant lot subdivision 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](#) [H4 Residential – Mixed Housing Suburban 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

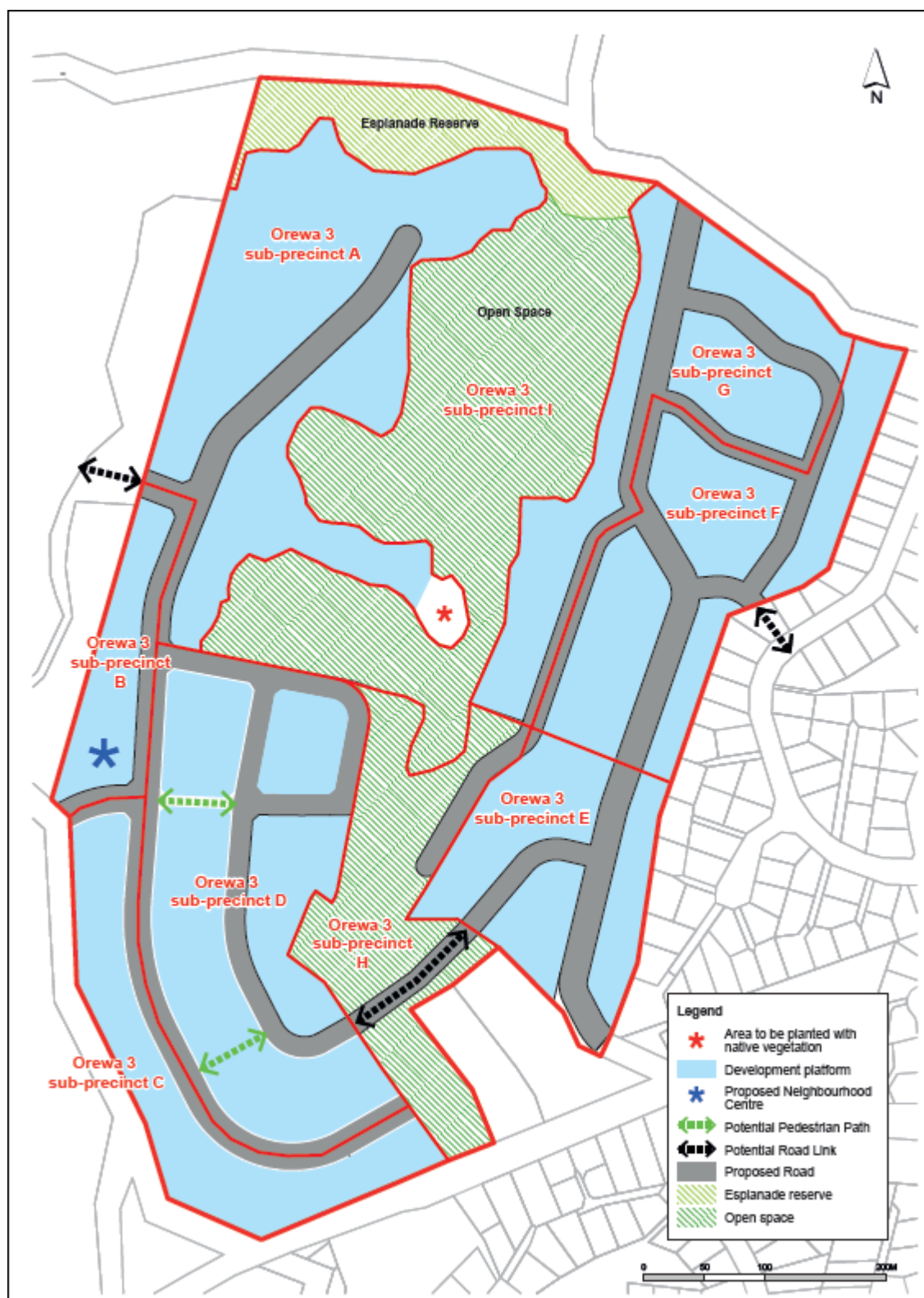
- (i) purpose of the planting, including hill country erosion control, streambank erosion control, buffer planting to protect edges of existing bush, water quality enhancement, retirement of marginally economic land;
- (ii) location and extent of planting;
- (iii) site preparation for planting, including 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

I531.10.1. Orewa 3: 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~~ a mix of Residential - Mixed Housing Urban Zone and Residential – Single House 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~~ at the time of the creation of the precinct.
- (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:

- [H3 Residential – Single House Zone, Standard H3.6.6. Building Height, Standard H3.6.8. Yards, H4.6.14. Front, side and rear fences and walls](#)
- [H5 Residential - Mixed Housing Urban Zone, Standard H5.6.4. Building Height, Standard H5.6.6. Height in relation to boundary, Standard H5.6.7. Height in relation to boundary adjoining lower intensity zones, Standard H5.6.8. Yards, H5.6.9. Maximum impervious area, H5.6.10. Building coverage, H5.6.11. Landscaped area, Standard H5.6.12 Outlook Space, H5.6.15. Front, side and rear fences and walls](#)
- [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 Minimum net site area

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.

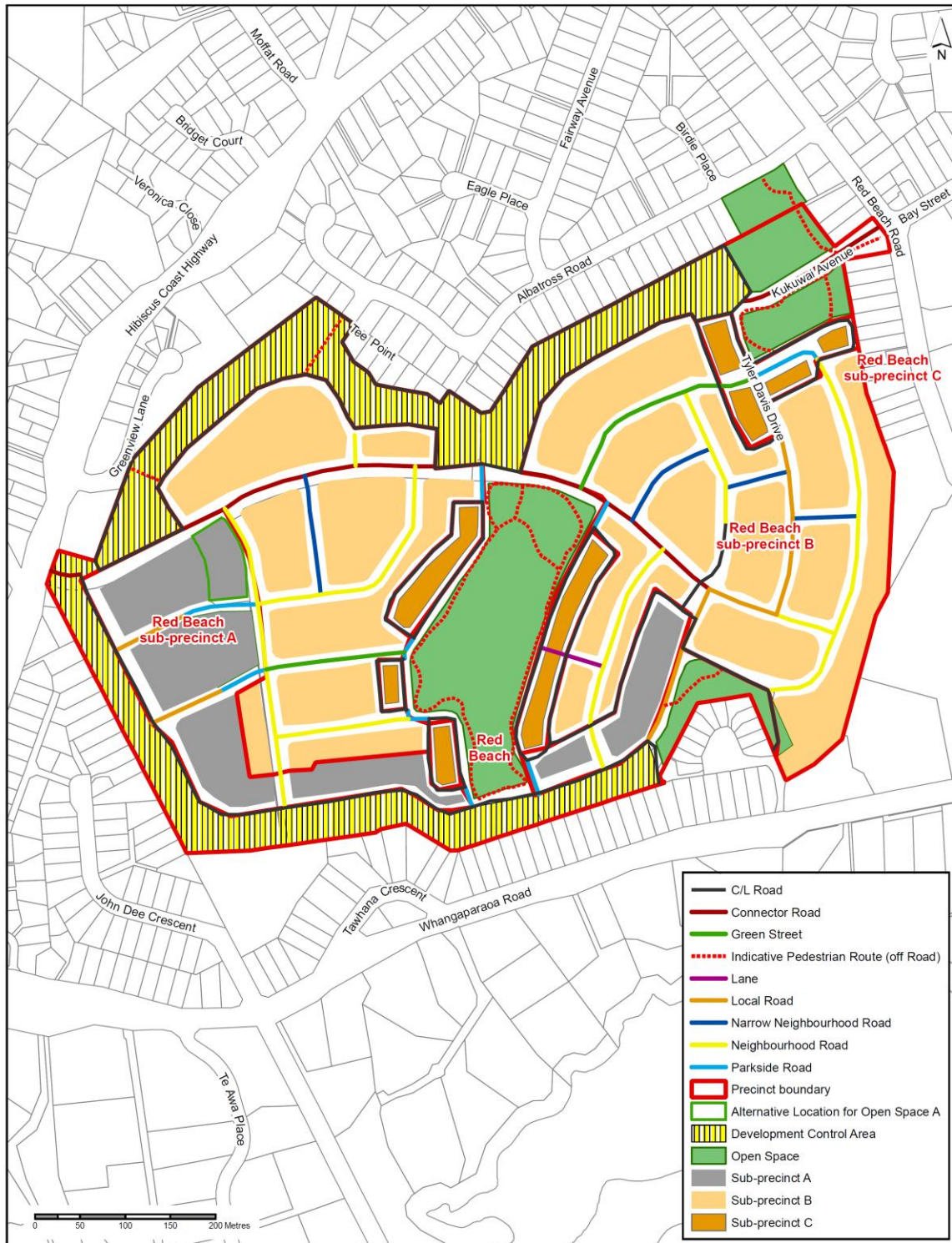
I533.9. Special information requirements

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



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 16.545 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, Road and the values of the Outstanding Natural Feature (Lake Pupuke), 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 and the values of the Outstanding Natural Feature (Lake Pupuke).

The overlay, Auckland-wide and zone policies apply in this precinct in addition to all of the above policies.

I539.4. Activity table

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

Table I539.4.1 Activity table specifies the activity status of land use and development activities in the Smales 2 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in Table I539.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

[E12 Land disturbance](#) – District [Table E12.4.3](#) Outstanding Natural Features Overlay Activities (A38) to (A41) do not apply to Activity (A12) in Table I539.4.1 Activity table.

Table I539.4.1: Activity table

Activity		Sub-precinct A	Sub-precinct B up to 10m from the western edge of the lake yard	Sub-precinct B greater than 10m from the western edge of the lake yard
Use				
Accommodation				
(A1)	Retirement villages	P	NC	RD
(A2)	Supported residential care		NC	RD
(A3)	Visitor accommodation		NC	RD
Commerce				
(A4)	Dairies up to 100m ² in gross floor area per site		NC	D
(A5)	Offices for businesses associated with medical related goods and services	P		
(A6)	Offices not associated with medical related goods and services with an aggregate gross leasable area of up to 10,000m ²	P		
(A7)	Offices not otherwise provided for	NC		
(A8)	Retail limited to an aggregate gross leasable area of 2,000m ² across the precinct, provided that the gross floor area of an individual retail unit is not greater than 450m ²	P		
(A9)	Retail with an aggregate gross leasable area greater than 2,000m ²	D		
(A10)	Non-accessory parking		NC	NC

Development				
(A11)	One building in Area 1 illustrated on the precinct plan with a height greater than 47.7m RL (Reduced Level in terms of NZVD2016) and up to 61.7m RL (Reduced Level in terms of NZVD2016)	D	NA	NA
(A12)	The construction of up to two vehicle accessways and associated earthworks from Northcote Road, across an outstanding natural feature	C	C	C
(A13)	Roads, accessways and service lanes	RD	RD	RD
(A14)	Buildings, and alterations and additions to buildings	RD	RD	RD

I539.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I539.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I539.4.1 Activity table and which is not listed in I539.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I539.6. Standards

The standards applicable to the Residential – Mixed Housing Suburban and Business – Mixed Used Zones and the Auckland-wide standards apply in this precinct, except for the following:

- [Standard H13.6.1](#) Building height;
- [Standard H13.6.2](#) Height in relation to boundary;
- [Standard H13.6.5](#) Yards;

- [Standard H4.6.4](#) Building height;
- [Standard H4.6.5](#) Height in relation to boundary;
- [Standard H4.6.6](#) Alternative height in relation to boundary; and
- [Standard H4.6.7](#) Yards.

All permitted, controlled and restricted discretionary activities listed in Table I539.4.1 Activity table must comply with the following activity standards unless otherwise specified.

Sub-precinct A

Standards I539.6.1 to I539.6.6 only apply to Sub-precinct A.

I539.6.1. Floor area

- (1) Any development within Sub-precinct A must comply with the following:
 - (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.	<u>16.5</u> 45m
Areas not otherwise specified	RL 47.7m (Reduced Level in terms of NZVD2016)

I539.6.3. ~~Height in relation to boundary~~

~~Purpose: require buildings to not dominate neighbouring zones where lower height limits apply.~~

- ~~(1) In addition to the zone height in relation to boundary standards, at no point may any building in Area 1 identified on Smales 2: Precinct Plan 1 be higher than its horizontal distance from the nearest residential zone boundary with the Smales 2 Precinct plus 3 metres.~~

I539.6.4. Yards

Purpose: require buildings to be set back from the road frontage and residential properties, and for that yard to be landscaped to: enhance the appearance of the development as viewed from adjoining streets and adjoining residential properties, create a pleasant walking environment for pedestrians using the adjoining road reserve, break up larger building mass and create an appropriate interface with the residential zone on Rangitira Avenue.

- (1) The minimum setback from Rangitira Avenue is 5 metres.
- (2) No car parking is to be located within the Rangitira Avenue yard.
- (3) The Rangitira Avenue yard must be landscaped with a combination of grass, trees, shrubs and ground cover plants along the frontage of sites not occupied by buildings or access points.
- (4) The minimum setback from a residential zone is 35 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 on-site amenity for residents, workers and visitors (including pedestrians and cyclists), and to the visual amenity of development on the site when viewed from roads, public spaces (including Lake Pupuke) and adjoining properties;
 - (e) whether safe and convenient vehicle access has been provided into and within both sub-precincts, with one access only between Northcote Road and Sub-precinct B, and access provided between Sub precinct A and both Northcote Road and Rangitira Avenue.
 - (f) the extent to which development has been designed and the provision of parking managed to facilitate and encourage the use of alternative means of travel, including public transport, walking and cycling. Travel management plans should be provided to demonstrate how this will be achieved. Safe and convenient pedestrian and cycle access should be provided into, through and within each sub-precinct, including at least one pedestrian and cycle route providing a convenient connection between Northcote Road and Rangitira Avenue through Sub-precinct A;
 - (g) whether significant geological features are protected and/or made accessible for ongoing study;
 - (h) whether adequate infrastructure and servicing will be provided; and
 - (i) whether stormwater management (including during construction) has been designed to avoid adverse effects on the water quality of Lake Pupuke and post construction.
- (2) retirement villages, supported residential care and visitor accommodation:

- (a) criteria in I539.7.2(1); and
 - (b) the management of effects on Lake Pupuke, Northcote Road and the adjoining residential area.
- (3) buildings, and alterations and additions to buildings:
- (a) criteria in I539.7.2(1); and
 - (b) the extent to which the proposed building, alteration or addition relative to the location of infrastructure to service the area and open space results in an integrated network that is adequate to meet the needs of the overall development area.

I539.9. Special information requirements

An application for any land use, development or subdivision activity must be accompanied by:

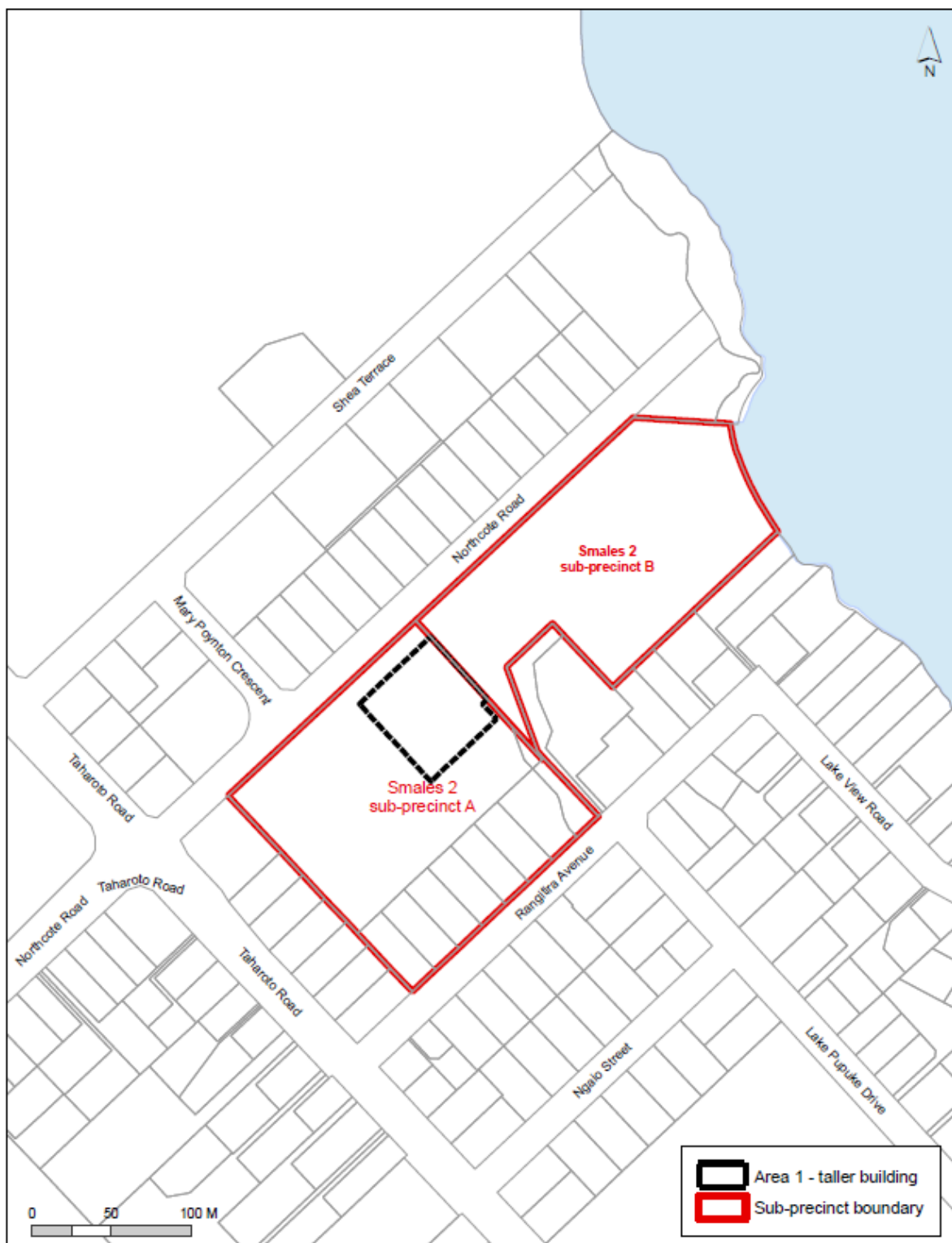
I539.9.1. Concept plan

- (1) The concept plan must apply to all land within the sub-precinct that the applicant is the owner of and may include sites in multiple ownership where the land owners make a joint application.
- (2) The concept plan should include the following information:
 - (a) site boundaries;
 - (b) site works methodology;
 - (c) indicative final contours and floor levels: including the relationship of finished contours with floor levels, the relationship between the levels of vehicle and pedestrian access routes and access into buildings and the relationship with levels on adjoining sites;
 - (d) the proposed subdivision pattern;
 - (e) indicative building footprints and the general height, bulk and mass of buildings;
 - (f) the location of open spaces and their purpose;
 - (g) a landscape concept design including the identification of any existing landmark trees to be retained;
 - (h) location of parking areas and the number of parking spaces and how the parking will be managed to encourage alternative means of travel, including public transport, walking and cycling;
 - (i) proposed vehicle access to and from the site and internal circulation with information on levels to demonstrate that safe and convenient access can be provided;

- (j) traffic effects including:
 - (i) the location and design of vehicle access in to the precinct from the surrounding road network, including widths and gradients and the effect of the access on the safety and efficiency of the adjoining roads;
 - (ii) the road improvements recommended in the 2013 Integrated Transport Assessment for the Smales 2 precinct, including but not limited to development triggers for provision of traffic lights and a pedestrian crossing at the Rangitira Road intersection;
 - (iii) the location and indicative design of the internal vehicle routes, parking areas, service access, pedestrian links, pedestrian areas and cycle routes including widths and gradients;
 - (iv) the location of pedestrian and cycle routes into and through Sub-precincts A and/or B as the case may be, including widths and gradients. Pleasant, safe, practical and convenient pedestrian and cycle access shall be provided from Rangitira Avenue to Northcote Road;
 - (v) travel management plan to demonstrate how alternative means of travel to the precinct will be provided for and encouraged;
- (k) proposed pedestrian and cycle access;
- (l) the location of significant geological features and measures for protection and/or accessibility;
- (m) proposals for providing infrastructure services to the site, including a stormwater management plan (both during and post construction);
- (n) location of existing and proposed site boundaries; and
- (o) the indicative staging of development.

I539.10. Precinct plans

I539.10.1. Smales 2: Precinct plan 1



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 Zone and Open Space – Conservation Zone.

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

Qualifying matter as per Sch 3C, cls 8(1)(b) of the RMA

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.

Qualifying
matter as per
Sch 3C, cls
8(1)(a) of the
RMA

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.

Qualifying
matter as
per Sch 3C,
cls 8(1)(b) of
the RMA

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.

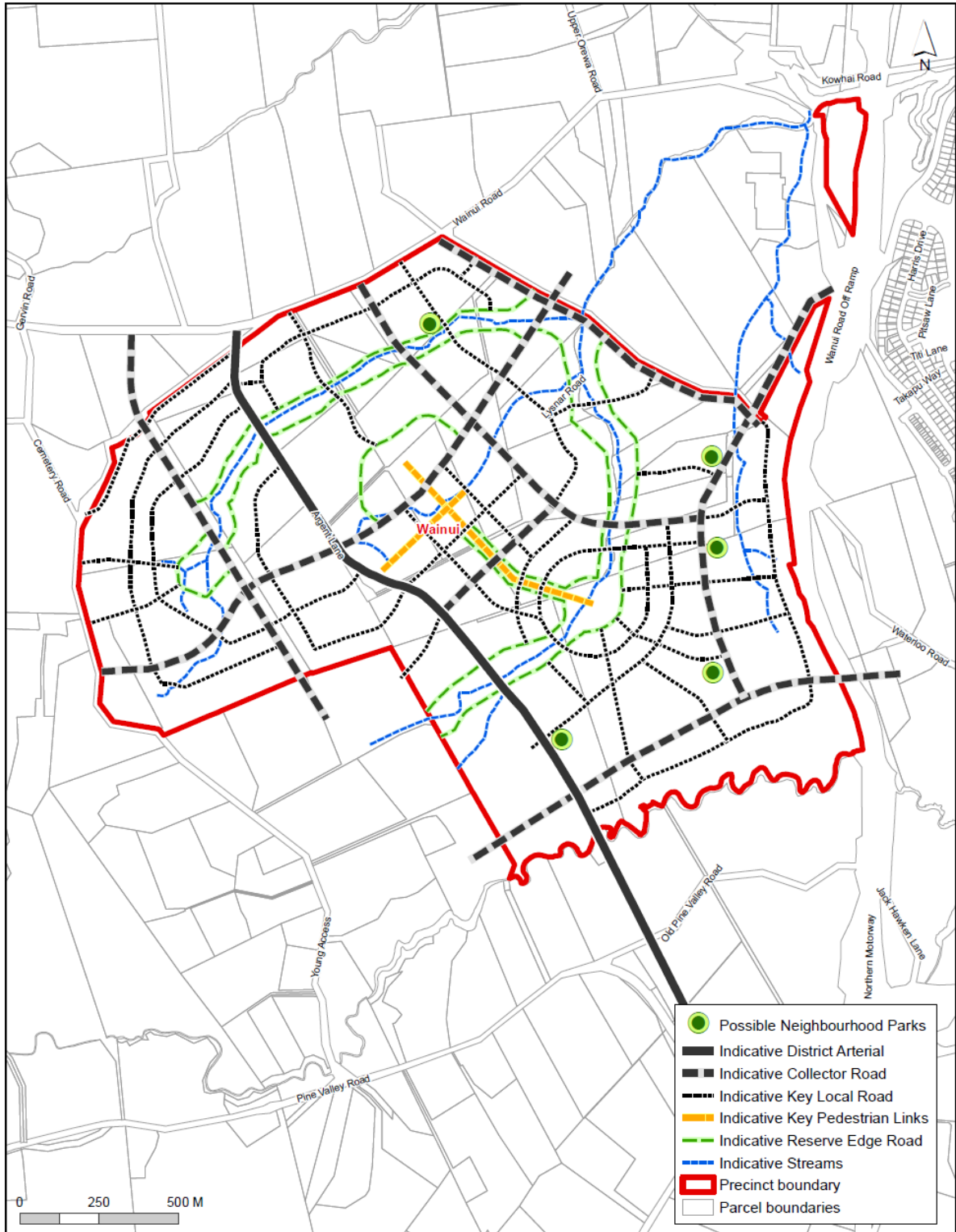
I544.9. Special information requirements

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

Qualifying
matter as per
Sch 3C, cls
8(1)(b) of the
RMA



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)
Where the HVC is shown in the planning maps	34.5m
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) Where a proposal infringes 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.

I549.8.2. 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:

- ~~[Deleted]-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, screening 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, 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.

I550. Millwater South Precinct

I550.1. Precinct Description

The Millwater South precinct is located northwest of the original Silverdale town centre and applies to approximately 51 ha of land bounded by Wainui Road to the south and west, Manuel Road to the east and Grut Greens to the north. It is part of the wider Millwater residential area. It is characterised by a steep north east facing horseshoe shaped valley with views of Orewa and the coast from the higher areas.

The purpose of the precinct is to ensure that the development is carried out in an integrated way and that the urban form is consistent with the rest of the already developed Millwater area to the north. The precinct enables more intensive development than the underlying ~~Single House~~ Residential – Mixed Housing – Suburban zone and enables a mix of housing densities. The rules also apply a consistent approach to the development controls under which the rest of the Millwater area was developed.

The zoning of the land in the Millwater South precinct is Residential – Mixed Housing – Suburban ~~Single House~~ zone.

I550.2. Objectives

- (1) Subdivision and development are designed and implemented in a comprehensive, efficient and integrated manner.
- (2) Open space and land for community facilities are identified.
- (3) Significant views from public places are protected.
- (4) High standards of urban design are achieved including distinctive architectural styles, attractive landscaping and the use of colours and materials that will not dominate the landscape setting or compromise character of the streetscape or neighbourhood in which they are located.
- (5) A range of housing types, densities and site sizes are provided in the precinct.

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

I550.3. Policies

- (1) Enable flexibility to develop a range of housing sizes, types and densities throughout the precinct.
- (2) Encourage higher densities around public open space.
- (3) Require and protect sunlight access to proposed and existing private outdoor living spaces to ensure they receive at least five hours of sunshine between 9am and 3pm on 22 March/September.
- (4) 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;
 - (d) a high standard of amenity including provision for and protection of privacy and solar access to private outdoor living spaces.
- (5) Discourage subdivision that creates rear sites.
- (6) Require that buildings and structures in the Subject to Building Restrictions area in the Millwater South I550.10.1 Precinct plan 1 do not obscure significant view shafts when viewed from identified public places.

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

I550.4. Activity table

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

Table I550.4.1 Activity table, specifies the activity status of land use, development and subdivision activities in the Millwater South 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 I550.4.1 Millwater South Precinct

Activity		Activity status
Use		
Accommodation		
(A1)	Two dwellings on a site	P
(A2)	Three or more dwellings on a site	RD

I550.5. Notification

- (1) Any application for resource consent for an activity listed in Table I550.4.1 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\(4\)](#).

I550.6. Standards

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

All activities listed as permitted or restricted discretionary in Table I550.4.1 Activity table must comply with the following standards.

Development that does not comply with clauses I550.6.1 and I550.6.7 is a discretionary activity unless otherwise specified.

I550.6.1. Activities

(1) Densities are those allowed in the Residential – Mixed Housing – Suburban Single House zone except for the following:

(a) The number of dwellings on a site must not exceed the limits specified in Table I550.6.1.1 below:

Table I550.6.1.1

Density – site size per dwelling	Percentage of dwellings in development area
150m ² - 449.9m ²	25 – 35 per cent
450m ² - 649.9m ²	30 – 50 per cent
650m ² +	20 – 40 per cent

(b) Where two dwellings are proposed on a site, each dwelling must front a street.

(c) Where two to four dwellings are proposed on a site, the site must be at least 15m wide:

- (i) at the site frontage; and
- (ii) for at least 80 per cent of the length of its side boundaries.

(d) Where five or more dwellings are proposed on a site, the site:

- (i) has a minimum net site area of 1200m²; and
- (ii) is at least 20m wide:
 - at the site frontage;
 - for at least 80 per cent of the length of its side boundaries.

I550.6.2. Height

(1) Buildings must not exceed a height of 9m.

I550.6.3. Side and Rear Yards

(1) Buildings must be set back:

- (a) 3m from one side yard;
- (b) 1m from any other side yard except where a wall is located on a boundary as provided for in clause H5.6.8(2) H3.6.8.2 in the Residential – Mixed Housing – Suburban Single House zone; and
- (c) 3m from rear yard, or for rear sites, 3m for one rear yard and 1m for any other rear yard.

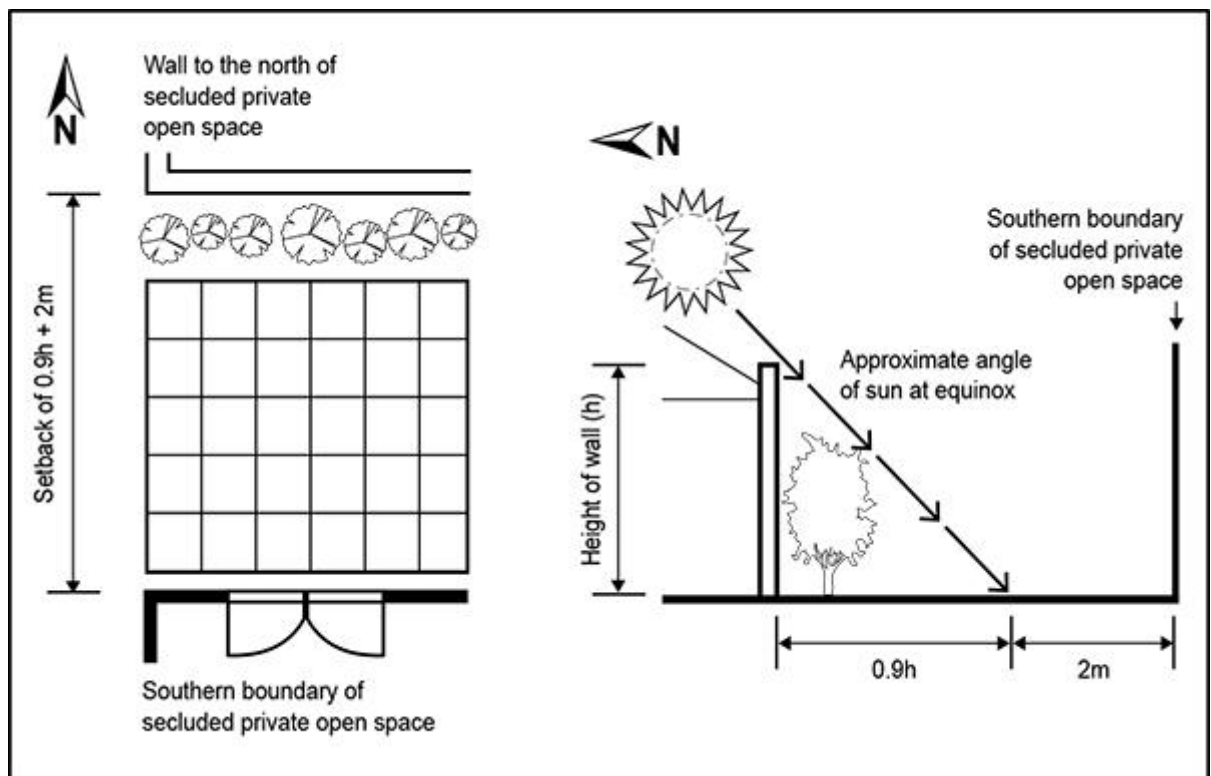
I550.6.4. Private outdoor living space

- (1) For sites less than 450m², the Residential - Mixed Housing Suburban zone standards apply.
- (2) In applying the Residential – Mixed Housing Suburban standard for outdoor living space, rainwater tanks shall be considered as ‘buildings’.

I550.6.5. Sunlight access to the private outdoor living space of proposed and existing dwellings

- (1) Private outdoor living space must be located to receive at least five hours of sunshine between 9am and 3pm on 22 March/September.
- (2) A wall, building or rainwater tank on a side or rear boundary allowed by clause H5.6.8(2) [H3.6.8.2](#) in the Residential – Mixed Housing – Suburban Single House zone must not reduce sunlight to the private outdoor living space of another dwelling to less than five hours between 9am and 3pm on 22 March/September. The private outdoor living space of another dwelling is deemed to be any area behind the front facade of the dwelling that contains a square measuring at least 4.5m by 4.5m. If existing sunlight to the private outdoor living space of another dwelling is already less than required by this rule, the amount of sunlight must not be further reduced.
- (3) The southern boundary of any private outdoor living space must be set back from a wall on the north of the space at least $(2 + 0.9h)$ metres, where ‘h’ is the height of the wall (Refer Figure I550.6.5.1).

Figure I550.6.5.1: Sunlight access to private outdoor living space



I550.6.6. Additional controls for sites 450m² to 650m²

I550.6.6.1. 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 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.
- (2) This rule shall 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.
- (3) Where a site boundary adjoins a site in the precinct with a site size of 650m² or greater that is not part of a multi-unit development then rule [H3.6.7.6](#) ~~H5.6.5 Residential – Mixed Housing – Suburban Single House~~ height in relation to boundary shall apply to that boundary.

I550.6.6.2. Yards

Table I550.6.6.2.1 Yards

Yard	Dimension
Front	3m
Side	One yard of 1m and one yard of 3m
Rear	See I550.6.6.3 below

Front Yards: The siting of the building does not cause vehicles parked on site to protrude over the front boundary of the site.

Notwithstanding the above, the following additional rules also apply:

- (1) Bay windows, steps, verandas, porches and balconies may protrude into the 3m maximum front yard but shall not be closer than 1.5m to the front boundary;
- (2) No fence, wall, or screen located within the front yard may exceed 0.8m in height; and

- (3) 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.

I550.6.6.3. Rear Yards/Open Space

- (1) The minimum rear yards dimensions must be as follows;
 - (a) For sites accessed from street frontages oriented between NW (315°) and NE (45°) of the lot:
 - (i) The minimum rear yard depth extending across the entire width of the site shall be sufficient to accommodate a 6m wide by 6m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated dwelling.
 - (b) For sites accessed from street frontages oriented between SW (225°) and SE (135°) of the site:
 - (i) The minimum rear yard depth extending across the entire width of the site must be sufficient to accommodate a 6m wide by 6m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated dwelling.
 - (c) For sites accessed from street frontages oriented between NE (45°) and SE (135°) and NW (315°) and SW (225°) of the site:
 - (i) The minimum rear yard depth extending across the entire width of the site shall be sufficient to accommodate a 4.5m wide by 6m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated dwelling.

I550.6.6.4. Building Frontages

- (1) 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 per cent of the building frontage which excludes:
 - (a) Any vertical faces that are located more than 3m to the rear of the garage door; and
 - (b) Any roof.

I550.6.7. Additional controls for two or more dwellings

- (1) The Residential - Mixed Housing Suburban zone standards, except for building height, apply where two or more dwellings are proposed on a site.

I550.6.8. View Protection

- (1) Buildings and structures (including a parapet, chimney, communication device, tank or building services component, ornamental tower or lift tower) on any land identified within the view shafts shown on Precinct Plan 1 must not exceed the height limits specified in the standards for the underlying zone.
- (2) Development that does not comply with clause I550.6.8(1) above is a non-complying activity.

I550.6.9. Subdivision

I550.6.9.1. General

- (1) The following subdivision controls apply.
- (2) Site sizes must comply with the net site area specified in Table I550.6.9.1.1 below:

Table I550.6.9.1.1 Minimum net site size

Site size per dwelling	Percentage of sites in development area
150m ² - 449.9m ²	25 – 35 per cent
450m ² - 649.9m ²	30 – 50 per cent
650m ² +	20 – 40 per cent

- (3) All residential sites must have:
 - (a) a minimum frontage and access of 6m; and
 - (b) a minimum 0.5m landscaped strip on each side of a carriageway within a jointly owned accessway or right of way.

I550.7. Assessment – controlled activities

There are no controlled activities in the precinct.

I550.8. Assessment – restricted discretionary activities

I550.8.1. 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 land use activities in the overlay, Auckland-wide or zone provisions:

- (1) Three or more dwellings on a site
Development generally in accordance with I550.10.1 Millwater South Precinct Plan 1:
 - (a) the effect of the siting, scale, form, design, appearance of development and landscaping of buildings and development on the amenity and character of the area;

- (b) the effects of development on sunlight access to outdoor living space; and
- (c) the effects of development on views as identified by the view shafts in Precinct Plan 1.

I550.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for relevant 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) Three or more dwellings on a site
 - (a) The extent to which landscaping and planting enhances the amenity values and character of the streetscape and surrounding area and mitigates the visual effects of building and development.
 - (b) The extent to which the location and height of any buildings or structures within the view shafts identified in Precinct Plan I550.10.1 obscure views to features or public places protected by the relevant view shaft.
 - (c) The extent to which the construction, additions, alterations or the relocation of any buildings should be developed and landscaped to comply with policy I550.3(4).
 - (d) The extent to which the bulk, shape and design of buildings:
 - (i) is consistent with the buildings in the neighbourhood;
 - (ii) adversely affects public enjoyment of public open space, including the street; and
 - (iii) adversely affects the provision of landscaping on the site, on neighbouring sites or on the street.
 - (e) The extent to which the setback of a building from a side or rear boundary allows for the efficient use of the site while respecting the character of the neighbourhood and the amenity of adjacent sites.
 - (f) The extent to which the location of buildings:
 - (i) results in significant shading effects;
 - (ii) results in a significant reduction in visual and/or aural privacy;
 - (iii) results in significant adverse visual impacts;
 - (iv) adversely affects the safe and efficient operation, including maintenance, of any utility or network utility; and
 - (v) adversely affects practical access to the rear of the site.

- (g) The extent to which additional building coverage compromises the character of the streetscape and surrounding neighbourhood and whether any effects are off-set by additional landscaping.
- (h) The extent to which garage(s) dominate the street frontage.
- (i) The extent to which street frontages of dwellings provide potential for surveillance of the street.
- (j) The extent to which private outdoor living space is located on the north side of the dwelling , and if not, whether it is oriented to the side or rear of the dwelling to maximise solar access and avoid unreasonable overshadowing from a wall on its northern boundary. Consideration will also be given to:
 - (i) whether the private outdoor living space receives adequate levels of sunlight;
 - (ii) the usability and amenity of the private outdoor living space based on the sunlight it will receive; and
 - (iii) whether the private outdoor living space is directly accessible to and part of the associated dwelling.
- (k) The extent to which the location of any wall on a boundary unreasonably overshadows any north facing windows or the private outdoor living space of any adjacent property.

I550.9. Special information requirements

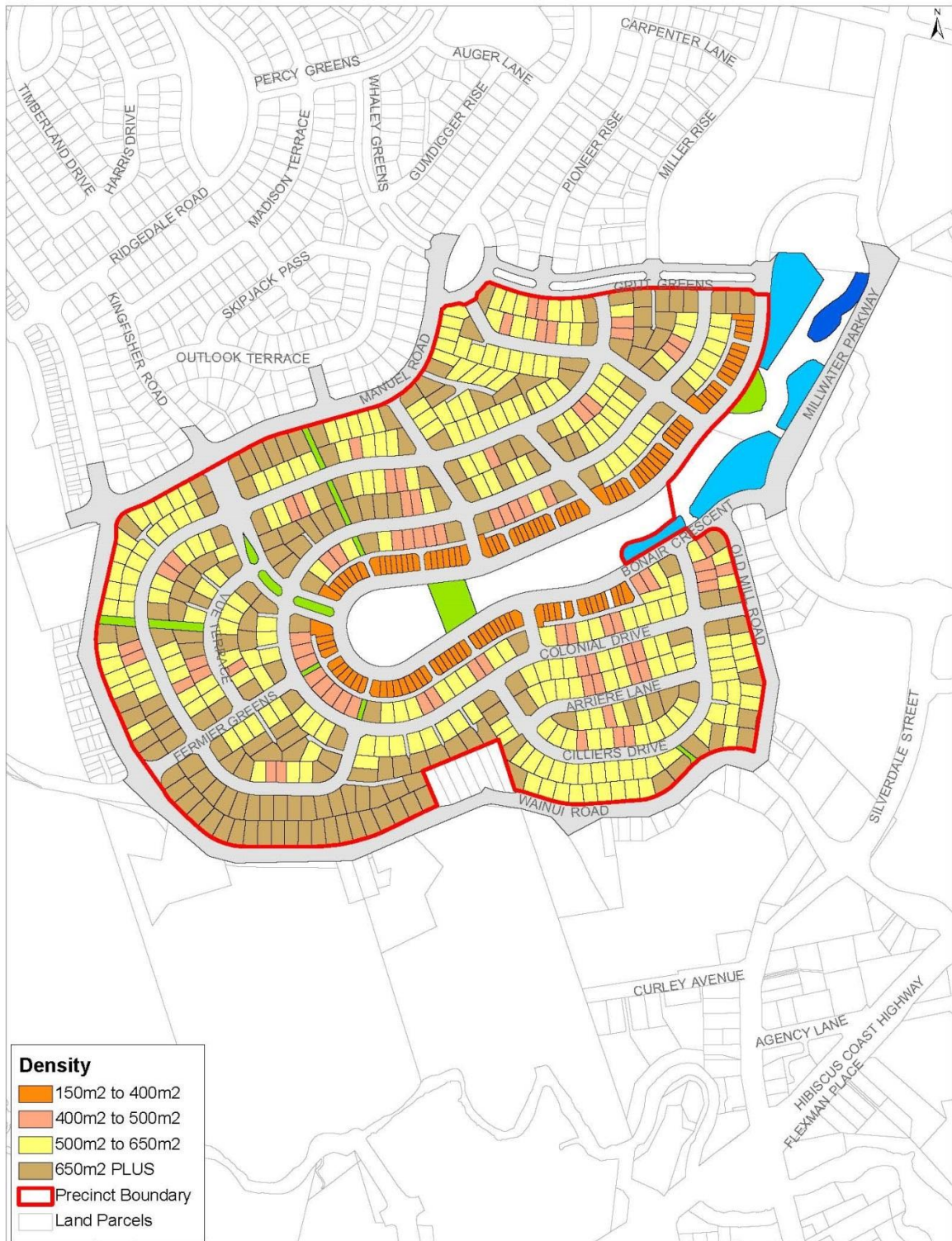
An application for the following activities must be accompanied by the following additional information to that required in the underlying zone required to address the matters for discretion.

Buildings, and alterations and additions to buildings, and subdivision must provide the following information:

- (1) Where three or more dwellings are proposed a design statement equivalent to that required for more than five dwellings in the Mixed Housing Suburban zone must be prepared in accordance with the Special Information requirements of the residential zones (refer to Chapter I clause 12).

I550.10. Precinct plans

I550.10.1. Precinct Plan 1: Millwater South Precinct



I556. Takapuna 2 Precinct

I556.1. Precinct Description

The Takapuna 2 Precinct applies to a site at 48 Esmonde Road, Takapuna, which is located adjacent to the estuary of Shoal Bay. The site comprises an area of 2.1566 hectares.

The precinct benefits from the existing amenity, landscape and ecological values that the adjacent coastal margin provides and is strategically located adjacent to Esmonde Road, which provides multi-modal transport connections to the Takapuna Metropolitan Centre and the city centre. These features support the intensity of development and residential liveability of the precinct.

The purpose of the precinct is to provide for the comprehensive and integrated redevelopment of the site. The precinct enables a new residential community comprising a mixture of accommodation types and supporting activities within a unique urban setting of high quality. The precinct also sets aside an approximately 20 metre wide coastal margin that is to become zoned Public Open Space – Conservation zone.

The zoning of the land within the precinct comprises Residential - Terrace Housing and Apartment Buildings zone and Public Open Space – Conservation zone (the coastal margin).

Within the Residential - Terrace Housing and Apartment Buildings Zone part of the Precinct a range of building heights are enabled to recognise the favourable size, location and topography of the precinct. The precinct provisions provide for a variety of building heights up to 16 storeys and ensure that building modulation to the skyline is achieved. The precinct requires visual corridors between buildings and the provision of lower buildings around the edge of the site with increasing building heights towards the centrally located tallest structure/s.

The precinct provisions also require the provision of a range of privately owned, but publicly accessible, communal open space areas throughout the precinct to provide for the open space and amenity needs of residents and visitors to the Precinct.

The precinct provisions seek to manage any adverse effects of stormwater runoff and vehicle trips on the adjacent transportation network and encourage the use of non-car based trips. The existing intersection will be upgraded prior to development occurring on the site. Transport controls are provided for within the precinct to manage effects on the capacity of the transport network to accommodate the planned growth.

The Open Space - Conservation Zone part of the precinct seeks to protect the ecological functions and water quality of the coastal margin, while also enhancing the ecological, landscape, open space amenity and heritage values of the area. This is achieved through requirements for stormwater management, coastal planting and building design at the interface with the Residential – Terrace Housing and Apartment Buildings Zone. The Open Space – Conservation Zone also seeks to provide for and improve public access to the coastal margin through the provision of a shared coastal pathway and viewing platforms, called 'pause points', in the locations identified on the Precinct Plans.

Development of this precinct will be guided by the following precinct plans:

- Precinct Plan 1 – Site Features
- Precinct Plan 2 – Building height and coverage
- Precinct Plan 3 – Communal Open Space Areas

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

I556.2. Objectives [dp]

- (1) The Takapuna 2 Precinct develops as a vibrant and diverse residential community which:
 - (a) responds positively to its immediate surrounds and coastal setting with exemplary high quality architectural and urban design responses;
 - (b) provides a range of accommodation types including integrated residential development;
 - (c) is in keeping with the planned urban built character of the precinct, enabling buildings between four and 16 storeys in height;
 - (d) takes advantage of the site's proximity to the frequent public transport network;
 - (e) enables a limited range and scale of ancillary non-residential activities to support residents of the precinct.
 - (f) provides recreational opportunities for residents of, and visitors to, the precinct.
 - (g) provides a suitable interface with the Open Space – Conservation Zone to manage dominance, amenity and privacy effects.
- (2) The Takapuna 2 Precinct functions in a way that:
 - (a) links pedestrian and cycling facilities within and around the precinct, to enhance recreation and connectivity with the wider environment;
 - (b) ensures that the landscape, arboricultural, heritage and ecological values of the Open Space – Conservation Zone are recognised and protected from inappropriate use and development;
 - (c) ensures that development is integrated with improvements to the transport network and mitigation measures are implemented to ensure the safe, effective and efficient operation of the transport network and support for active and public transport choices;
 - (d) ensures that the intensity of development is appropriate for the surrounding transport network; and,
 - (e) ensures that adverse effects of stormwater runoff within the precinct are avoided, remedied or mitigated to maintain water quality and preserve the *mauri* of the Waitemata Harbour.
- (3) The Takapuna 2 Precinct avoids significant adverse effects on the:

- (a) safe, efficient and effective operation of the surrounding transport network;
- (b) amenity of neighbouring zones and sites;
- (c) function and amenity of Business – Metropolitan or Town Centre zones.
- (d) trees, ecology and heritage in the Open Space - Conservation zone.

Objective H6.2(2) of the Residential - Terrace House and Apartment Building Zone does not apply in this Precinct. Otherwise, all other relevant overlay, Auckland-wide and zone objectives apply in this precinct.

I556.3. Policies [dp]

- (1) Ensure comprehensive, integrated high quality development of the precinct in general accordance with Precinct Plans 1, 2 and 3 that:
 - (a) provides for development in a variety of building forms and heights;
 - (b) enables the efficient and effective use of land;
 - (c) achieves the planned urban built character of the precinct;
 - (d) protects the character and amenity of the Open Space – Conservation Zone, and
 - (e) provides exemplary high quality urban built character and high-quality on-site amenity.
 - (f) provides a public shared path in the Open Space - Conservation Zone around the site circumference and provides two connections to Esmonde Road.
 - (g) provides a range of privately owned but publicly accessible communal open space areas for residents of and visitors to the Precinct.
- (2) Achieve an integrated exemplary high quality urban form that:
 - (a) supports the safe, effective and efficient operation of the transport network;
 - (b) connects well with public transport and pedestrian and cycleway networks; and
 - (c) promotes alternatives to, and reduces dependency on, private motor vehicles as a means of transport while taking into account the maximum number of vehicle trips anticipated for the precinct.
- (3) Enable a limited range and scale of non-residential activities to support residents and service the needs of the precinct while ensuring that:
 - (a) the activities will avoid, remedy or mitigate adverse effects on residential amenity of the precinct, car-based trips or generate adverse traffic effects on the surrounding transport network; and

- (b) the scale and intensity of commercial activities within the precinct will not have an adverse effect on the role, function and viability of the Takapuna Metropolitan Centre or any town centre.
- (4) Require that new buildings:
- (a) achieve a high-density exemplary high quality urban built character of four to 16 storey buildings in identified locations in a variety of visually interesting forms;
 - (b) are appropriate in scale to, and establish a quality interface with the internal pedestrian network, the Open Space - Conservation Zone and the public frontage along Esmonde Road;
 - (c) provide a transition in building height down towards the Open Space - Conservation Zone and Esmonde Road to reinforce the land-form/topography of the precinct and recognise that buildings will be viewed from all sides of the precinct - providing "frontage" in perimeter form;
 - (d) achieve a minimum development of four levels around the perimeter of the Residential – Terrace Housing and Apartment Buildings Zone to ensure that screening of the taller buildings within the centre of the precinct is achieved;
 - (e) are located and designed to maintain the indicative Visual Corridors through the precinct to the Open Space - Conservation Zone and communal open space areas and pedestrian connections to the locality;
 - (f) are set back from Esmonde Road to provide space for a public shared pedestrian cycling facility within the site along the street frontage as shown in Precinct Plan 1.
 - (g) to employ mitigation measures to avoid bird strike through the use of nano UV-reflective coatings or patterns on windows or other visual cues for birds to identify hazards and reduce bird-strike incidents. (Refer: Bird Friendly Best Practise: Glass 2016: Bird-Friendly Development Guidelines. Toronto. 54 pp.).
 - (h) to employ measures to minimise the risk of bird strike resulting from increased night lighting.
 - (i) achieve reasonable internal noise levels for noise sensitive spaces for the protection of residential amenity from both business/commercial activities within the precinct and from elevated traffic noise from Esmonde Road and the nearby motorway.
- (5) Ensure the Open Space – Conservation Zone and internal communal open space areas identified in Precinct Plans 1 and 3 provide for the amenity, use and enjoyment of residents and visitors by:
- (a) providing the communal open space areas as indicated in Precinct Plan 3;
 - (b) providing a minimum 3 metres formed width shared pathway within the Open Space - Conservation Zone (as identified in Precinct Plan;1)

- (c) Providing pause points, in the form of viewing platforms, in the indicative locations identified in Precinct Plan 3.
- (6) Ensure that the arboricultural, ecological, heritage and landscape values of the Open Space - Conservation Zone are recognised and protected from the effects of inappropriate use and development.
- (7) Ensure that the effects of stormwater runoff within the precinct are mitigated to maintain water quality and preserve the *mauri* of the Waitemata Harbour.
- (8) Ensure that the safety, efficiency and effectiveness of the surrounding transport network is maintained, taking into account the anticipated maximum number of vehicle trips enabled by the precinct, by requiring intersection improvements that are aligned to the level of congestion caused by vehicles entering and exiting the precinct. Traffic generated by activities in the precinct shall not exceed 420 vehicles per peak hour, unless it can be demonstrated that wider network improvements have been undertaken to enable an increase in peak movements at the site access and the safety, efficiency and effectiveness of the surrounding transport network is not compromised.
- (9) Ensure access points are restricted in accordance with Precinct Plan 1 to achieve a well-connected pedestrian, cycle and road network that provides for all modes of transport and facilitates active modes.
- (10) Require the applicant/developer to consider alternative methods to support movement to and from the precinct and encourage behaviour change away from private vehicles to other transport modes, including by way of a bus shuttle service to Takapuna or other locations where this is practicable and can be legally secured, such that the traffic generated by activities in the precinct does not exceed 420 vehicles per peak hour; and require an Integrated Transport Assessment to the satisfaction of Auckland Transport.

Policy H6.3(2) of the Residential – Terrace Housing and Apartment Building Zone does not apply in this precinct. Otherwise, all other relevant overlay, Auckland-wide and zone policies apply in this Precinct.

I556.4. Activity table

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is specifically provided for by a rule in Activity Table I556.4.1 or Table I556.4.2 below in which case the activity status of the precinct applies.

Activity Table I556.4.1 and Table I556.4.2 specify the activity status of land use, development and subdivision activities in the Takapuna 2 Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991. Where there is a blank box in the table, the zone rules apply.

Table I556.4.1 Activity table - Residential – Terraced Housing and Apartment Buildings zoned land

Activity		Activity Status
Use		
Residential		
A1	Dwellings	
A2	Integrated residential development	P
A3	Visitor accommodation	P
Commercial activities		
A4	Commercial activities and Healthcare facilities (excluding Drive through) of up to 200m ² gross floor area per tenancy that comply with Standard I556.6.13 – Commercial GFA and location control.	P
A5	Commercial activities and Healthcare facilities (excluding Drive through) of more than 200m ² gross floor area per tenancy that comply with Standard I556.6.13 – Commercial GFA and location control.	RD
A6	Commercial activities and Healthcare facilities (excluding Drive through) that do not comply with Standard I556.6.13 – Commercial GFA and location control.	D
A7	Care centres	D
Development		
A8	New buildings comprising up to three dwellings	P
A9	All other new buildings	RD
A10	External additions to existing buildings	RD
A11	Accessory buildings	RD
A12	Development that exceeds Standard I556.6.11 Maximum On Site Parking	RD
A13	Development which complies with Table I556.6.12.1 and Standard I556.6.12(1) Transport infrastructure development requirements	RD
A14	Development which exceeds the 273 dwellings or short term visitor accommodation units or 1,257m ² of non-residential activity occupation thresholds but still generates less than 420 vehicle movements per any peak hour in Table I556.6.12.2 and Standard I556.6.12(2) Transport review thresholds	RD
A15	Development which does not comply with Table I556.6.12.1 and Standard I556.6.12(1) Transport infrastructure development requirements	D
A16	Development where the traffic generated by all activities in the precinct exceeds 420 vehicle movements per any peak hour.	D

Activity		Activity Status
A17	Buildings (other than street furniture and lighting poles) within an identified Visual Corridor on Precinct Plan 1.	D
A18	Any development, including vehicle access to Esmonde Road not otherwise listed in Table I556.4.1 that is not in accordance with Precinct Plan 1.	D
A19	Development that does not comply with Standard I556.6.8 Stormwater.	D
A20	Buildings that are less than four (4) storeys high above RL10. that do not comply with Standard I556.6.4.	D
A21	Buildings that do not comply with the height limit in Standard I556.6.1(c)	NC
A22	Development that does not comply with Standard I556.6.17 Communal Open Space Areas	D
A23	Buildings and/or development that do not comply with Standard I556.6.15 Open Space – Conservation Zone and Precinct/Building Interface.	RD
Community		
A2	Recreation and leisure activities (including community spaces and gyms) within ground floor non-residential areas, identified on Precinct Plan 1	P

Table I556.4.2 Activity table - Open Space – Conservation zoned land

Activity		Activity Status
A1	Public amenities	
A2	Parks infrastructure	
A3	Recreation trails	
A4	Accessory buildings	
A5	Development that does not comply with I556.6.9. Coastal planting	D
A6	Development that does not comply with Standard I556.6.16. Public Shared Coastal Pathway and Pause Points.	D

I556.5. Notification

- (1) Any application for resource consent for a restricted discretionary, discretionary or non-complying activity listed in Table I556.4.1 and I556.4.2 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).

I556.6. Standards

All permitted and restricted discretionary activities listed in Table I556.4.1 must comply with the following standards.

The overlay, zone, and Auckland-wide standards apply in this precinct in addition to the following standards, except as outlined below:

The following standards in the Residential – Terrace Housing and Apartment Buildings Zone do not apply to land in the Takapuna 2 Precinct:

- H6.6.5. Building height;
- H6.6.6. Height in relation to boundary;
- H6.6.7. Alternative height in relation to boundary within the Residential – Terrace Housing and Apartment Buildings Zone;
- H6.6.8. Height in relation to boundary adjoining lower intensity zones;
- H6.6.10. Maximum impervious area;
- H6.6.11. Building coverage;
- H6.6.16. Front, side and rear fences and walls

The following standards in the Residential – Terrace Housing and Apartment Buildings Zone do apply in the Takapuna 2 Precinct:

- H6.6.2. Home occupations;
- H6.6.9. Yards
- H6.6.12. Landscaped area;
- H6.6.13. Outlook space;
- H6.6.14. Daylight;
- H6.6.15. Outdoor living space;
- H6.6.17. Minimum dwelling size

Standard E27.6.1 Trip generation does not apply to commercial activities or healthcare facilities that do not exceed a total of 1,257m² gross floor area within the precinct.

All standards in the Open Space – Conservation Zone apply to the Open Space – Conservation zoned land in the Takapuna 2 Precinct.

I556.6.1. Building Height and Building Length

Purpose: To ensure development is consistent with the planned outcomes identified on Precinct Plan 2 and to make efficient use of the site, by:

- focusing greater building height within the precinct in identified locations that are set back from the Open Space - Conservation Zone and Esmonde Road;
- providing a cascade of building heights focussing the greatest height and density through the centre of the precinct; and,
- controlling the length of buildings to manage building dominance effects.

- (a) Buildings in Area 1 (Outer) must not exceed 7 storeys above RL 5 and no part of the building shall exceed RL30m in height.

- (b) Buildings in Area 2 (Intermediate) must not exceed 10 storeys above RL 5 and no part of the building shall exceed RL41m in height.
- (c) Buildings in Area 3 (Inner) must not exceed 16 storeys above RL 5 and no part of the building exceeds RL62m in height.
- (d) The maximum length of any building at the maximum storey heights set out in (a) to (c) above must not exceed 35m measured along any building façade facing any site boundary.

I556.6.2. Maximum impervious area

Purpose: To provide for the intensive use of Areas 1, 2 and 3 of the precinct to reflect the precinct's planned urban character of multi-storey buildings surrounded by public open space.

- (1) The maximum impervious area in Areas 1, 2 and 3 as shown on the Takapuna 2 Precinct Plan 2 must not exceed:
 - (a) Area 1 (Outer) - 90% of the Area 1 area of 7,160 m²
 - (b) Area 2 (Intermediate) - 95% of the Area 2 area of 5,005 m².
 - (c) Area 3 (Inner) - 100% of the Area 3 area of 1,175 m².

I556.6.3. Building coverage

Purpose: To ensure development is consistent with the planned outcomes identified on Precinct Plan 2 and manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space and ensure a varied and visually interesting skyline of built forms.

- (1) The maximum building coverage in Area 1 (Outer) must not exceed 60% of Area 1 provided that, the allowable coverage for each storey height (within that 60%) is as follows:
 - a. Up to RL23 (5 storeys) - 100%.
 - b. Up to RL26.5 (6 storeys) – 90%
 - c. Up to RL 30 (7 storeys) – 40%
- (2) The maximum building coverage in Area 2 (Intermediate) must not exceed 60% of Area 2 provided that, the allowable coverage for each storey height (within that 60%) is as follows:
 - a. Up to RL30 (7 storeys) - 100%.
 - b. Up to RL41 (8-10 storeys) – 35%
- (3) The maximum building coverage in Area 3 (Inner) must not exceed 60% in Area 3 provided that, the allowable coverage for each storey height (within that 60%) is as follows:
 - a. Up to RL41 (10 storeys) - 100%.
 - b. Up to RL62 (11-16 storeys) – 35%

Note: All RL levels must be confirmed by a registered surveyor.

I556.6.4. Minimum building height

Purpose: To ensure that buildings provide a minimum number of storeys to ensure that the efficient use of the precinct is achieved and that the outer buildings of the precinct deliver a cascade of heights to break up the form of the taller buildings located in the centre of the precinct as viewed from outside the precinct.

- (1) Buildings in Areas 1, 2 and 3 must be a minimum height of 4 storeys above ground level (RL10).

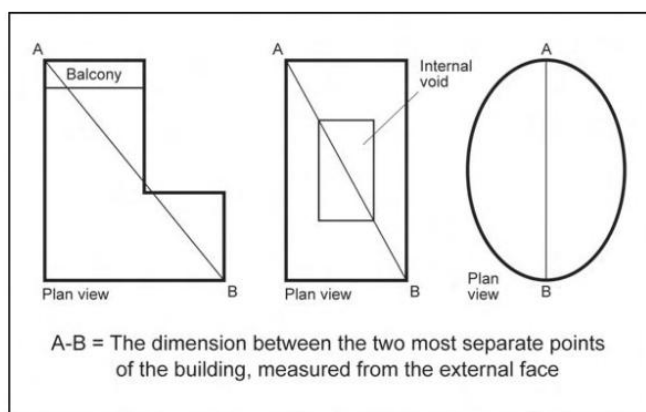
Note: All RL levels must be confirmed by a registered surveyor.

I556.6.5. Maximum building dimension and separation

Purpose: To ensure that buildings over 19m in height:

- are not overly bulky in appearance and avoid significant visual dominance effects;
 - allow adequate sunlight and daylight access to Esmonde Road, public open space and internal communal open space areas and nearby sites;
 - provide adequate sunlight and outlook around and between buildings; and
 - mitigate adverse wind effects.
- (1) The maximum plan dimension of that part of the building above 19m must not exceed 55m.
 - (2) The maximum plan dimension is the horizontal dimension between the exterior faces of the two most separate points of the building.
 - (3) The part of a building above 19m must be located at least 6m from any side or rear boundary of the site.

Figure 1 - Maximum tower dimension plan view



I556.6.6. Wind

Purpose: mitigate the adverse wind effects generated by tall buildings potentially affecting the amenity of Esmonde Road, the Open Space – Conservation zoned land or any areas

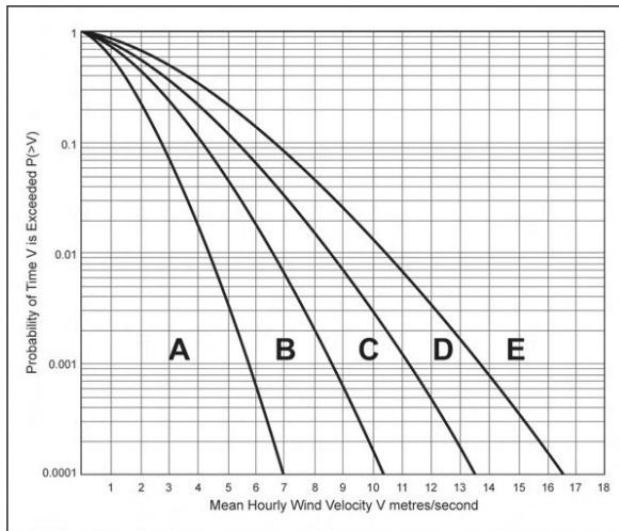
of public open space or communal open space within the precinct accessible to the general public.

- (1) A new building exceeding 25m in height and additions to existing buildings that increase the building height above 25m must not cause:
 - a) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table 1 and Figure 2 below;
 - b) the average annual maximum peak 3-second gust to exceed the dangerous level of 25m/second; and
 - c) an existing wind speed which exceeds the controls of Standard I556.6.6(1)(a) or Standard I556.6.6(1)(b) above to increase.
- (2) A report and certification from a suitably qualified and experienced person, showing that the building complies with Standard I556.6.6(1) above, will demonstrate compliance with this standard.
- (3) If the information in Standard I556.6.6(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.

Table 1 Categories

Category	Description
Category A	Areas of pedestrian use or adjacent dwellings containing significant formal elements and features intended to encourage longer term recreational or relaxation use i.e. public open space and adjacent outdoor living space
Category B	Areas of pedestrian use or adjacent dwellings containing minor elements and features intended to encourage short term recreation or relaxation, including adjacent private residential properties
Category C	Areas of formed footpath or open space pedestrian linkages, used primarily for pedestrian transit and devoid of significant or repeated recreational or relaxational features, such as footpaths not covered in categories A or B above
Category D	Areas of road, carriage way, or vehicular routes, used primarily for vehicular transit and open storage, such as roads generally where devoid of any features or form which would include the spaces in categories A - C above.
Category E	Category E represents conditions which are dangerous to the elderly and infants and of considerable cumulative discomfort to others, including residents in adjacent sites. Category E conditions are unacceptable and are not allocated to any physically defined areas of the city

Figure 2 - Wind environment control



Derivation of the wind environment control graph:

The curves on the graph delineating the boundaries between the acceptable categories (A-D) and unacceptable (E) categories of wind performance are described by the Weibull expression:

$$P(>V) = e^{-(v/c)^k}$$

where V is a selected value on the horizontal axis, and P is the corresponding value of the vertical axis:

and where:

$P(>V)$ = Probability of a wind speed V being exceeded;

e = The Napierian base 2.7182818285

v = the velocity selected;

k = the constant 1.5; and

c = a variable dependent on the boundary being defined:

A/B, c = 1.548

B/C, c = 2.322

C/D, c = 3.017

D/E, c = 3.715

I556.6.7. Front, side and rear fences and walls

Purpose: To ensure that where fences and walls are provided, they:

- enable privacy whilst maximising opportunities for passive surveillance of Esmonde Road, the spaces between buildings or the adjoining Open Space – Conservation Zone; and
 - minimise visual dominance effects to Esmonde Road or adjoining public places.
- (1) There must be no fences or walls or a combination of these structures along the length of Esmonde Road within 4 metres of the road boundary.
 - (1) Fences or walls or a combination of these structures must not exceed the 1.0m in height on land or boundaries that adjoin or are within 3 metres of the Open Space – Conservation Zone.
 - (2) Any other fences or walls or a combination of these structures must not exceed 1.8m in height were located internally to the precinct (i.e not within 4 metres of Esmonde Road (1) above; or within 3 metres of the Open Space – Conservation Zone (2) above).
 - (3) Any fence or wall or combination of these structures on a rear boundary that faces onto a rear lane must be at least 50 percent visually open, as viewed perpendicular to the boundary.

I556.6.8. Stormwater

Purpose: To ensure that stormwater in the precinct is managed and, where appropriate, treated, to ensure the health and ecological values of the coastal environment are maintained and enhanced.

- (1) All land use development must be managed in accordance with a Stormwater Management Plan approved by the stormwater network utility operator.

I556.6.9. Coastal planting

Purpose: To ensure that the amenity, water quality and ecology of the coastal environment within the precinct is enhanced through coastal planting; and to ensure the enhancement of the landscape values of the coastal margin.

- (1) Any application for resource consent must include an Ecological Management Plan identifying how the Open Space Conservation Zone will be enhanced.
- (2) The Ecological Management Plan in (1) above must be implemented as part of the approved resource consent and must include:
 - (a) a baseline assessment;
 - (b) a detailed planting plan including plant size and species;

- (c) a weed and pest management plan;
 - (d) a maintenance plan detailing maintenance for a minimum of 5 years duration;
 - (e) the use of eco-sourced native vegetation consistent with the local biodiversity and habitat in accordance with Appendix 16 Guidelines for native revegetation plantings.
- (3) Planting in the Open Space – Conservation Zone does not preclude the provision of pedestrian and shared walkways or pause points as identified on Precinct Plan 1 – Site Features.
- (4) The Ecological Management Plan required by (1) above is not required if it has been implemented under any previously approved resource consent. (For clarity – if the Ecological Management Plan has not been implemented then it must continue to be submitted with any resource consent application until it is implemented).

I556.6.10. Visual Corridors

Purpose: To ensure that the identified visual corridors are provided through the precinct to the coast, open space and pedestrian connections to the locality.

- (1) The visual corridors must be provided as indicated on precinct plan 1 and have a minimum width of 5 metres clear of buildings (other than street furniture and lighting poles).

I556.6.11. Maximum On-site parking

Purpose: To ensure the safety, efficiency and effectiveness of the internal and local road network and to discourage single occupancy car-based trips to and from the precinct.

- (1) The maximum number of long term or short term parking spaces (inclusive of any stacked parking) within the precinct must not exceed 321.

Activity/parking type	Car parking spaces
Residential dwellings and Visitor accommodation	301
Commercial activities and healthcare facilities	20
Total:	321

I556.6.12. Transport infrastructure development thresholds

Purpose: To ensure that the precinct maintains the safe, efficient and effective operation of the local transport network.

- (1) Any application that involves the construction of 1 or more dwellings, or 1 or more visitor accommodation units, or any non-residential activity must meet the requirements specified in Table I556.6.12.1 Integrated transport infrastructure development upgrade requirements:

Table I556.6.12.1 Integrated transport infrastructure development upgrade requirements

Occupation threshold	Transport infrastructure required in order to exceed the occupation threshold
1 dwelling or any non-residential activity.	Provision of a new bus stop to the west of the site access on the southern side of Esmonde Road.
	Provision of a private shuttle bus between the site and Takapuna for residents, to encourage behaviour change away from private vehicle and towards public transport.
	Provision of the pedestrian/cycle connection along the extent of Esmonde Road identified on Precinct Plan 1.
	Provision of a Parking and Traffic Management Plan, including provision for shared parking and bicycles.
	Provision of an upgrade to the signalised intersection of the site access with Esmonde Road to improve pedestrian and cyclist safety and amenity and increase traffic capacity as required to support 420 vehicle movements generated by the precinct in any peak hour: • removal of the left turn slip lanes from Esmonde Road (westbound) and from the site access road • addition of separate left and right turn lanes (with at least 12m of queue length and 3m taper (total of 15m)) on the site approach to the intersection • addition of a separate left turn lane (with at least 21 m queue length) on the Esmonde Road (westbound) approach to the intersection • provision of dual pedestrian and cyclist signalised crossings on the site access and Esmonde Road (eastbound) arms of the intersection.

- (2) Any application that involves the construction of dwellings, visitor accommodation, or any non-residential activities that will result in the total cumulative number of dwellings, visitor accommodation, or any non-residential activities within the precinct either constructed or consented exceeding the occupation thresholds but still generating less than 420 vehicle movements per any peak hour specified in Table I556.6.12.2 Transport review thresholds must meet the following requirements:

Table I556.6.12.2 Transport review thresholds

Occupation threshold	Transport assessment required in order to exceed the occupation threshold
273 dwellings or short term visitor accommodation units; or 1,257m ² of non-residential activity	A Transport Assessment is required to ensure the traffic generation of the existing and proposed development is less than the traffic generation threshold detailed below: (a) 420 vehicles movements per any peak hour. The Transport Assessment must include details of:

	• Surveyed traffic volumes entering and exiting the precinct at the signalised intersection; • Resultant traffic generation rate of the precinct (trips / dwelling); • Predicted traffic generated by any proposed development that will generate vehicle trips, and the specific traffic generating characteristics of those activities; and • Traffic generation analysis demonstrating the predicted cumulative traffic generation of all existing and proposed development within the precinct is less than the traffic generation thresholds referenced above, being 420 vehicles movements per any peak hour Note: All applications where the number of vehicle movements exceeds 420 vehicles per hour in any peak hour are required to be accompanied by an Integrated Transport Assessment as required in the Special Information Requirements.
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I556.6.13. Commercial Gross Floor Area and location control

Purpose: To enable commercial activities and healthcare facilities in identified locations on Precinct Plan 1 without compromising the role, function and viability of existing centres, and to maintain the effective, efficient and safe operation of Esmonde Road.

- (1) Commercial activities and healthcare facilities must be located in areas shown on Precinct Plan 1.
- (2) The area to be used for commercial and/or healthcare purposes must have its public access and frontage to Esmonde Road or the communal open space areas of the precinct.
- (3) The total gross floor area of all commercial activities and healthcare facilities within the precinct must not exceed 1,257m², provided that retail activities must be limited to 1,200m².

I556.6.14. Noise

Purpose: To ensure appropriate noise levels for noise sensitive spaces for the protection of residential amenity from business activities within the precinct and by elevated road noise from Esmonde Road and the nearby motorway.

- (1) All buildings containing noise sensitive spaces (as defined in AUP (OP) J1) must be designed, constructed and maintained to not exceed the following internal noise levels:

Unit	Time	Ambient Noise Limit
Bedrooms and sleeping areas	Between 10:00pm to 7:00am	35 dB <i>L</i> _{Aeq,T} or NC 30

Other noise sensitive spaces	At all other times	40 dB $L_{Aeq,T}$
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(2) Where the noise levels in I556.6.14(1) can only be achieved when windows and/or external doors to rooms are closed, those rooms must have installed a mechanical ventilation and/or air conditioning system which does not generate a noise level greater than 35 dB L_{Aeq} in bedrooms and 40 dB L_{Aeq} in other spaces when measured 1m from the diffuser at the minimum air flows required to achieve the design temperatures and air flows in (i) or (ii) below or an alternative temperature control system approved by the Council.

- (i) an internal temperature no greater than 25 degrees celsius based on external design conditions of dry bulb 25.1 degrees celsius and wet bulb 20.1 degrees celsius; or

Note 1

Mechanical cooling must be provided for all habitable rooms (excluding bedrooms) provided that at least one mechanical cooling system must service every level of a dwelling that contains a habitable room (including bedrooms).

- (ii) a high volume of outdoor air supply to all habitable rooms with an outdoor air supply rate of no less than:
 - six air changes per hour (ACH) for rooms with less than 30 per cent of the façade area glazed; or
 - 15 air changes per hour (ACH) for rooms with greater than 30 per cent of the façade area glazed; or
 - three air changes per hour for rooms with facades only facing south (between 120 degrees and 240 degrees) or where the glazing in the façade is not subject to any direct sunlight.

I556.6.15. Open Space – Conservation Zone and Precinct / Building Interface

Purpose: To ensure that dominance and the interface between proposed buildings and the Open Space – Conservation Zone are:

- managed to maintain a reasonable level of amenity for users of the Open Space - Conservation Zone and the coastal pathway.
 - managed to maintain a reasonable level of privacy and amenity for residents of the Precinct.
- (1) For all buildings or parts of buildings fronting the Open Space – Conservation Zone - the building façade must be set back at least 6 metres from the boundary with the Open Space – Conservation Zone, except that single protruding balconies may extend into the setback by no more than 2 metres, and integrated balconies either single or in a group must not extend more than 10m along a building facade.
 - (2) A one metre wide planted area with planting of at least 1.0m high must be provided between the Open Space – Conservation Zone and any private outdoor living areas.
 - (3) All private outdoor living areas associated with ground floor dwellings must have ground level height of not less than 0.5 metres above any immediately adjoining the Open Space – Conservation Zone boundary.

I556.6.16. Public Shared Coastal Pathway and Pause Points

Purpose: To ensure the provision of a shared pathway within the Open Space Conservation Zone (as identified in Precinct Plan 1) in a staged manner and to create pause points, separate to the main pathway, to enable people to stop and enjoy views of the coast.

- (1) Any resource consent for buildings, development or subdivision within the precinct must make provision for a 3m wide public shared coastal pathway and pause points 1, 2 and 3 (including viewing platforms) in the Open Space Conservation Zone in the indicative locations identified on Precinct Plan 1 and must be funded and constructed by the consent holder as part of each development stage as identified on Precinct Plan 1, in accordance with (2) – (3) below.
- (2) Any resource consent made after 30 August 2023 in the Stage 1 or Stage 2 area must include provision for the completion of the public shared coastal pathway from the eastern Esmonde Road end up to and including pause point 1 as identified on Precinct Plan 1.
- (3) The full public shared coastal pathway from the eastern Esmonde Road end to the western Esmonde Road end as identified on Precinct Plan 1 and including pause points 1, 2 and 3 must be completed as part of any Stage 3 development.

I556.6.17. Communal Open Space Areas

Purpose: To provide for the open space needs and amenity for residents and users of the Precinct.

- (1) Communal open space areas must be provided in the Precinct in general accordance with the Communal Open Space Areas, their type/use and size as identified on Precinct Plan 3.
- (2) Public access to the Communal Open Space Areas required to be provided by (1) above must be secured by way of easement.
- (3) The Communal Open Space Areas required by (1) above must be maintained in good and accessible condition in perpetuity by the Body Corporate(s).

I556.7. Assessment controlled activity

There are no assessment controlled activities in this precinct.

I556.8. Assessment – restricted discretionary activities

I556.8.1. 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 any relevant overlay, zone, and Auckland-wide provisions:

- (1) new buildings, additions and alterations to existing buildings and accessory buildings:
 - (a) consistency with precinct plans;
 - (b) building design and external appearance;
 - (c) consistency with precinct plans;
 - (d) shading;
 - (e) landscaped open space;
 - (f) transport and access;
 - (g) travel plans and integrated transport assessments; and
 - (h) infrastructure.
- (2) Commercial activities and Healthcare facilities (excluding Drive through) of more than 200m² gross floor area per tenancy that comply with Standard I552.6.13 – Commercial GFA and location control, effects on:
 - (a) residential amenity;
 - (b) transport; and
 - (c) travel plans and integrated transport assessments.
- (3) Any development that does not comply with standard I556.6.11 Maximum On-Site Parking:
 - (a) effects on the transport network.
- (4) Any development that complies with Table I556.6.12.1 and Standard I556.6.12(1) Transport infrastructure development thresholds:
 - (a) the operation, including but not limited to the type, capacity and frequency, of a private shuttle bus between the site and Takapuna for residents;
 - (b) the design of the pedestrian/cycle connection along the extent of Esmonde Road identified on Precinct Plan 1;
 - (c) the Parking and Traffic Management Plan; and
 - (d) the design of the intersection upgrade so that pedestrian and cyclist safety and amenity is improved; and so that traffic capacity supports 420 vehicle movements in any peak hour while ensuring adequate performance of through traffic movements on Esmonde Road.
- (5) Any development which exceeds the 273 dwellings or short-term visitor accommodation units or 1,257m² of non-residential activity occupation thresholds but still generates less than 420 vehicle movements per any peak hour in Table I556.6.12.2 and Standard I556.6.12(2) Transport review thresholds:
 - (a) the adequacy and the recommendations in the Transport assessment.
 - (b) the contribution of alternatives to mitigating overall traffic effects.
- (6) Any development that does not comply with the following standards I556.6.1. Building Height and Building Length, I556.6.2 Maximum impervious area, I556.6.3 Building coverage, I556.6.5. Maximum building dimension and separation, I556.6.6 Wind, I556.6.7. Front, side and rear fences and walls, I556.6.10. Visual Corridors, I556.6.14. Noise; I556.6.15 Open Space – Conservation Zone and Precinct/Building Interface.

I556.8.2. 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) New buildings, additions and alterations to existing buildings and accessory buildings:

- (a) Consistency with precinct plans:

- (i) whether the development, land use or subdivision is in accordance with Precinct Plans 1, 2 and 3.

- (b) Building design and external appearance:

the extent to which building design and layout achieves:

- (i) a character and appearance that will ensure a high standard of amenity for residents and visitors;
- (ii) a design of buildings that is of an exemplary high quality that contributes to the local streetscape and a sense of place by responding positively to the planned form and character of the surrounding area and the coastal setting;
- (iii) a silhouette of the buildings as viewed from areas surrounding the site in a way that positively contributes to the Takapuna skyline;
- (iv) clearly defined public frontages and entrances that address Esmonde Road and open space and communal open space areas to positively contribute to the public realm and pedestrian safety, including the any necessary setback along Esmonde Road for pedestrian and amenities;
- (v) for mixed use buildings, a separate pedestrian entrance for residential uses;
- (vi) a coherent scheme including proposed building heights for the whole precinct to demonstrate an overall design strategy that contributes positively to the visual quality of the precinct and the locality;
- (vii) each building should provide its own distinctive architectural design and character to avoid a homogeneity of design;
- (viii) buildings that are designed to:
 - a) avoid long, unrelieved frontages and excessive bulk and scale when viewed from Esmonde Road and open spaces;
 - b) Visually break up their mass to avoid monotonous building forms, though building modulation and articulation,

- changes in roof profiles, changes in colours and materials and the use of elements such as balconies and other architectural features, provided that where balconies infringe the built interface standard they do not dominate the building façade and an infringement should not be read as the main frontage;
- c) provide view corridors through the site towards the coastal margin in general accordance with Precinct Plan 1;
 - d) use techniques such as recesses, variation in building height, length, and roof form, horizontal and vertical rhythms, and facade modulation and articulation, including buildings that front onto the Open Space – Conservation Zone;
 - e) for stage 3 building design consideration should be given to avoiding apartments that are exposed to the prevailing wind and will predominantly be in shade. Consideration should also be given to creating double loaded units in the south west part of the Precinct.
 - f) in relation to the 16 storey tower, an exemplary high-quality design response is expected that creates a landmark building, including but not limited to the architectural top of the building to create an integrated and appropriate conclusion to the tall building form. Architectural quality, and design excellence should be reflected through the effective placement of building form, high-quality materials, innovative and sustainable building design and construction, and through a sensitive and highly resolved response.
 - g) Have a multi-core access strategy for universal access as well as breaking up building massing through vertical circulation on facades.
 - h) Consideration should also be given to creating through apartments rather than double loaded units in the south west part of the site.
- (ix) a variety of architectural detail at ground and middle levels including maximising doors, windows and balconies overlooking the Esmonde Road and open spaces;
 - (x) roof profiles that 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. This includes integrating plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design;
 - (xi) colour variation and landscaping, used in conjunction with building articulation, that achieves overall exemplary design quality;

- (xii) glazing is provided along Esmonde Road and open space frontages and the benefits it provides in terms of:
 - (i) the attractiveness and pleasantness of the street and public open space and the amenity for people using or passing through that street, the coastal pathway or other communal open spaces;
 - (ii) the degree of visibility that it provides between the street and public open space and the building interior; and
 - (iii) the opportunities for passive surveillance of the street and public open space from the ground floor of buildings.
- (xiii) buildings that use quality, durable and easily maintained materials and finishes on the façade, particularly at street level;
- (xiv) measures are used to minimise the risk of bird strike resulting from increased night lighting, including consideration of the following:
 - a) all internal lights should be downward facing with minimal horizontal spill, and external lights should be shielded with no horizontal spill (National Light Pollution Guidelines for Wildlife Including Marine Turtles, Seabirds and Migratory Shorebirds, Commonwealth of Australia 2020. 111 pp.).
 - b) window screens and tinted windows can reduce light being seen at night by birds. Vegetation should be planted to screen roosting and breeding areas from the building (National Light Pollution Guidelines for Wildlife Including Marine Turtles, Seabirds and Migratory Shorebirds, Commonwealth of Australia 2020. 111 pp.).
 - c) lighting should only be used as necessary and at a low intensity.
 - d) the spectral range should avoid lights rich in blue light (400 – 500 nm).
- (xv) signage that is designed as an integrated part of the building façade;
- (xvi) development that integrates mātauranga and tikanga into the design of new buildings, communal open space areas and public open spaces;
- (xvii) design that recognises the functional requirements of the intended use of the building; and
- (xviii) design that contributes to the avoidance of conflict between residential and non-residential activities within the precinct.
- (xix) additionally, for residential development:

- the mechanical repetition of unit types is not encouraged, where this would detract from the architectural form of the building.
 - balconies are designed as an integral part of the building.
 - external walkways/breezeways should generally be avoided unless a high design resolution is achieved;
- (xx) the use of materials, colour finishes, and glazing reduces glare having regard to this coastal location;
- (xxi) internal living areas at all levels within a building maximise outlook onto open spaces and proposed public open space (the coastal pathway) and Esmonde Road;
- (xxii) any otherwise unavoidable blank walls are enlivened by methods which may include artwork, māhi toi, articulation, modulation and cladding choice to provide architectural relief;
- (xxiii) parking areas located within buildings are not directly open and/or visible from open spaces or Esmonde Road;
- (xxiv) firefighting water supply in accordance with New Zealand Fire Service Code of Practice

(c) Shading:

the extent to which:

- (i) the location and design of buildings ensures a reasonable level of sunlight access (measured at the Equinox) to residential units (principal living rooms and private outdoor spaces) and communal open space areas, taking into consideration site and building orientation and the planned built character of the precinct.

(d) Landscaped area (both soft and hard landscaping):

the extent to which:

- (i) landscaping treatment within any private open space or communal open space areas responds to and acknowledges the natural landscape character of the adjoining Open Space – Conservation Zone;
- (ii) the design of hard and soft landscaping integrates with and appropriately enhances the design and configuration of buildings and the amenity of publicly accessible areas for the various visitors to the precinct;
- (iii) the design of hard and soft landscaping along Esmonde Road provides for pedestrian and cycle movements and includes high quality of soft landscape elements to assist in stitching both sides of the Esmonde Road corridor together.

- (iv) Provides for high quality outdoor amenity spaces to meet the needs of future residents, including the provision of play spaces for young children.
- (v) Boundary treatments between the private outdoor living areas associated with ground floor dwellings along the edge of the Open Space – Conservation Zone should be designed to balance security and privacy of the outdoor living areas with transparency to provide natural surveillance over the Open Space – Conservation Zone and the shared public coastal walkway. Solid high fences should be avoided.

(e) Transport and access:

the extent to which:

- (i) vehicle access is designed and located to complement the road function and hierarchy;
- (ii) appropriate provision is made for:
 - a) pedestrian, cycle and vehicle movements, including pause points 1, 2 and 3;
 - b) infrastructure services;
 - c) capacity of the roading network; and
 - d) access for emergency services
- (iii) pedestrian/cycle networks minimise potential conflicts between vehicles and cyclists and encourage a walkable neighbourhood to reduce vehicle dependency and ensure local accessibility to community facilities, open space areas, public transport facilities and non-residential activities;
- (iv) prior to the first occupation of the site, the provision of a private shuttle bus between development within the Takapuna 2 Precinct and the Takapuna Metropolitan Centre:
 - a) achieves the intended purpose of encouraging behaviour change away from private vehicles and towards public transport;
 - b) is privately funded, operated, managed and, where not provided directly by the developer, is secured through an appropriate legal mechanism such as (but not limited to) a Body Corporate or residents' association to ensure an effective level of service;
 - c) provides a level of service to support residents at any given stage of development of the Precinct; and
 - d) is necessary taking into consideration other transport options and modes available to the residents of and visitors to the precinct.

(f) Travel plans and integrated transport assessments:

the extent to which:

- (i) proposed developments and travel plans prepared in support of a proposal are consistent with the analysis and recommendations of any existing integrated transport assessment applying to the proposed development and/or precinct.

(g) Infrastructure

the extent to which:

- (i) there is consistency with the Stormwater Management Plan and/or relevant network discharge consent.
- (ii) access around the precinct is designed to be:
 - a) suitable and safe for regular share pedestrian and cycle use;
 - b) easily visible and accessible; and
 - c) linked to the public walkway and cycleway network outside the precinct.

(h) Communal open space areas are provided so that they are:

- (i) readily visible and accessible by adopting methods such as a generous street frontage or bordering onto yards of sites and front faces of buildings that are clear of visual obstructions;
- (ii) located to provide visual relief;
- (iii) integrated with surrounding development; and
- (iv) sized and developed according to community and neighbourhood needs; and

(2) Commercial activities and Healthcare facilities (excluding drive through) of more than 200m² gross floor area per tenancy that comply with Standard I556.6.13 – Commercial GFA and location control:

(a) Effect on residential amenity.

(b) Transport:

- (i) The extent that traffic generation and trip movements to and from the activity may create adverse effects on the:
 - a) capacity of roads giving access to the site;
 - b) safety of road users including cyclists and pedestrians;
 - c) effective, efficient and safe operation of the arterial road network; and
 - d) the planned urban built character of the precinct.

(c) Travel plans and integrated transport assessments:

- (i) The extent to which proposed travel plans prepared in support of a proposal are consistent with the analysis and recommendations of any existing integrated transport assessment for the proposed development and/or precinct.

(3) Any activity or development which does not comply with standards I556.6.11 Maximum On-site parking.

the extent to which:

- (a) the trip characteristics of the proposed activities on the site enable additional parking spaces without creating adverse effect on the roading network;
- (b) the effects of the vehicle movements associated with the additional parking spaces on the safe and efficient operation of the adjacent transport network, including public transport and the movements of pedestrians, cyclists and general traffic;
- (c) the adequacy and accessibility of public transport and its ability to serve the proposed activity;
- (d) a bus shuttle service to the Takapuna Metropolitan Centre is in place and provides for the transportation needs of residents and visitors;
- (e) mitigation measures are proposed to provide the additional parking, which may include measures such as by entering into a shared parking arrangement with another site or sites in the immediate vicinity; or
- (f) the demand for the additional parking can be adequately addressed by management of existing or permitted parking. Depending on the number of additional parking spaces proposed, the number of employees, and the location of the site, this may be supported by a travel plan outlining measures and commitments for the activity or activities on-site to minimise the need for private vehicle use and make efficient use of any parking provided.

(4) Any development which exceeds the 273 dwellings or short term visitor accommodation units or 1,257m² of non-residential activity occupation thresholds but still generates less than 420 vehicle movements per any peak hour in Table I556.6.12.2 and Standard I556.6.12(2) Transport review thresholds:

(a) Effects on the transport network:

- (i) Whether subdivision and/or development has adverse effects on the safety, efficiency and effectiveness of the operation and safety of the transport network, having particular regard to:
 - a) Safety, efficiency and effectiveness effects of general traffic on existing and future pedestrians, active mode users, public transport operations of Esmonde Road;

- b) safety effects on existing and future users of the transport network on Esmonde Road.

(b) Contribution of alternatives to overall traffic effects:

- (i) Whether other transport network upgrade works to those identified in Table I556.6.-12.1 and Standard I556.6.12(1) Transport infrastructure development thresholds can be undertaken, or other measures are proposed that mitigate the transport effects of the proposed subdivision and/or development; and
- (ii) The extent to which (if any) staging of subdivision or development may be required due to the co-ordination of the provision of transport infrastructure.

- (5) Any activity or development that does not comply with standard I556.6.1. Building Height and Building Length, I556.6.2 Maximum impervious area, I556.6.3 Building coverage, I556.6.5. Maximum building dimension and separation, I556.6.6. Wind, I556.6.7. Front, side and rear fences and walls, I556.6.10. Visual Corridors, I556.6.14. Noise, I556.6.15 Open Space – Conservation Zone and Precinct/Building Interface.

- (a) any policy which is relevant to the standard;
- (b) the purpose of the standard;
- (c) the effects of the infringement of the standard;
- (d) the effects on the urban built character of the zone;
- (e) the effects on the amenity of neighbouring sites;
- (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
- (g) the characteristics of the development;
- (h) any other matters specifically listed for the standard; and
- e) where more than one standard will be infringed, the effects of all infringements.

- (6) Open Space – Conservation Zone

The extent to which

- (i) Trees located within the Open Space – Conservation Zone are retained and protected from development works.

I556.9. 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:

Integrated Transport Assessment

- (1) Any subdivision resource consent application, or land use resource consent application for any development where the peak hour trip generation exceeds 420 vehicles movements per any peak hour, must be accompanied by an integrated transport assessment for the precinct.

Commercial Gross Floor Area details

- (2) Any application for commercial activities or healthcare facilities shall be accompanied by details of existing and proposed gross floor areas of individual premises for these activities and facilities within the precinct, so as to confirm compliance with standard I556.6.13. Commercial GFA and location control.

Private Shuttle Service

- (3) Where residential dwellings are proposed as part of any application, information shall be provided to confirm that the private shuttle bus required under Standard I556.6.12 Transport infrastructure development thresholds is in place and operating.

Arboricultural Assessment

- (4) Any resource consent involving any tree trimming or alteration and/or works within the protected root zone of trees over 3 metres in height, including but not limited to trees 23 and 69, that are located within the Open Space – Conservation Zone and overlapping the development areas shall be accompanied with an arboricultural assessment of the effects on the trees and tree works / protection methodology to minimise any adverse effects on the trees.

Acoustic Assessment

- (5) An acoustic assessment shall be prepared by a suitably qualified and experienced acoustic professional to calculate noise levels arising from both business/commercial activities within the precinct and from traffic on Esmonde Road and the nearby motorway to inform the minimum façade noise reductions required to achieve the internal noise levels specified in I556.6.14(1) for noise sensitive spaces. The acoustic design must be based on cumulative noise from business/commercial activities within the precinct and traffic noise (i.e. from the road network). Furthermore, where the internal noise levels can only be achieved when windows and/or external doors to rooms are closed, those rooms shall have installed a mechanical ventilation and/or air conditioning system designed in accordance with the requirements specified in Standard I556.6.14(2).

Note:

At the time the building consent application is lodged the consent holder will be required to provide written certification from a suitably qualified and

experienced acoustic professional to the Council confirming that the building has been designed to ensure internal noise levels in bedrooms and other noise sensitive spaces specified in I556.6.14 will be met. Written certification will need to be in the form of a report.

Communal Open Space Areas Plan

- (6) As part of any resource consent beyond Stages 1 and 2, any resource consent shall be accompanied by a communal open space plan for the entire development within the Residential – Terrace Housing and Apartment Buildings Zone in general accordance with Precinct Plan 3 - Indicative Communal Open Space. The plan must also show the areas of private open space for all ground floor units.

Auckland Urban Design Panel

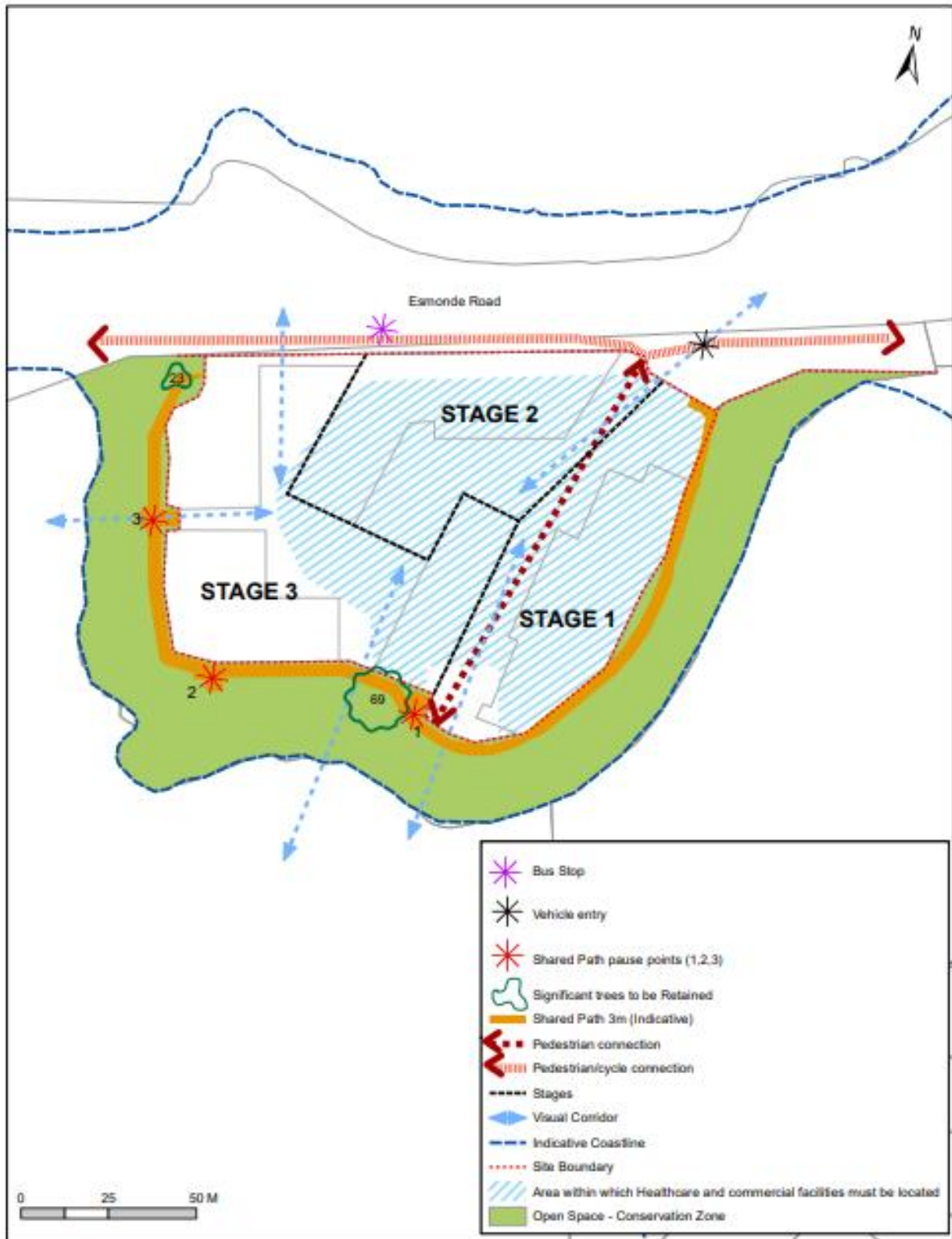
- (7) Details of the minutes of attendance at the Auckland Urban Design Panel for all buildings with an assessment of how the buildings meet the requirements of these minutes.

Archaeological Assessment

- (8) Any resource consent application within the Open Space – Conservation Zone shall be accompanied by an archaeological assessment, including a survey. The purpose of this assessment is to evaluate the effects on archaeological values prior to any land disturbance, planting or development works, and to confirm whether the proposal will require an Authority to Modify under the Heritage New Zealand Pouhere Taonga Act 2014.

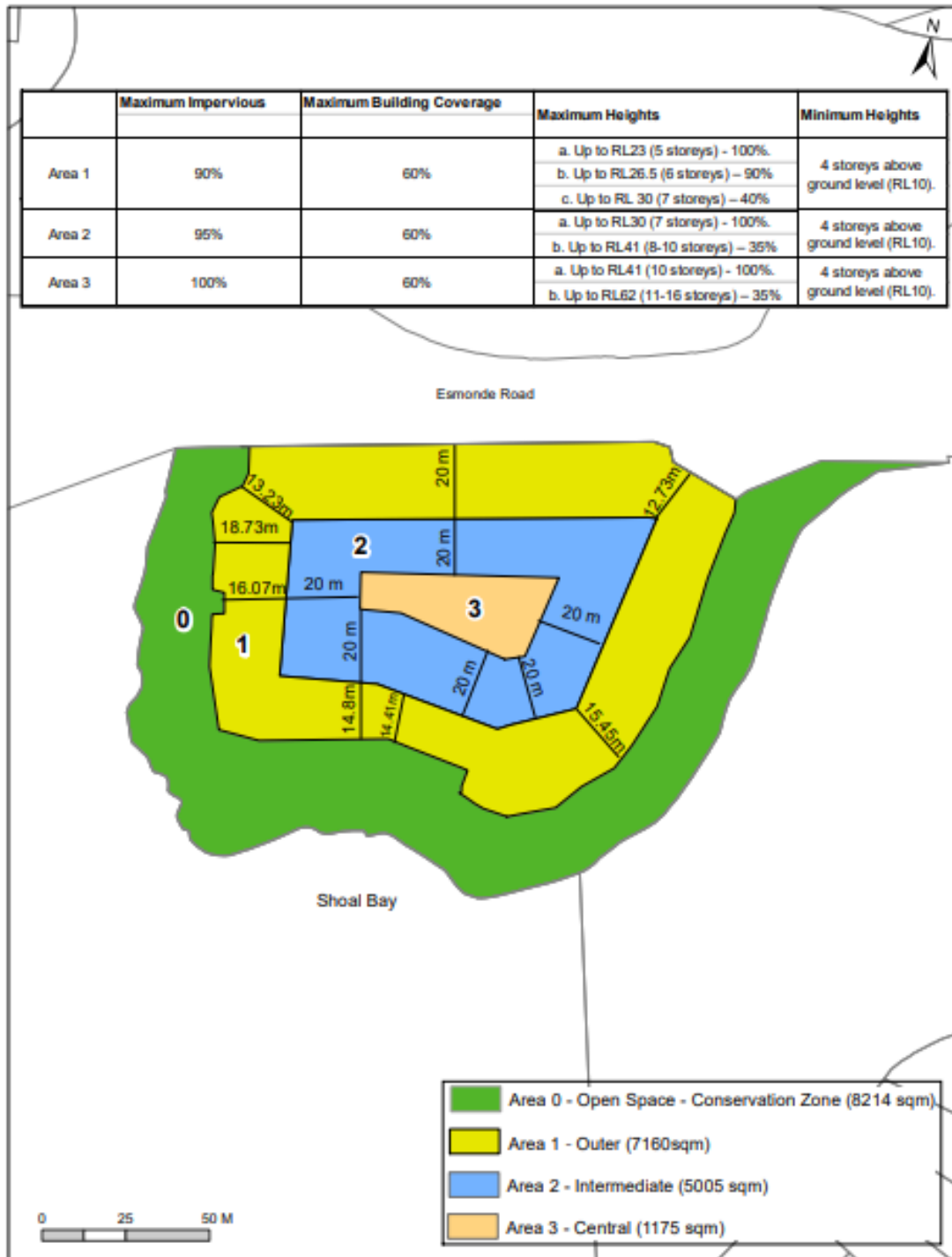
I556.10. Precinct plans

I556.10.1. Precinct Plan 1 - Site features



Qualifying
matter as per
Sch 3C, cls
8(1)(a) of the
RMA

I556.10.2. Precinct Plan 2 - Building height and coverage



I556.10.3. Precinct Plan 3 - Communal Open Space Areas

