

I450 Clarks Beach

I450.1 Precinct Description

The purpose of the Clarks Beach precinct is to provide for the integrated development of the Clarks Beach Special Housing Area zoned Future Urban in the Proposed Auckland Unitary Plan. The precinct constitutes approximately half of the area identified for future urban development. The Clarks Beach precinct (and Special Housing Area) comprises approximately 50.7830 ha. The entire area zoned Future Urban at Clarks Beach has been included within a structure plan analysis as background to the Clarks Beach precinct.

The Clarks Beach precinct is bordered to the south and west by Clarks Beach road, to the north by the Manukau Harbour where there is no esplanade reserve and to the east by a 600m long access strip attached to the title where Camp Morley is located. Camp Morley is a church-based holiday camp with frontage to Manukau Harbour.

The area consists of largely flat to undulating land which contains three natural stream systems. The history of the site as a pastoral farming enterprise for over 100 years has led to minor modification of the landforms and natural systems.

The intended outcome is to provide for a consistent residential environment for approximately 650 households across the Clarks Beach precinct area, based on a structure planned road network with supportive stormwater management and public open space provisions. The intended development outcome as depicted on the Clarks Beach precinct plan provides an opportunity for a variety of household typologies within the Mixed Housing Suburban zone and assisted by the two overlays – Areas A and B. Within Area A where road network connections and amenity proximity provide advantage, it is expected that a higher residential density form will emerge in line with the Mixed Housing Urban zone development rules. Within Area B the larger minimum lot size of 600m² will provide for a spacious transition to the adjoining Rural Coastal and Mixed Rural zones to the east and south of the Clarks Beach precinct.

The precinct incorporates three important features. First, the realignment of the primary road access to the Clarks Beach settlement through the subject site as depicted on Clarks Beach precinct plan. Secondly, the provision of an open space network following the corridor of the natural water course system which connects both to Manukau Harbour and the Waiuku River Inlet. This stormwater management network provides an opportunity for pedestrian and cyclist connection from the southern part of the precinct to the coastal edge. A high level of open space amenity is envisaged for this area. Thirdly, the development of a broad esplanade reserve fronting Manukau Harbour which will be approximately 400 metres long. This beachfront amenity offers public coastal access with a broad hinterland of useable land for coastal recreation. It is envisaged that this area will be a popular coastal reserve, particularly during the summertime for the South Auckland population.

In support of the central development layout of the precinct an overlay has provided where the Mixed Housing Urban zone rules apply. The overlay provides for the building envelope available under the Mixed Housing Urban development rules but the underlying zone remains Mixed Housing Suburban apart from a small area of Single House Zone that is already developed. This is identified as Area A.

The objectives and policies of the underlying Mixed Housing Suburban zone are amended within the Precinct to support a specific intended settlement pattern and urban design outcome at the eastern and southern edges of the precinct. This is identified as Area B.

The location and extent of the precinct and the controls within it are shown on the Clarks Beach precinct plan 1.

I450.2 Objectives

The general residential objectives and the objectives in the underlying Mixed Housing Suburban zone, Mixed Housing Urban zone, Single House zone, the Neighbourhood Centre zone and the Recreation zone apply in the precinct in addition to those specified below:

I450 Clarks Beach

1. Provide a high amenity, accessible coastal environment with supporting facilities, while minimising any adverse effects of activities in this vicinity.
2. Create a high quality open space network and esplanade reserve that contributes to the amenity of the land, recreational opportunities, incorporates a stormwater function and facilitates pedestrian and cyclist access throughout the precinct.
3. A range of housing types are achieved within the precinct, through providing a greater density in Area A, and lower density in Area B.
4. Provide a safe, efficient and effective-street network that allows movement within the precinct, easy access from the main road corridor to the coastal open space, and connectivity with the existing urban area of Clarks Beach village.
5. Subdivision and development manages stormwater runoff to respect natural processes, minimise flood risk and implement water sensitive design.

Affordable Housing

6. To promote increased housing supply, variety and choice by creating well-designed residential developments comprising a range of housing densities, typologies, and price options (including the provision of affordable housing).
7. To ensure that affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.
8. To promote availability of affordable housing to first home buyers and/or Community Housing Providers.

I450.3 Policies

The general residential policies and the policies in the underlying Mixed Housing Suburban zone, Mixed Housing Urban zone, Single House zone, Neighbourhood Centre zone and Recreation zone apply in the precinct in addition to those specified below:

1. Maintain and enhance the open and spacious coastal character of the Clarks Beach settlement, through providing overall lower residential densities, a high amenity open space network and coastal reserve.
2. Provide for a mix of housing typologies and densities which respond to the local context through Area A and Area B, taking in account the proximity to areas of existing development, open space, the coast, the Spine road and the rural boundary of the precinct.
3. Provide a high quality public open space network that results in multiple functions and opportunities including stormwater detention, passive surveillance, a range of active and passive recreation opportunities.
4. Enable appropriately scaled retail activities in one or more neighbourhood centres to serve the needs of local residents while minimising adverse effects on the vitality and vibrancy of other existing or planned centres.
5. Maintain or enhance the biodiversity of ecological resources and linkages and restore degraded ecosystems while reducing stream bank erosion through riparian planting along retained watercourses.
6. Design and construct areas for stormwater treatment and detention that also provide reserve and visual amenity opportunities.
7. Maintain the existing catchment hydrology through management of stormwater on-site and employing water sensitive design principles prior to the discharge of stormwater to existing gullies and watercourses

8. Integrate the stormwater management network within the precinct with the surrounding development and provide for other values such as movement, amenity, open space and ecological values.
9. Require subdivision and development to achieve SMAF 1 mitigation requirements for stormwater runoff from impervious areas that discharge to a stream environment.
10. Ensure careful design of the beach front road and central spine road, and the provision of traffic calming measures in recognition of the Precinct's coastal environment.

Affordable Housing

11. New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:
 - a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers and owned for at least three years; or
 - b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in Auckland region and sold to Community Housing providers or Housing New Zealand and owned for long term retention.
12. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.
13. New retirement village developments containing 15 or more dwellings provide for affordable housing.

I450.4 Activity Table

The activity tables appropriate to the zones (or the equivalent of these zones as they relate to Area A and Area B in the Clarks Beach precinct plan) listed below must apply. The activities, controls and assessment criteria in the underlying Mixed Housing Suburban, Mixed Housing Urban, Single House and Neighbourhood Centre zones, as well as the Auckland-wide provisions, apply in this precinct unless otherwise specified below. Refer to the Precinct Planning Map for the location and extent of the underlying zones and identified Area A and Area B.

I450.5 Notification

The notification provisions for the underlying zones (or the equivalent of these zones as they relate to Area A and Area B in the Clarks Beach precinct plan) used within the precinct must apply.

I450.6 Land Use Standards

The land use controls for the underlying zones (or the equivalent of these zones as they relate to Area A and Area B in the Clarks Beach precinct plan) must apply in the Clarks Beach precinct.

I450.6.1 Density

1. A maximum of one dwelling per site shall be provided in Area 'B' as depicted on the precinct plan, otherwise the density control of the underlying zone applies.

I450.6.2 Affordable Housing

Purpose: To ensure that the precinct contains affordable housing to help address Auckland's housing affordability needs.

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/ vacant sites that are either relative affordable or retained affordable that will meet the requirements of clauses 2-8 below.
2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.
3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.
4. For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with clause 3 above.
5. For apartments, no more than one-third of the total number of identified affordable dwellings must be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings must be located on a single building level.
6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) of one-half or more, that fraction is counted as 1 dwelling (or vacant site), and any lesser fraction may be disregarded.
7. For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 (HASHAA) as the provisions specified within the relevant Order in Council amendment to that Act apply. The above provisions apply to consents that are not processed under HASHAA.
8. Affordable housing that does not comply with clauses 2.3 above is a discretionary activity.

I450.6.3 Relative Affordability

Number of Relative Affordable Dwellings or Sites

Purpose: To ensure that the precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:
 - a. the price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of 3 calendar months previous to the date the application for 224c is lodged with council) that is published by the Real Estate Institute of New Zealand.
 - b. if the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) for ensuring that the combined value of the building and the land upon completion will meet that criterion or is a building associated with such a dwelling.

- c. dwellings must be sold to first home buyers who intend to reside in the dwelling and retain ownership for three years from the date of first transfer. Any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who intend to reside in the dwelling and retain ownership for 3 years from the date of transfer.

I450.6.3.1 Eligibility for Relative Affordable Housing

Purpose: To ensure relative affordable housing is purchased by appropriate persons

1. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites that are identified for affordable dwellings), the consent holder must provide to Council a statutory declaration that confirms the sale complies with the following eligibility requirements:
 - a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of signing the unconditional sale and purchase agreement.
 - b. the consent holder has sold the dwelling (and any associated parking that is required by resource consent and storage) at a price which is not more than that defined by the 75 percent median price in accordance with rule I450.6.3.1.a above.
 - c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase.
 - d. the purchaser is a first home buyer and has never owned any other real property.
 - e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.
2. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser must be made aware of the mechanism, e.g. a consent notice required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in I450.6.3.1 above or is a building associated with such a dwelling.
3. Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder must provide to council a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:
 - a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of signing the unconditional sale and purchase agreement.
 - b. any development of the site must be such that the combined value of the dwelling and the land upon completion, as confirmed by a valuation carried out by a registered valuer, must be no more than that defined by the 75 percent median price in accordance with rule 2.4.1(a) above.
 - c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase.
 - d. the purchaser is a first home buyer and has never owned any other real property.
 - e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

4. A consent notice must be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria be met for 3 years from the date of the transfer to the eligible purchaser.
5. Relative affordable housing that does not comply with rules I450.6.2 and I450.6.3 above is a discretionary activity.

I450.6.4 Retained Affordability

Eligibility for Retained Affordable Housing

Purpose: To ensure that the precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.

Purchasers in respect of retained affordable housing must be a registered community housing provider or Housing New Zealand Corporation. This rule does not apply to Retirement villages.

I450.6.4.1 Number of Retained Affordable Dwellings or Sites

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria:
 - a. the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:
 - i. the dwelling is purchased with a 10 percent deposit; and
 - ii. the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. This interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.
2. As part of the resource consent application evidence must be provided to demonstrate a community housing provider will purchase the dwellings/sites. Prior to the transfer of the retained affordable dwellings/sites a council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.
3. Retained Affordable housing that does not comply with clauses I450.6.4.1.1 and I450.6.4.1.2 above is a discretionary activity.

I450.7 Development Standards

The development controls of the underlying zones (or the equivalent of these zones as they relate to Area A and Area B in the Clarks Beach precinct plan) must apply in the Clarks Beach precinct unless otherwise specified below:

I450.7.1 General

1. Area A – within Area A the development standards applicable to the Mixed Housing Urban zone apply.
2. Area B – within Area B the development standards applicable to the Single House zone apply.

I450.7.2 Fences

1. Fences located on the front boundary of any site within the precinct must be no more than 1.2m in height.
2. Any fence within a side yard or rear yard where the boundary is common with an open space zone, or the land is used as public open space, must be no more than 1.2m in height.

I450.7.3 Viewshaft Control

Purpose: To retain a public view through to the esplanade reserve.

1. No activity or development shall penetrate a sloping height plane defined horizontally by the viewshaft illustrated on the Clarks Beach precinct plan and vertically by the viewpoint elevation RL18.7m (Reduced Level in terms of NZVD2016) at the southern end and viewshaft north elevation RL12.2m (Reduced Level in terms of NZVD2016) at the northern end.

I450.7.4 Garages

Purpose: reduce the dominance of garages as viewed from the street and avoid parked cars overhanging the footpath.

1. A garage door facing the street must not be greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.
2. A garage door facing the street must be set back at least 5 metres from the site frontage and shall not project forward of the front facade of the dwelling.

I450.7.5 Riparian Margins and wetland planting (applies to all zones)

1. In respect of permanent and intermittent streams identified in the precinct plan, riparian margins must:
 - a. be established 10m either side of the banks of permanent/intermittent streams; as measured from the top of the bank.
 - b. be planted from the edge of the bed of the stream with native vegetation at a density of 10,000 plants per hectare, using eco-sourced native vegetation consistent with local biodiversity.
 - c. pedestrian/cycle paths must be located adjacent to, and not within the 10 metre planted strip.
2. Where existing wetlands are to be retained and do not contain existing native planting, they must:

- a. be planted with native vegetation at a density of 10,000 plants per hectare, using eco-sourced native vegetation consistent with local biodiversity.
3. The riparian margins and the wetlands to which this rule applies must be offered to council for vesting.
4. This control shall apply at the time of subdivision which includes land affected by this rule and does not apply to any balance lot set aside for future development.
5. The planting required in sub-clause 1(b) and 2 above may be considered by council for a credit against any assessment for development contributions or levies relevant to the development.

I450.7.6 Esplanade Pine Trees

Purpose: Removal of the existing pine trees on the coast and replacement with native plants.

1. The staged removal of Pine trees within the esplanade reserve must include:
 - a. a tree removal and replanting plan to minimise disruption to biodiversity.
 - b. replacement native re-planting of a 20m width at a density of 10,000 plants per hectare
2. This control shall apply at the time of subdivision which includes land affected by this rule and does not apply to any balance lot set aside for future development.
3. The planting required in sub-clause 1(b) above may be considered by council for a credit against any assessment for development contributions or levies relevant to the development.

I450.7.7 On-site stormwater management – new impervious areas discharging to the CMA via natural stream

1. Development of new impervious areas greater than 50m² (excluding roads) that discharges to a stream environment upstream of RL1.7m (Reduced Level in terms of NZVD2016) must be designed to achieve the following:
 - a. stormwater runoff from the total site impervious area must be directed to an on-site device(s) designed and sized to accommodate stormwater runoff from the site and achieve retention (volume reduction) of 5mm runoff plus detention (temporary storage) of 16.3mm of runoff with a draw down period of 24hrs, except as provided in (b) below.
 - b. Where:
 - i. a suitably qualified person has confirmed that soil infiltration rates are less than 2mm/hr or there is no area on the site of sufficient size to accommodate all required infiltration that is free of geotechnical limitations (including slope, setback from infrastructure, building structures or boundaries and water table depth); and
 - ii. rainwater reuse is not available because:
 - The quality of the stormwater runoff is not suitable for on-site reuse (i.e. for non-potable water supply, garden/crop irrigation or toilet flushing); or
 - There are no activities occurring on the site that can reuse the full 5mm retention volume of water.
 - iii. the retention volume can be taken up by detention where the combined total to be provided complies with Table 1, with a drain down period of 24 hours.

- c. stormwater runoff may be directed to one or more on-site device to achieve the volume requirements in Table 1 where:
 - i. the retention volume must be achieved; and
 - ii. where the total volume requirement is met then a greater retention volume and a corresponding decrease in detention volume can be provided.

Table 1 Retention and detention volume requirements			
m ²	Retention (m ³)	Detention (m ³)	Combined total to be provided (m ³)
1	0.005	0.0163	0.0213

- d. if raintanks are proposed to achieve retention requirements for (a), the rainwater tank must be dual plumbed to non-potable uses such as toilets, laundrys and hose taps in the dwelling.
- e. any stormwater management device or system must be built in accordance with design specifications by a suitably qualified service provider and must be fully operational prior to use of the impervious area.
- f. 'as built' plans for any stormwater management device or system must be provided to Council within three months of practical completion of the works.
- g. any stormwater management device or system must be operated and maintained in accordance with best practice for the device or system.

I450.7.8 On-site stormwater management (discharging to the CMA directly)

1. Retention and detention is not required for impervious areas that discharge to the CMA.
2. Adopt a 10mm Water Quality Volume requirement for all roads and JOAL impervious surfaces in catchment 1.

I450.7.9 Rear Yards

1. A minimum 3m rear yard applies to residential sections which share a common boundary with 43, 45, 47 and 49 Sergeants way and 31 Crispe road.

I450.8 Subdivision Standards

The subdivision controls in the Auckland-wide rules (Chapter [E38](#)) applies in this precinct unless otherwise specified below:

I450.8.1 Activity Table

The Activity Table – Table–[E38.4.2](#) Activity Table – Subdivision in Residential zones applies to the Clarks Beach precinct plan, except as specified in the Table 1 below.

Table 1: Subdivision Activity Status

Subdivision Activity	Activity Status
Subdivision in accordance with the Clarks Beach precinct plan	RD
Subdivision not in accordance with the Clarks Beach precinct plan	NC
Subdivision of a vacant site in accordance with Table E38.8.2.3.1 and 5.1.2 below	RD
Any subdivision (or any development of land which precedes a subdivision)	RD
Development of any site with frontage to the Spine road shown on precinct plan	RD

I450.8.2 Subdivision Development Standards

The subdivision development controls in [E38 Subdivision - Urban](#) apply in this precinct unless otherwise specified below.

1. Minimum net site area

- a. area B – Minimum net site area: 600m²

2. Roads

- a. all roads must be located in general accordance with the Clarks Beach precinct plan.
- b. no vehicle access to a site must cross a proposed or existing 3m or greater shared path for pedestrians and cyclists.
- c. all roads within the precinct shall be constructed to the standards contained in Table 2: Road Construction Standard – Clarks Beach precinct. Cross-section diagrams set out below for each road type shall be used. Where a road is not described or provided for in Table 2, the relevant Auckland wide rules shall apply.
- d. subdivision that makes provision for any portion of 'Beach Front road' (Road Type D) or equivalent must also make provision for the Crispe road extension, unless the extension is otherwise provided for through a previous subdivision consent.
- e. sites gaining vehicular access onto Road 1 – Type A Road must provide for on-site manoeuvring when located within 100m of the neighbourhood centre, or to the east of the new spine road southern connection with Clark's Beach road.

Table 2: Road Construction Standard – Clarks Beach Precinct

Type	Road	Road Width	Carriageway	Footpath Width	Bike lane	Figure
A	Collector	20m	6m	1.8m	2x 1.8m	1
B	Collector road Neighbourhood Centre	20.5m	6m	3+ 1.8m	2x 1.8m	2
C	Clarks Beach Road (existing) precinct responsibility	20.12m	3.5m	1.8m	N/A	3
D	Beachfront road	22.6m	6m + 5m parking	1.8m	4m Combination foot/cycle	4
E	Park Edge road	14.9m	5.6m	1.8m	3m	5
F	Local road	19.0m	5.6m	1.8m	N/A	6

Figure 1

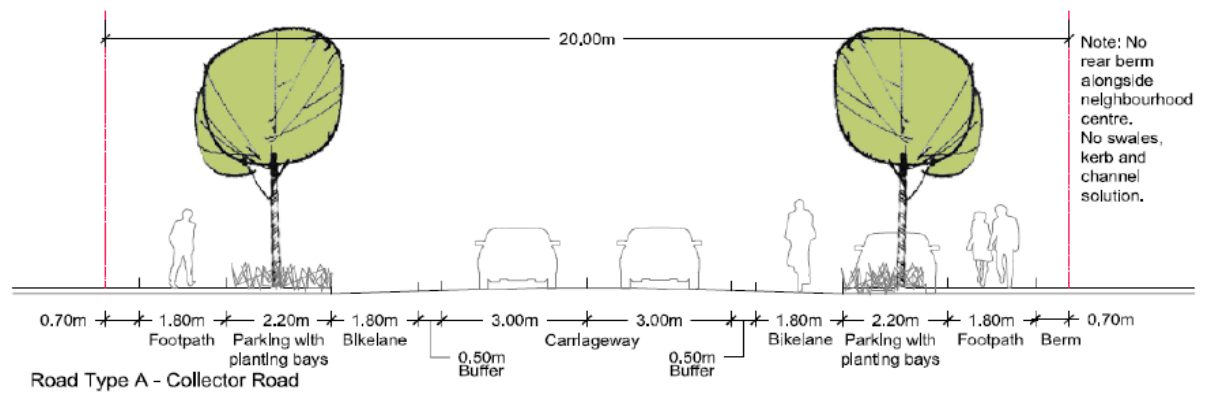


Figure 2

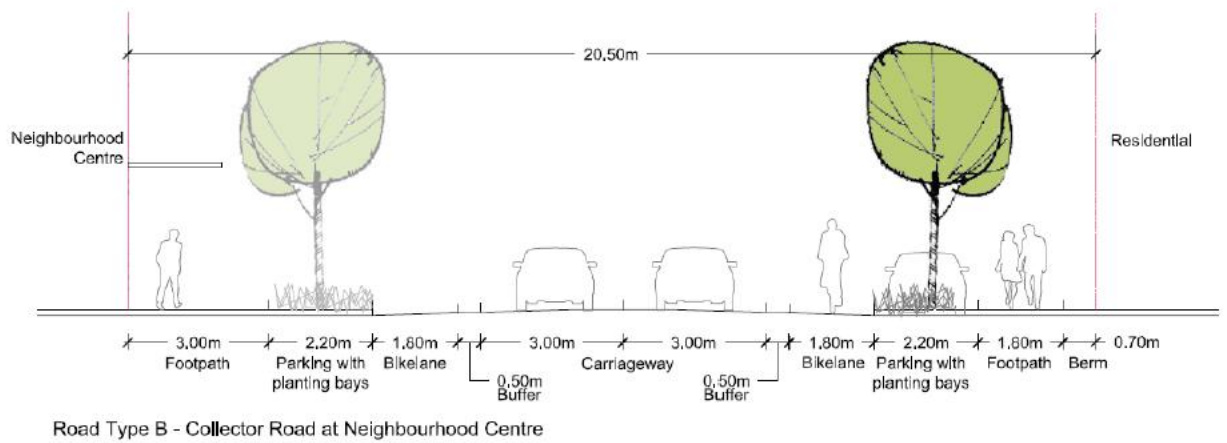


Figure 3

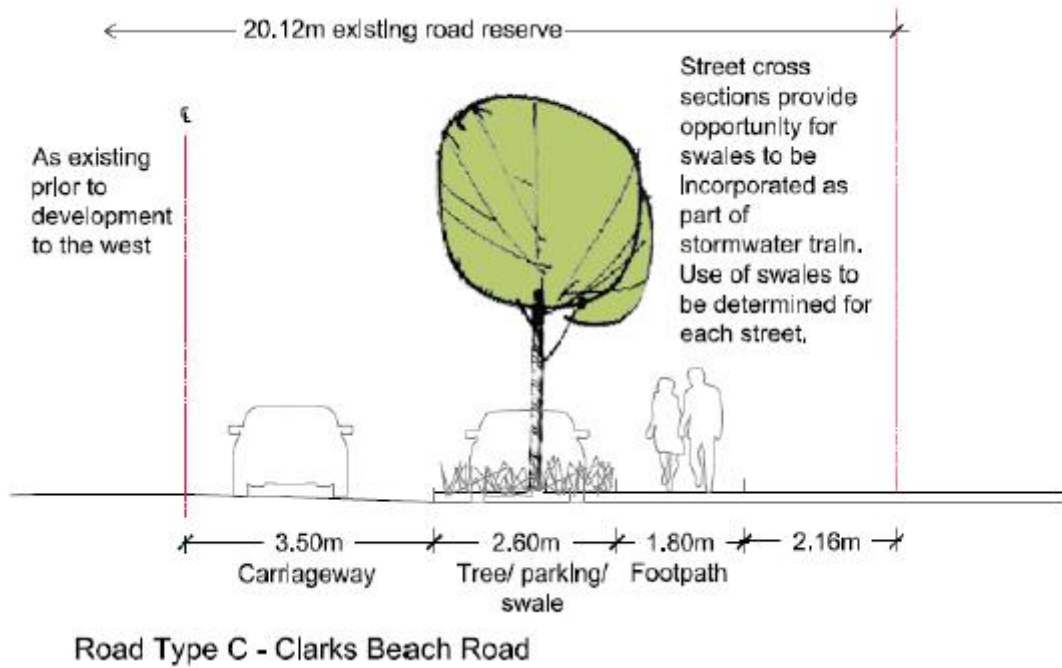


Figure 4

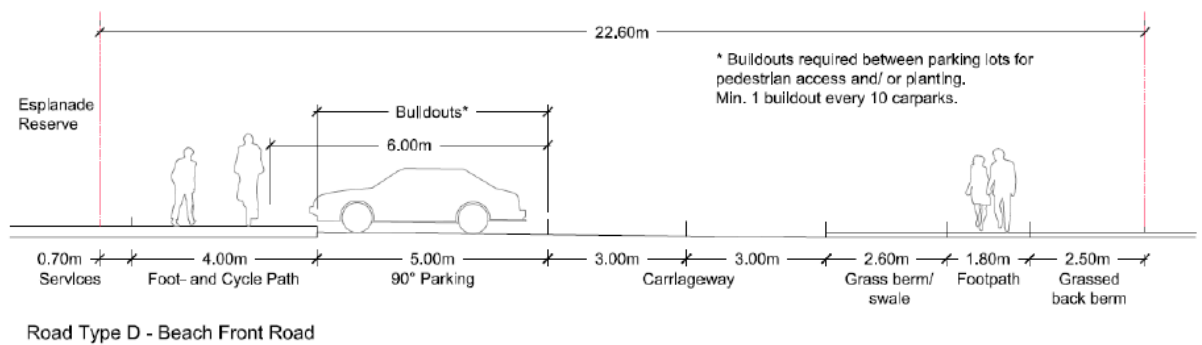


Figure 5

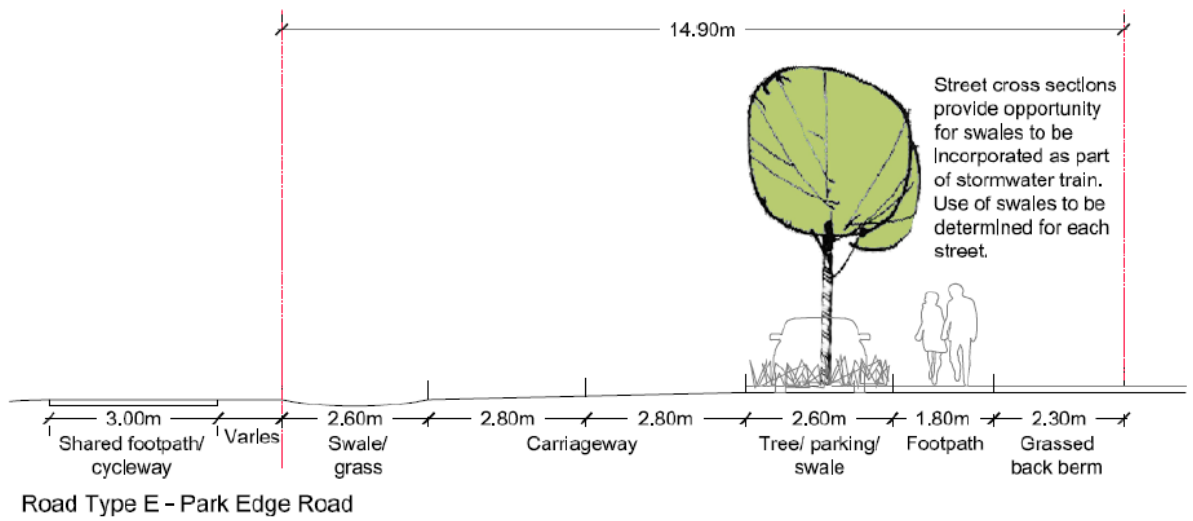
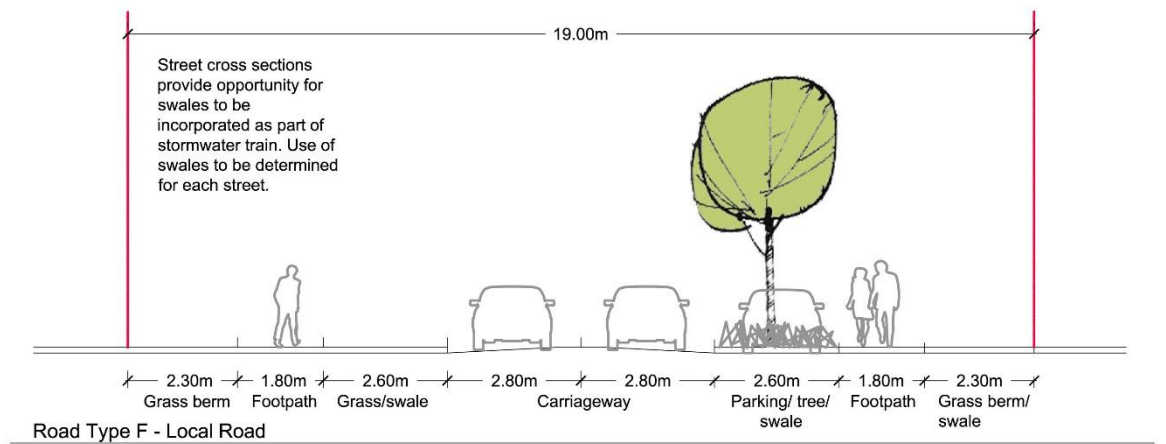


Figure 6



I450.8.3 Stormwater management in roads

1. Roads discharging to the CMA via natural streams

- a. stormwater runoff from impervious surfaces within roads (and future roads) must be directed to a stormwater device(s) designed and sized to achieve the following stormwater hydrology mitigation requirements:
 - i. retention (volume reduction) of 5mm runoff must be provided “at source” within road reserves; and
 - ii. detention (volume reduction) of 16.3mm of runoff with a draw down period of 24hrs must be provided within road reserves or in communal devices.

2. Roads discharging directly to the CMA

Stormwater runoff from impervious surfaces within roads (and future roads) must be directed to a stormwater device(s) designed and sized to achieve treatment of at least 10mm runoff “at-source” within road reserves or green corridor (except where more stringent water quality management requirements apply).

I450.9 Assessment – Development Standard Infringements

I450.9.1 Matters of Discretion

1. Development Standard Infringements

- a. the matters of discretion set out in [C1.9\(3\)](#) and in the underlying zone specific to the control infringed apply.

2. On-site stormwater management – new impervious areas

Impervious areas unable to comply with rule I450.8.3.1. The council will restrict its discretion to:

- a. items (a)-(d) in the Auckland-wide rules for Stormwater Management Area Flow. Areas in rule [E10](#).

I450.9.2 Assessment Criteria

1. Development Standard Infringements

- a. the assessment criteria in [C1.9\(3\)](#) and in the underlying zone specific to the control infringed applies.
- b. where relevant to the assessment, the objectives and policies of the precinct shall be taken into account.

2. On-site stormwater management – new impervious areas

- a. the assessment criteria in the Auckland-wide rules for Stormwater Management Flow apply. See rule [E10](#).

I450.10 Assessment – Subdivision

In addition to the matters set out in [E38 Subdivision](#), the council will restrict its discretion to the matters below for activities listed as restricted discretionary in the subdivision activity table.

I450.10.1 Matters of discretion

1. Subdivision in accordance with the Clarks Beach precinct plan:
 - a. stormwater management
 - b. the design and location of the subdivision
 - c. the matters for discretion outlined in [E38.12.1](#)

I450.10.2 Assessment criteria

1. Subdivision in accordance with the Clarks Beach precinct plan
 - a. subdivision should implement and generally be consistent with the:
 - i. roading typologies of the precinct plan set out in Table 2 and cross sections illustrated in Figures 1-5.
 - ii. objectives and policies for the precinct;
 - iii. rules of the underlying zone.
 - iv. assessment criteria set out in [E38.12.2](#)
2. Stormwater management
 - a. whether a stormwater management system is provided appropriate to the scale of development and consistent with an approved Stormwater Management Plan and stormwater discharge consent.
 - b. the extent to which sufficient space is available to achieve hydrology mitigation requirements on-site.

Note: Consent notices may be required on titles of new lots to ensure compliance with the on-site stormwater management requirements.
 - c. for communal stormwater devices:
 - i. the extent to which the device can be accommodated to allow efficient operation and maintenance, and appropriate amenity; and
 - ii. whether the use of communal devices achieves the best practicable alternative to on-site management.
 - iii. the extent to which the device is needed to manage downstream flooding

I450.11 Precinct Plan – Clarks Beach



I450.12 Special information requirements

I450.12.1 Earthworks plans

Any application for subdivision or development shall be accompanied by detailed earthworks plans. Such plans must:

1. Describe the nature and scale of the proposed earthworks, such as the extent of cut and/or fill, sources of fill and how the cut and fill is to be transported.
2. Describe the construction management and communication methods to be followed to minimise nuisances and disruption to surrounding residents

I450.12.2 Esplanade Pine Trees

Any application for subdivision or works within the area of the existing pine trees along the beach front must include the following information:

1. Staging of works including removal and replanting
2. Methodology for removal of pines to manage existing ecosystems
3. Landscape plan specifying the any proposed earthworks, planting strategy and any hard works (i.e. paths and access).

I450.12.3 Crispe Road Extension

Any application for subdivision or works within the area of the Crispe road extension and beach front road as identified on the Clarks Beach precinct plan must include a design for the entire length of this road from the end of the existing Crispe road to the Neighbourhood Centre zone regardless of whether only a portion is being proposed for development. The design must include the following information:

1. The total proposed road reserve
2. Carriageway location, footpaths, lighting, vegetation, parking, pedestrian crossing points, levels and materials.
3. How the design encourages slow traffic speeds.
4. How the design provides for an integrated outcome with the esplanade reserve to the north and a neighbourhood park to the south, and with the neighbourhood centre.

6.35 Drury 1

Precinct description

The precinct has an area of 167.67 ha and is bordered by Drury Creek in the north, southern motorway to the east SH22 (Karaka road) to the south and Jesmond road to the west. The site is gently rolling terrain, with coastal frontage to the upper estuary reach of Drury Creek. Two permanent watercourses run through the land, both originating within the site and flowing north towards the coastal edge. The Precinct Plan 1 area applies to the original 84.62 ha of the Precinct. The Precinct Plan 2 area applies to an extension of 83.05 ha.

It incorporates the provisions of the precinct plan and includes the development of a local centre with opportunities for intensive residential development.

Policy 14 allows for consideration of biodiversity offsets and ecological compensation for unavoidable impacts arising from development on natural resources, where this is directed to the Drury Creek Islands Recreation Reserve (DCIRR). The matters in Policy 14 can provide subsequent considerations to the provisions of E3, E1, E15 and Appendix 8 of the Auckland Unitary Plan, which address the circumstances in which residual adverse effects on natural resources that cannot be avoided, remedied or mitigated may be offset.

The transport provisions for Precinct Plan 2 recognise that Auckland Transport and the NZ Transport Agency have not yet completed planning the strategic transport network for the wider Drury area including the Future Urban zones to the west and south of the Drury 1 Precinct. The precinct provisions recognise and support future strategic transport connections which may be required to and through the precinct - in particular Jesmond Road and the new east-west road (Future Collector Road (New)).

The Jesmond Road / SH 22 intersection upgrade is required prior to development in Precinct Plan 2. Other transport infrastructure upgrades outside of the precinct have not been prescribed in the same manner. However the Precinct recognises the potential for adverse traffic effects at five identified intersections and the Norrie Road one way bridge. Those effects will be assessed at the time of subdivision applications and required upgrades or other mitigation determined at that time. Refer to planning maps for the location and extent of the precinct. The following underlying zones apply to the precinct:

- Residential- Single House Zone
- Residential - Mixed Housing Suburban
- Residential - Mixed Housing Urban
- Residential - Terrace Housing and Apartment Building
- Business - Local Centre

Objectives

The objectives are as listed in the relevant underlying zones and Auckland wide provisions, except as specified below:

1. An integrated, more intensive residential environment which has high levels of amenity, allows for a range of housing densities and typologies and incorporates opportunities for a local centre.
2. A well connected roading layout that supports a range of travel modes, provides a strong definition of public spaces, legible and safe urban road pattern and clear differentiation between the private and public realm.
3. Ecology is maintained and enhanced through riparian margin re-planting at the time of development, building set-backs and landscaping.

4. Buildings are developed in an intensive manner, reflecting an urban character and amenity with clear definition of public fronts where buildings are massed, and private back yards that are predominantly open (excluding rear lane accessed garaging).

5. Stormwater runoff is managed to enable the maintenance and enhancement of natural waterways and water quality.

6. Subdivision, land use and development in the precinct will not adversely impact on the safe and efficient operation of the National Grid.

7. To promote availability of affordable housing to first home buyers and/or Community Housing Providers.

Precinct Plan 2

8. Subdivision and development is coordinated with the delivery of infrastructure required to service the Precinct, connect it to the wider network and manage its effects, including transport, wastewater, stormwater and water services.

9. Infrastructure serving the Precinct is funded and implemented in an integrated and coordinated manner.

10. Subdivision and development occurs in way that does not compromise the ability to provide efficient and effective strategic transport connections to and through the precinct to serve future urban growth in the wider Drury area.

Policies

The policies are as listed in the relevant underlying zones and Auckland wide provisions except as specified below:

1. Enable and support an intensive urban form and character defined by:

- a. establishing a local centre within a walkable pedestrian focused environment and focus retail and commercial development in this centre
- b. providing a clear definition between public and private spaces, including roads and public open space.
- c. opportunities for convenient, comfortable and safe interaction at the public / private road boundary interface through the enablement of low-height, visually open porch structures extending into the front yard setback.
- d. an urban built form that encourages higher density, intensive and massing towards the road frontage and side boundaries of sites, with less development within the rear yards.
- e. provision of a medium density built form along the northern coastal edge of the precinct.
- f. a reliance on high quality and safe interconnected roads and public open spaces in preference to larger private outdoor spaces

2. Enable high density residential development (including smaller vacant sites and integrated residential developments), particularly in close proximity to the local centre, collector roads and public open spaces.

3. Maximise vehicular, cycling and pedestrian connectivity and permeability of the road network wherever possible.

4. Encourage roads to form urban blocks and to front public open spaces.

5. Require residential development within urban blocks to:

- a. conform to a perimeter block pattern of development where buildings are massed towards the road and provide front building façades to the road
- b. generally provide vacant site that have narrower frontages than their depth

- c. ensure there is sufficient space between the rear of opposing dwellings to provide privacy and back yards for outdoor living
- d. maintain reasonable solar access to rear yards
- e. avoid driveway crossings to shared paths and dedicated cycle lanes, utilising access from side roads, access lots or rear lanes
- f. generally avoid rear lots

6. Control road façade elements to ensure dwellings relate to the road, including presence of a front door, sufficient glazing, ability to establish verandas / porches, landscaping provision, fencing heights and the control of garage in proportion to the façade.

7. Enable the development of rear lanes, including opportunities for rear garaging and habitable areas above the garage, especially where lot or dwelling frontage widths are narrow.

8. Require on-site management, or for higher density development private communal management of stormwater runoff from impervious areas. Stormwater from roads should generally be managed within the road corridors.

9. Require native riparian planting along waterways.

10. Avoid adverse effects of subdivision, land use and development on the National Grid line by ensuring that:

- a. appropriate buffer distances for managing subdivision, land use and development are provided
- b. sensitive activities, buildings and most structures are excluded from establishing within 12m of the centreline of a National Grid transmission line and within 12m of a National Grid support structure; and
- c. subdivision, land use and development is managed around the National Grid line to ensure that future activities, buildings and development do not restrict the operation, maintenance, upgrading and development of the National Grid line.

11. Utilise the National Grid corridor for road or open space networks where practicable, provided that they are designed and located to avoid adverse effects on the operation, maintenance, upgrading and development of the National Grid lines.

12. For new residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:

- a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers and owned for at least three years; or
- b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in Auckland region and sold to Community Housing providers or Housing New Zealand and owned for long term retention.

13. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.

14. Following assessment under the provisions of E1, E3, E15 and Appendix 8, where offsets or compensation are proposed to address residual adverse effects on natural resources that cannot be avoided, remedied or mitigated, consideration may be given to the local restoration opportunity and the multiple ecosystem benefits which could be achieved by directing the offsets or compensation to the Drury Creek Islands Recreation Reserve. Where any such offset or compensation is proposed, it should contain an assessment of the ecosystem values lost or degraded within the precinct and gained on the Drury Creek Islands Recreation Reserve.

Precinct Plan 2

15. Require subdivision and development to coordinate infrastructure design, funding and implementation.

16. Ensure subdivision and development is designed and implemented to meet the foreseeable transportation needs of residents within the Precinct by providing and upgrading infrastructure.

17. Manage the adverse traffic effects of subdivision and development on the following parts of the transport network:

- intersection of State Highway 22 and Jesmond Road
- intersection of Great South Road / Firth Street,
- intersection of Firth Street / Norrie Road,
- intersection of Great South Road / Norrie Road / Waihoehoe Road,
- intersection of Great South Road / Karaka Road (SH22),
- intersection of Victoria Street / SH22, and
- the Norrie Road One-Way Bridge.

18. Require subdivision to implement the collector roads and provide for the strategic transport connections by means of the Future Collector Road (New) and Collector Road (Possible Future Arterial Road) shown on Precinct Plan 2.

Precinct rules

The activities, controls and assessment criteria in the underlying Residential - Mixed Housing Suburban zone, Residential - Mixed Housing Urban zone, Residential - Terrace Housing and Apartment Buildings zone, Business - Local Centre zone, Auckland-wide rules and overlays apply in the precinct unless otherwise specified below. Refer to the Precinct Planning Map for the location and extent of the underlying zones.

1. Activity Table

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is specifically provided for by a rule in Activity Tables A1.1, 1.1, 1.2, and 1.3 below.

A1.1 All Zones

Table A1.1 Activity table: All zones

Activity		Activity status
(A1)	Residential activities that do not comply with any clause within Standard 2.2 Affordable Housing	D

1.1 Residential Zones

Table 1.1 Activity table: Residential zones

Activity		Activity status
Residential		
(A2)	Integrated Residential Developments	RD
(A2A)	Integrated Residential Developments that do not comply with Standard 6.3.1(d)	D
(A3)	Dwellings that do not comply with Standard 2.1 Density	D
(A4)	Activities that do not comply with Standard 4.12 or 5.12	D
Commerce		
(A5)	Show home	P
(A6)	Retail in the Terrace Housing and Apartment Buildings zone	NC
Infrastructure		

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

(A7)	Overhead electricity lines (a single circuit) up to and including 110kV. Within areas of the Road and Unformed Road this activity shall have the same status as the adjacent Residential zone	P
On-site stormwater management (dwellings and impervious areas excluding roads)		
(A8)	Impervious areas (excluding roads) of less than or equal to 50m ² within a site	P
(A9)	Impervious areas (excluding roads) greater than 50m ² within a site that meet hydrology mitigation requirements in the relevant precinct rules below	P
(A10)	Communal stormwater device(s) located within common land serving two or more dwellings that meet hydrology mitigation requirements in the relevant precinct rules below	C
(A11)	Impervious areas unable to comply with the activity controls	RD

1.2 Local Centre Zone

Table 1.2 Activity table: Local Centre Zone

Activity		Activity Status
On-site stormwater management (dwellings and impervious areas excluding roads)		
(A12)	Impervious areas (excluding roads) of less than or equal to 50m ² within a site	P
(A13)	Impervious areas (excluding roads) greater than 50m ² within a site that meet hydrology mitigation requirements in the relevant precinct rules below	P
(A14)	Impervious areas unable to comply with the activity controls	RD
(A15)	Communal stormwater device(s) located within common land serving two or more buildings that meet hydrology mitigation requirements in the relevant precinct rules below	C

1.3 Subdivision

Table 1.3 Activity table: Subdivision

Subdivision Activity		Activity Status
(A16)	Subdivision in accordance with the precinct plan	RD
(A17)	Subdivision not in accordance with the precinct plan	D
(A18)	Subdivision of sites in accordance with an approved land use consent or a concurrent subdivision and land-use consent	RD
(A19)	Subdivision not complying with Standards 6.1 – 6.6, or 6.8	D
(A20)	Subdivision creating a rear site or sites	NC
(A21)	Subdivision creating a cul-de-sac, except staged road construction as part of a staged subdivision or balance site	NC
(A22)	Subdivision not complying with Standard 6.3(1)(d)(ii) (but otherwise complying with Standards 6.1 – 6.6 or 6.8)	RD

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

2. Land use controls – residential zones

The relevant overlay, Auckland-wide and zone standards apply in the precinct, except as specified below.

2.1 Density

1. The number of dwellings on a site must not exceed the limits specified below in Table 2.1.1:

Table 2.1.1 Density

Zone	Density
Residential - Mixed Housing Suburban	Maximum allowable average density of 200m ² per dwelling where the requirements of rule 2.1.2 below are met
Residential - Mixed Housing Urban	No density limits apply where four or more dwellings are proposed and the requirements of rule 2.1.3 below are met
Residential - Terrace Housing and Apartment Buildings	No density limits apply

2. Within the Residential - Mixed Housing Suburban zone the site:

- a. has a minimum net parent site area of 1000m²
- b. is at least 20m wide at the frontage of the site.

3. Within the Residential - Mixed Housing Urban zone the site:

- a. has a minimum net parent site area of 1000m²
- b. is at least 20m wide at the frontage of the site.

4. *[deleted]*

2.2 Affordable Housing

Purpose: To ensure that the precinct contains affordable housing to help address Auckland's housing affordability needs.

A. General Controls

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/ vacant sites that are either (B) relative affordable or (C) retained affordable that will meet the requirements of clauses 2-8 below.

2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.

3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.

4. For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with clause 3 above.

5. For apartments, no more than one-third of the total number of identified affordable dwellings shall be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings shall be located on a single building level.

6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) of one-half or more, that fraction is

counted as 1 dwelling (or vacant site), and any lesser fraction may be disregarded.

7. For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 (HASHAA) as the provisions specified within the relevant Order in Council amendment to that Act apply. The above provisions apply to consents that are not processed under HASHAA.

8. *[deleted]*

B. Relative Affordable

Number of Relative Affordable Dwellings or Sites

Purpose: To ensure that the precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:

a. the price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of three calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) that is published by the Real Estate Institute of New Zealand.

b. if the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) for ensuring that the combined value of the building and the land upon completion will meet that criterion or is a building associated with such a dwelling.

c. Dwellings must be sold to first home buyers who must reside in the dwelling and retain ownership for three years from the date of first transfer. Any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who must reside in the dwelling and retain ownership for three years from the date of transfer.

Eligibility for Relative Affordable Housing

Purpose: To ensure relative affordable housing is purchased by appropriate persons

1. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites that are identified for affordable dwellings), the consent holder must provide to council a statutory declaration that confirms the sale complies with the following eligibility requirements:

a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of signing the unconditional sale and purchase agreement.

b. the consent holder has sold the dwelling (and any associated parking that is required by resource consent and storage) at a price which is not more than that defined by the 75 percent median price in accordance with clause 1(a) above.

c. the purchaser is a first home buyer and has never owned any other real property.

d. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

2. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser must be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in 1 above or is a building associated with such a dwelling.

3. Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder must provide to

council a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:

- a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of signing the unconditional sale and purchase agreement.
- b. any development of the site must be such that the combined value of the dwelling and the land upon completion, as confirmed by a valuation carried out by a registered valuer, must be no more than that defined by the 75 percent median price in accordance with clause 1(a) above.
- c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase.
- d. the purchaser is a first home buyer and has never owned any other real property.
- e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

4. A consent notice must be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria be met for three years from the date of the transfer to the eligible purchaser.

5. *[deleted]*

C. Retained Affordable

Eligibility for Retained Affordable Housing

Purpose: To ensure that the precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.

1. Purchasers in respect of retained affordable housing must be a registered community housing provider or Housing New Zealand Corporation.

2. *[deleted]*

Number of Retained Affordable Dwellings or Sites

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria.

a. the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:

- i. the dwelling is purchased with a 10 percent deposit; and
- ii. the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. This interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.

2. As part of the resource consent application evidence must be provided to demonstrate a community housing provider will purchase the dwellings/sites. Prior to the transfer of the retained affordable dwellings/sites a council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.

3. *[deleted]*

Where the following definitions apply:

Retained affordable

Housing that is:

- a. built by a registered community housing provider or Housing New Zealand Corporation; or
- b. sold to a registered community housing provider or Housing New Zealand Corporation; and
- c. sold at a price defined by the Auckland median household income as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

Relative Affordable

Housing that is:

- a. bought by first home buyers and remains in the same ownership for three years from the date of first transfer, where the purchaser has a gross household income that does not exceed 120 percent of the Auckland median household income as set at the date of signing the unconditional sale and purchase agreement.
- b. sold at a price that does not exceed 75 percent of the Auckland region median house price published by the Real Estate Institute of New Zealand and calculated as an average of three calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later

Community Housing Provider

means a housing provider (other than Housing New Zealand Corporation) that has, as one of its objectives, the provision of one or both of the following types of housing:

- a. social rental housing;
- b. affordable rental housing
- c. rent to own (ie. as provided by New Zealand Housing Foundation)

Household Income

Household income shall include all taxable income as defined by the New Zealand Inland Revenue Department.

Show home

A house on a newly built subdivision which is furnished and decorated to be shown to prospective buyers.

3. Development Controls – All Zones

The following development controls apply to all activities (A8) – (A15) listed in Activity Tables 1.1 and 1.2 above.

3.1 On-site stormwater management (dwellings and onsite impervious areas, excludes roads)

Purpose: ensure appropriate stormwater retention and detention associated with site development.

1. Within catchments draining to streams all new impervious surfaces of 50m² and over must be designed to achieve the following:

Except as provided by c. the following (a. and b.) applies.

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required; and
- b. provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24 hour rainfall event minus the 5mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.
- c. Where:
 - i. a suitably qualified person has confirmed that soil infiltration rates are less than 2mm/hr or there are no areas on the site of sufficient size to accommodate all required infiltration that is free of geotechnical limitations (including slope, setback from infrastructure, building structures or boundaries and water table depth); and
 - ii. rainfall reuse is not available because:

- The quality of the stormwater runoff is not suitable for on-site reuse (i.e. for non-potable water supply, garden irrigation or toilet (flushing)); or
- There are no activities occurring on the site that can re-use the full 5mm retention volume of water;

the retention volume can be taken up by providing detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24 hour rainfall event over the impervious area for which hydrological mitigation is required (minus any designed retention volume that is achieved).

2. The stormwater device/s:

- a. must be maintained by the site owner(s) in perpetuity. A consent notice will be registered on the certificate of title to that effect at time of subdivision.
- b. if rainwater tanks are proposed to achieve the retention requirements above, the rainwater tank must be dual plumbed to non-potable uses such as toilet and washing machine in the dwelling.

3. Compliance shall be demonstrated to the council in conjunction with any application for building consent, or by way of certificate of compliance or at the time of subdivision.

4. Stormwater devices within the National Grid Yard must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP34:2001, including their ongoing operation and maintenance.

5. *[deleted]*

4. Development Controls – Residential Mixed Housing Suburban Zone

The following development controls apply to activities listed in Activity Table 1.1 of this precinct and Activity Table H4.4.1 of the Residential – Mixed Housing Suburban Zone instead of the development standards listed in Standard H4.6, with the exception of the following standards:

- a) H4.6.2 Home occupations
- b) H4.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings
- c) H4.6.16 Rainwater tanks

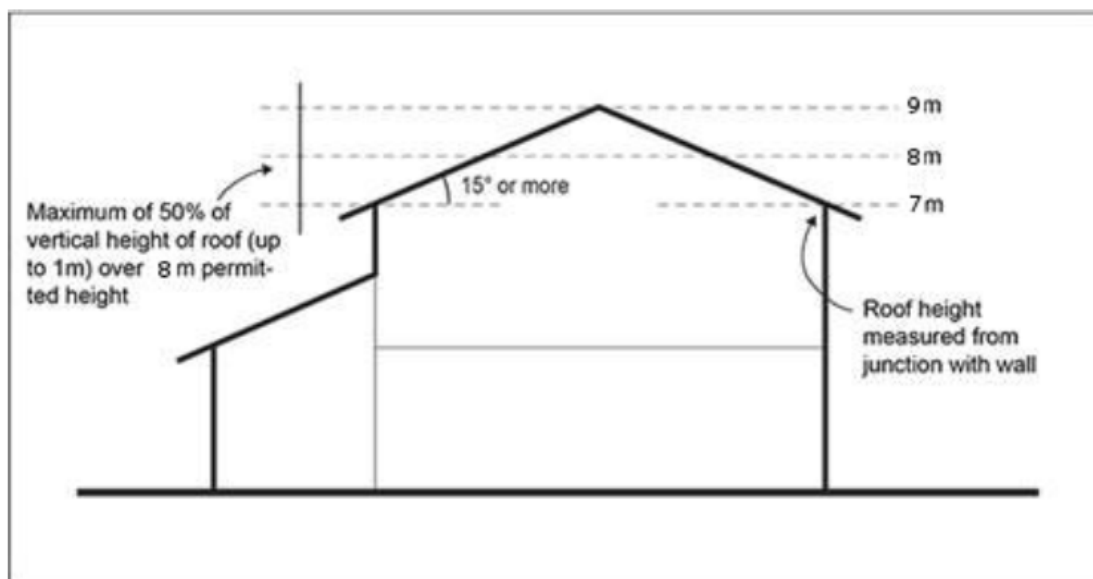
4.1 Building Height

Purpose: manage the height of buildings to:

- Achieved the planned built character of predominantly one and two storeys
- Provide some flexibility to enable variety in roof forms.

1. Buildings must not exceed 8m in height except that 50 percent of a building's roof elevation, measure vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more (as shown on figure 1 below).

Figure 1: Building height



4.2 Height in relation to boundary

Purpose: manage the bulk and scale of buildings and maintain a reasonable level of sunlight access and minimise adverse visual dominance effects to immediate neighbours.

1. The following height in relation to boundary controls apply:

a. for all lots, the height in relation to boundary control does not apply to the street boundary.

In the case of front lots (not being a corner lot or adjacent to a corner lot) a building height in relation to boundary of 5m and 45 degrees must apply on side boundaries adjoining other front lots, up to a maximum distance of 8m from the rear boundary.

A height in relation to boundary of 2.5m and either 45 degrees (for east or west boundaries), 55 degrees (for north boundaries), 35 degrees (for southern boundaries) must apply to the remaining part of any side boundary that is within 8m from the rear boundary and to all rear boundaries.

In the case of front lots which adjoin a corner lot the following apply:

On side boundaries that adjoin the shortest side boundary of the corner lot, a height in relation to boundary of 2.5m and either 45 degrees (for east or west boundaries), 55 degrees (for north boundaries), 35 degrees (for southern boundaries) must apply to the whole length of the boundary including where that side boundary extends beyond the corner lot.

On side boundaries that adjoin the longest side boundary of the corner lot, a building height in relation to boundary of 5m and 45 degrees must apply up to a maximum distance of 8m from the rear boundary. Rule 1c above must apply to the remaining part of the side boundary that is within 8m from the rear boundary.

In relation to the shortest side boundary of a corner lot (including where that side boundary extends beyond the corner lot) all windows above the ground floor level facing the corner lot (or facing a lot adjoining the corner lot) must have a window sill level at least 1.6m above the floor level or be fitted with opaque glass

A height in relation to boundary of 2.5m and either 45 degrees (for east or west boundaries), 55 degrees (for north boundaries), 35 degrees (for southern boundaries) must apply to any rear boundary.

In the case of corner lots the following apply:

- On the shortest side boundary of the corner lot, a height in relation to boundary of 2.5m and either 45 degrees (for east or west boundaries), 55 degrees (for north boundaries), 35 degrees (for southern boundaries) must apply
- On the longest side boundary of the corner lot, a building height in relation to boundary of 5m and 45 degrees must apply up to a maximum distance of 8m from the rear boundary. A height in relation to boundary of 2.5m and either 45 degrees (for east or west boundaries), 55 degrees (for north boundaries), 35 degrees (for southern boundaries) must apply to the remaining part of the side boundary that is beyond 8 m from the rear boundary.
- All buildings within 6m of the shortest side boundary must be limited to a single storey and a 5m maximum height.

For all rear boundaries a height in relation to boundary of 2.5m and either 45 degrees (for east or west boundaries), 55 degrees (for north boundaries), 35 degrees (for southern boundaries) apply.

2. This control does not apply to a boundary adjoining sites within the public open space zones or vested reserves exceeding 2000m².

3. Where the boundary adjoins a rear lane (access lot) the control applies from the farthest boundary of the rear lane (access lot).

4. A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:

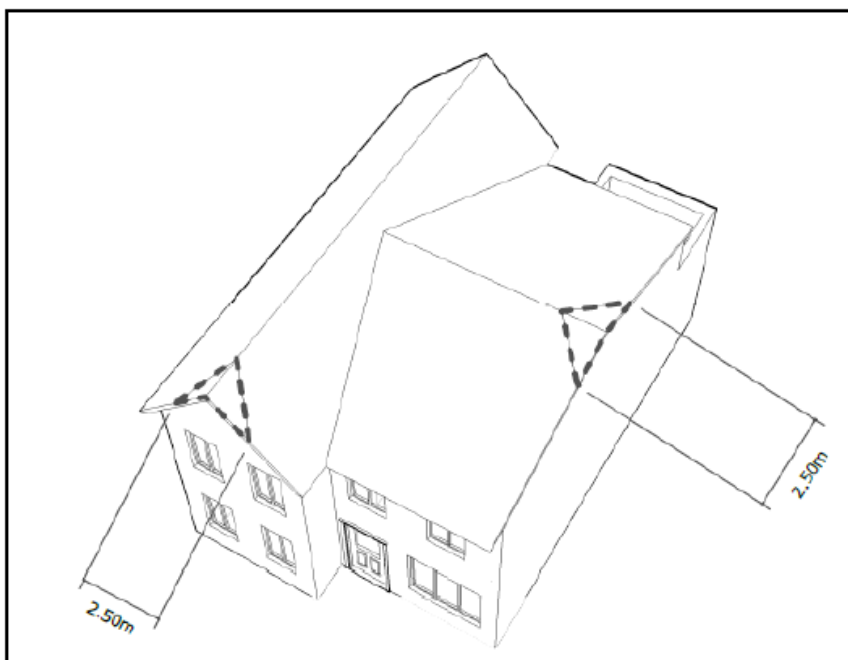
- a. no greater than 1.5m² in area and no greater than 1m in height
- b. no greater than 2.5m cumulatively in length measured along the edge of the roof.

No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.

5. The height in relation to boundary rule does not apply to existing or proposed internal site boundaries within an application area.

6. The height in relation to boundary control does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

Figure 2: exceptions for gable ends and dormers



4.3 Yards

Purpose:

- Maintain the built character of the streetscape and provide sufficient space for landscaping in the front yard
- Maintain a reasonable standard of residential amenity
- Ensure dwellings are adequately set back from streams and the coast
- Provide a reasonable standard of visual and acoustic privacy between different dwellings, including their outdoor living space, on the same or adjacent sites

1. The minimum yards must be those in Table 4.3.1.

Table 4.3.1 Yards

Yard	Minimum depth
Front	4m
Side	1m
Rear	8m, except that a single storey building (or part of a building) up to a maximum height of 5m, is permitted within the rear yard provided that it is no closer than 3m from the rear boundary.
Riparian	10m from the edge of all permanent and intermittent streams
Coastal	10m

2. The rear yard in Table 4.3.1 does not apply to a building up to a height of 7m where the site adjoins a rear lane (access lot).

3. The side yard control does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

4. A single storey unenclosed verandah / porch space attached to the building is exempt from the front yard setback provided it must not be located within 2m of the front boundary.

5. [deleted]

4.4 Outlook

Purpose: ensure a reasonable standard of amenity for dwellings and encourage building windows to face the road, rear yard and/or rear lane

1. Where the principal glazing from the principal living room or dining room of a dwelling does not face a road or a rear lane (access lot), an outlook space must be provided as follows:

- a. a depth of 4m within the site measured at right angles to and horizontal from the window to which it applies
- b. a width of 4m measured within the site from the centre point of the largest window on the building face to which it applies
- c. the height of the outlook space is the same as the floor height, measures from floor to ceiling, of the building face to which the control applies.
- d. be clear and unobstructed by buildings.

4.5 Impervious Area

Purpose: manage the amount of stormwater runoff generated by a development.

1. The maximum impervious area of the site area must be 70 percent.

4.6 Building Coverage

Purpose: manage the extent of buildings on the site to achieve the planned built character.

1. Maximum building coverage shall comply with Table 4.6.1 below:

Table 4.6.1 Maximum Building Coverage

Site Area or Activity	Maximum Building Coverage
Sites over 400 net site area	40 percent
Sites under 400 net site area	50 percent
Integrated Residential Developments	50 percent

4.7 Landscaping

Purpose:

- Provide for on-site amenity and an attractive streetscape character
- Improve stormwater absorption on-site.

1. The minimum landscaped area shall be 30 percent of the net site area.
2. At least 50 percent of the front yard must comprise landscaped area.

4.8 Outdoor Living

Purpose: provide dwellings with outdoor living space that is of a functional size and dimension and is accessible from the principal living room, dining room, kitchen and is separated from vehicle access and maneuvering areas.

1. A dwelling at ground floor level must have an outdoor living space that is at least 20m² that comprises ground floor space that:
 - a. has no dimension less than 4m and has a gradient not exceeding 1 in 20;
 - b. is directly accessible from the principal living room, kitchen or dining room;
 - c. is free of buildings, parking spaces, servicing and maneuvering areas;
2. Where an entire dwelling is located above ground level, it must have an outdoor living space in the form of a balcony or roof terrace that is at least 5m² for studio and one bedroom dwellings and 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m.

4.9 Dwellings Fronting the Road

Purpose: ensure dwellings are orientated to provide for passive surveillance of the road and contribute to streetscape amenity.

1. The front façade of a dwelling on a site must contain:
 - a. glazing that is cumulatively at least 20 percent of the area of the front façade measured on the basis of a storey height of 2.4m per storey (excluding garage door).
 - b. a main entrance door that is visible from the road.

4.10 Fences

Purpose: enhance passive surveillance over the road and maintain the open character of front yards.

1. Fences in a front yard must not exceed 1.2m in height.

4.11 Garages

Purpose:

- Minimise the dominance of garages as viewed from the road

- Avoid parked cars over-hanging the footpath.

1. A garage door facing a road:

- a. must be no greater than 50 percent of the width of the front façade of the dwelling to which the garage relates.
- b. must not project forward of the front façade of a dwelling.
- c. must be set back at least 5m from the site's frontage.

2. If the site is served by a rear lane (access lot) there must not be a garage on the site's road frontage.

4.12 Vehicle Access

Purpose: maintain a safe road frontage and shared space footpath uninterrupted by vehicle crossings

1. Sites fronting a road with a 3m shared footpath on the site's frontage must not have direct vehicle access to that road frontages.

2. Where the site is served by a rear lane (access lot) there must not be direct vehicle access from the road.

3. *[deleted]*

4.13 Minimum dwelling size

Purpose:

- Dwellings are functional and of a sufficient size to provide for the day-to-day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

1. Dwellings must have a minimum net internal floor area as follows:

- a. 30 m² for studio dwellings
- b. 45 m² for one bedroom dwellings

5. Development Controls – Residential Mixed Housing Urban Zone

The following development controls apply to activities listed in Activity Table 1.1 of this precinct and Activity Table H5.4.1 of the Residential – Mixed Housing Urban Zone instead of the development standards listed in Standard H5.6, with the exception of the following standards:

- a) H5.6.2 Home occupations
- b) H5.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings.
- c) H5.6.17 Rainwater tanks

5.1 Building Height

Purpose: manage the height of buildings to:

- Be consistent with an urban residential character
- Maintain a reasonable standard of amenity for adjacent sites
- Support intensification of residential density and intensity
- Provide some flexibility to enable variety in roof forms

1. Buildings must not exceed 11.5m in height.

5.2 Height in relation to boundary

Purpose:

- Enable building height and intensity to be located in the front of the site to provide a built character and streetscape consistent with the planned urban environment and its density
- Manage height in the rear yard of the site to minimise adverse visual dominance, allow the establishment of spacious rear yards, solar access to rear yards, and reasonable outlook and privacy (subject to rear lane-accessed housing)
- Enable the passive surveillance of the rear lanes by providing for minor dwelling or habitable space above the garage

1. The following height in relation to boundary controls shall apply.

a. no height in relation to boundary control shall apply to the road boundary or a boundary with a rear lane (access lot).

b. no height in relation to boundary control shall apply to the side boundaries located outside the 8m rear yard.

c. A height in relation to boundary of 2.5m and either 45 degrees (for east or west boundaries), 55 degrees (for north boundaries), 35 degrees (for southern boundaries) shall apply to the side boundaries located within the 8m rear yard.

2. A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:

a. no greater than 1.5m² in area and no greater than 1m in height

b. no greater than 2.5m cumulatively in length measured along the edge of the roof.

3. No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.

4. The height in relation to boundary rule does not apply to existing or proposed internal site boundaries within an application area.

5. The height in relation to boundary control does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

5.3 Yards

Purpose:

- Maintain the built character of the streetscape, enable more intensive development adjoining the road and interaction with the road, and provide reasonable transitional space for landscaping in the front yard
- Maintain a reasonable standard of residential amenity
- Ensure buildings are adequately set back from streams and the coastal edge to maintain water quality and provide protection from natural hazards
- Provide a reasonable standard of visual and acoustic privacy between different buildings, including their outdoor living space, on the same or adjacent sites
- Provide an additional setback along Jesmond Road

1. The minimum yards must be those in Table 5.3.1.

Table 5.3.1 Yards

Yard	Minimum depth
Front	2.5m, except that a 8.5m front yard applies to the length of Jesmond Road identified as "Collector Road (Possible Future Arterial Road) on Precinct Plan 2, subject to 6 below.
Side	1m

	One side yard can be reduced to 0m provided that legal provision is made for access for maintenance of the structure or it is a common / party wall.
Rear	8m, except that a single storey building (or part of a building) up to a maximum height of 5m, is permitted within the rear yard provided that it is no closer than 3m from the rear boundary.
Riparian	10m from the edge of all permanent and intermittent streams
Coastal	10m

2. The rear yard in Table 5.3.1 does not apply to a building up to a height of 7m where the site adjoins a rear lane (access lot).

3. The side yard control does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

4. A single storey unenclosed verandah / porch space attached to the building is exempt from the front yard setback provided it must not be located within 1m of the front boundary.

5. *[deleted]*

6. The 8.5m front yard required in Table 5.3.1 shall lapse two years after it becomes operative unless a plan change is notified prior to that date, seeking to have Jesmond Road classified as an Arterial Road under the Auckland Unitary Plan. If a plan change has not been notified, the 2.5m yard shall apply thereafter.

Note: Additional yard setbacks may be required to meet the requirements of Chapter D26 National Grid Corridor Overlay.

5.4 Outlook

Purpose: ensure a reasonable standard of amenity for dwellings and encourage building windows to face the road, rear yard and/or rear lane

1. Where the principal glazing from the principal living room or dining room of a dwelling does not face a road or a rear lane (access lot), an outlook space must be provided as follows:

- a depth of 4m within the site measured at right angles to and horizontal from the window to which it applies
- a width of 4m measured within the site from the centre point of the largest window on the building face to which it applies
- the height of the outlook space is the same as the floor height, measures from floor to ceiling, of the building face to which the control applies.
- be clear and unobstructed by buildings.

5.5 Impervious Area

Purpose: manage the amount of stormwater runoff generated by a development.

1. The maximum impervious area of the site area must be 70 percent.

5.6 Building Coverage

Purpose: manage the density of buildings on the site consistent with the urban residential character.

1. Maximum building coverage shall comply with Table 5.6.1 below:

Table 5.6.1 Maximum Building Coverage

Site Area or Activity	Maximum Building Coverage
Sites over 400 net site area	40 percent
Sites under 400 net site area	50 percent
Integrated Residential Developments	50 percent

5.7 Landscaping

Purpose:

- Provide for on-site amenity and an attractive streetscape character
- Improve stormwater absorption on-site.

1. The minimum landscaped area shall be 30 percent of the net site area.
2. At least 50 percent of the front yard must comprise landscaped area (excluding the area of an unenclosed verandah space from rule 4.3.4 above).

5.8 Outdoor Living

Purpose: provide dwellings with outdoor living space that is of a functional size and dimension and is accessible from the principal living room, dining room, kitchen and is separated from vehicle access and maneuvering areas.

1. A dwelling at ground floor level must have an outdoor living space that is at least 20m² that comprises ground floor space that:
 - a. has no dimension less than 4m and has a finished gradient not exceeding 1 in 20;
 - b. is directly accessible from the principal living room, kitchen or dining room;
 - c. is free of buildings, parking spaces, servicing and maneuvering areas;
2. Where an entire dwelling is located above ground level, it must have an outdoor living space in the form of a balcony or roof terrace that is at least 5m² for studio and one bedroom dwelling and 8m² for two or more bedroom dwelling and has a minimum dimension of 1.8m.

5.9 Dwellings Fronting the Road

Purpose: ensure dwellings are orientated to provide for passive surveillance of the road and contribute to streetscape amenity.

1. The front façade of a dwelling on a site must contain:
 - a. glazing that is cumulatively at least 20 percent of the area of the front façade measured on the basis of a storey height of 2.4m per storey (excluding garage door).
 - b. a main entrance door that is visible from the road.
2. A habitable room fronting a rear lane (access lot) must have a façade that contains glazing that is cumulatively at least 20 percent of that storey's façade to the rear lane.

5.10 Fences

Purpose: enhance passive surveillance over the road and maintain the open character of front yards.

1. Fences in a front yard must not exceed 1.2m in height.

5.11 Garage

Purpose:

- Minimise the dominance of garages as viewed from the road
- Avoid parked cars over-hanging the footpath.

1. A garage door facing a road:

- a. must be no greater than 50 percent of the width of the front façade of the dwelling to which the garage relates.
- b. must not project forward of the front façade of a dwelling.
- c. must be set back at least 5m from the site's frontage.

2. If the site is served by a rear lane (access lot) there must not be a garage on the site's road frontage.

5.12 Vehicle Access

Purpose: maintain a safe road frontage and shared space footpath uninterrupted by vehicle crossings

1. Sites fronting a Future Collector road (New), Collector road (New), Collector road (Existing), Collector road (possible future arterial) and a Collector road – Protected Cycleway identified on precinct plan 1 or 2 or a road with a 3m shared footpath on the site's frontage must not have direct vehicle access to that road frontage.

2. Where the site is served by a rear lane (access lot) there must not be direct vehicle access from the road.

3. *[deleted]*

5.13 Minimum dwelling size

Purpose: Dwellings are functional and of a sufficient size to provide for the day-to-day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

1. Dwellings must have a minimum net internal floor area as follows:

- a. 30 m² for studio dwellings
- b. 45 m² for one bedroom dwellings

6. Subdivision Controls

Unless specified below, the standards applicable to the overlays, zones and Auckland-wide provisions apply to all activities listed in Activity Table 1.3.

The following standards do not apply to activities listed in Activity Table 1.3:

- (1) Chapter E38 Subdivision – Urban: E38.8.2.3 Vacant sites subdivisions involving parent sites of less than 1 hectare

6.1 Minimum Site Sizes for Vacant Sites – Residential Zones

1. Minimum vacant site sizes shall comply with Table 6.1.1 below:

Table 6.1.1 Minimum Site Sizes for Proposed Vacant Sites – Residential Zone

Site Width	Minimum Site Size
Minimum site size where the minimum front site width is 12.5m or greater	325m ²
Minimum site size where the minimum front site width is between 10m and 12.49m and Table 7 (Alternative Front Site) is complied with and the site's frontage is not to a road on the north-west to north-east boundary	260m ²

2. *[deleted]*

3. There are no minimum site sizes where subdivision is proposed as part of an integrated land use consent or to subdivide around an approved land use consent for a residential development.

4. *[deleted]*

6.2 Minimum Site Dimensions for Vacant Sites

1. Minimum site dimensions for vacant sites shall comply with Table 6.2.1 below:

Table 6.2.1 Minimum Site Dimensions for Proposed Vacant Sites – Residential zones

Site Type or Measurement	Dimension
Front site: Minimum Width in metres	12.5m
Alternative Front Site: Width in metres where a legal mechanism restricts the width of a garage and vehicle crossing for any subsequent building development to a single car width or where a rear lane provides legal access	10m to 12.49m
Front Site: Minimum Depth in meters	26m
Minimum Legal Width of Rear Lanes in meters	7m

2. There are no minimum site dimensions where subdivision is proposed as part of an integrated land use and subdivision consent or to subdivide an approved land use consent for a residential development.

3. *[deleted]*

4. *[deleted]*

6.3 Movement Network

1. All subdivision must comply with the following controls:

a. all new subdivisions, roads and lots shall comply with the following:

- i. maximum Block Length: 250m
- ii. maximum Block Perimeter: 750m

For clarity the measurements above may be curvilinear.

b. *[deleted]*

c. collector roads must be provided in accordance with the alignments in precinct plan 1 and 2.

d. roads must be constructed to the standards illustrated in Figures 3 to 11 below (with reference to precinct plan 1 and 2) or where not contained in the figures below, the relevant Auckland Wide rules shall apply. Except that:

- i where a road is located within the National Grid Corridor Overlay, the road will be constructed with a design specific to the accommodation of the Corridor. The design will be determined as part of the resource consent required by Chapter D26 National Grid Corridor Overlay.
- ii The future collector road (new) is required to be:
 - a. formed to a Local Road standard only as set out in Figure 11 – Road 1 Future Collector Road (New) – Interim Local Road formation.
 - b. Vested to enable the future construction of the Future Collector Road (New) as set out in Figure 10.

Note 1:

1. The alignment of the future collector road (new) as shown on Precinct Plan 2 is indicative and may vary by up to 20m. The exact alignment of the future collector road (new) will:

- Be determined through detailed design in conjunction with subdivision and /or land use consent applications;
- Provide for the length of the road to connect across property boundaries i.e. the road will be constructed up to the boundary of the adjoining property to allow it to be continued;
- Connect at its eastern end with the road in Precinct Plan 1; and
- Connect at its western end with Jesmond Road.

e. Prior to the occupation of any new dwelling or unit in the Precinct Plan 2 area, the intersection of SH22 and Jesmond Road must be upgraded with a double lane roundabout with approach lanes, or traffic signals (including approach lanes) where the posted speed limit supports their implementation to provide a safety and capacity solution, unless an interim traffic safety solution has been approved by the New Zealand Transport Agency as the requiring authority for State Highway 22. This rule:

- Also applies to integrated residential developments sought as a land use consent application; and
- Continues to apply to each application for subdivision or development within the Precinct Plan 2 area until such time as the intersection of State Highway 22 and Jesmond Road has been upgraded with a double lane roundabout or traffic signals.

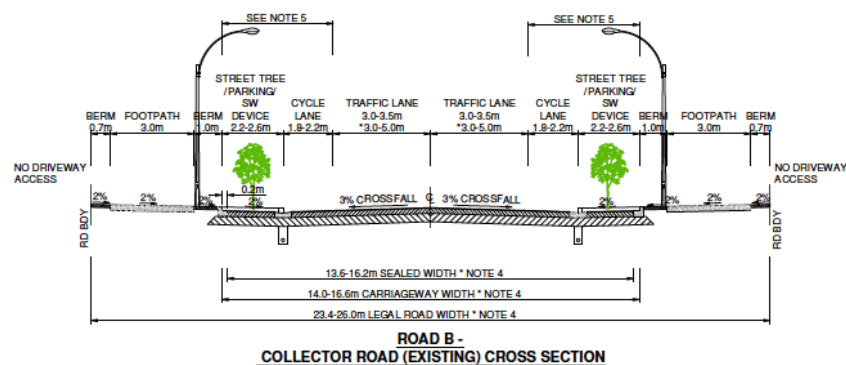
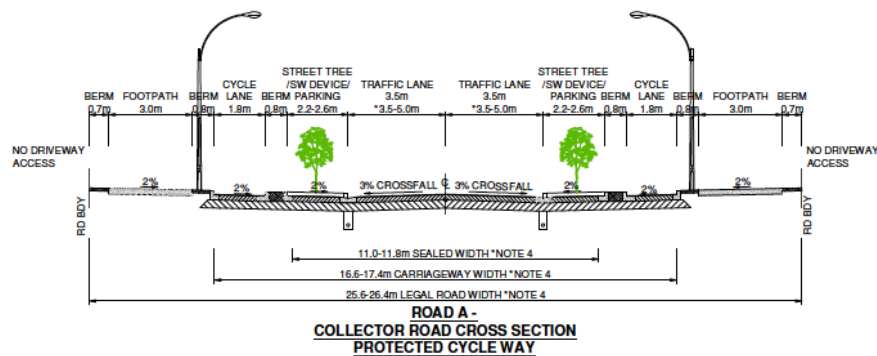
Note 1: If an interim traffic safety solution has been implemented at the SH22/Jesmond Road intersection under this rule, applicants are advised that they are required to consult with the New Zealand Transport Agency and Auckland Transport to determine whether this interim solution needs to be upgraded to a roundabout or traffic signals to address safety and capacity matters, prior to any further subdivision or development proceeding within the Precinct Plan 2 area.

f. Sites fronting the Collector Road (possible future arterial) shall provide for a 8.5m front yard setback along the boundary with the Collector Road (possible future arterial) at the time of subdivision. This rule shall lapse two years after it becomes operative unless a plan change is notified prior to that date, seeking to have Jesmond Road classified as an Arterial Road under the Auckland Unitary Plan.

2. *[deleted]*

Figures 3 to 11 Road Cross Sections

Figures 3 and 4



NOTES:

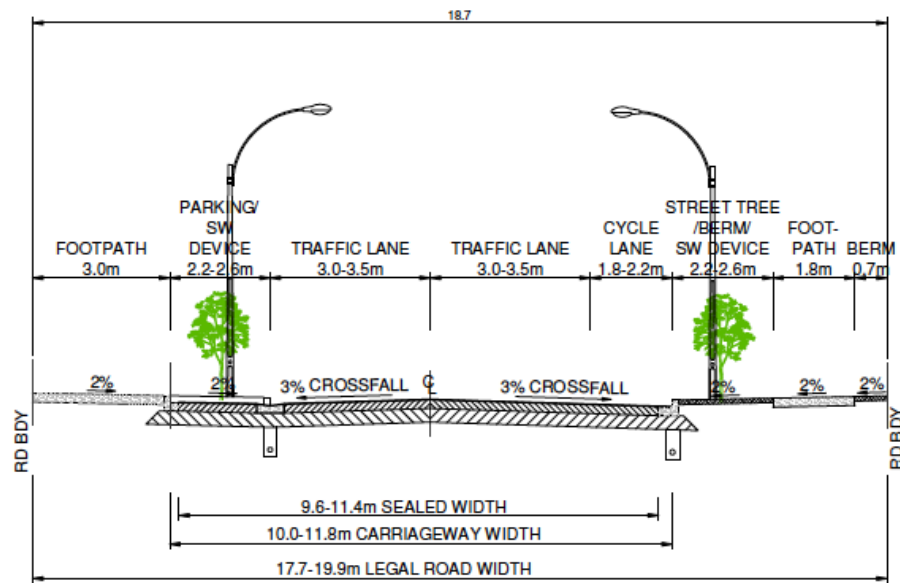
STORMWATER NOTE:

1. STORMWATER DEVICE WIDTH TO BE CONFIRMED SUBJECT TO WIDTH OF DEVICE USED.

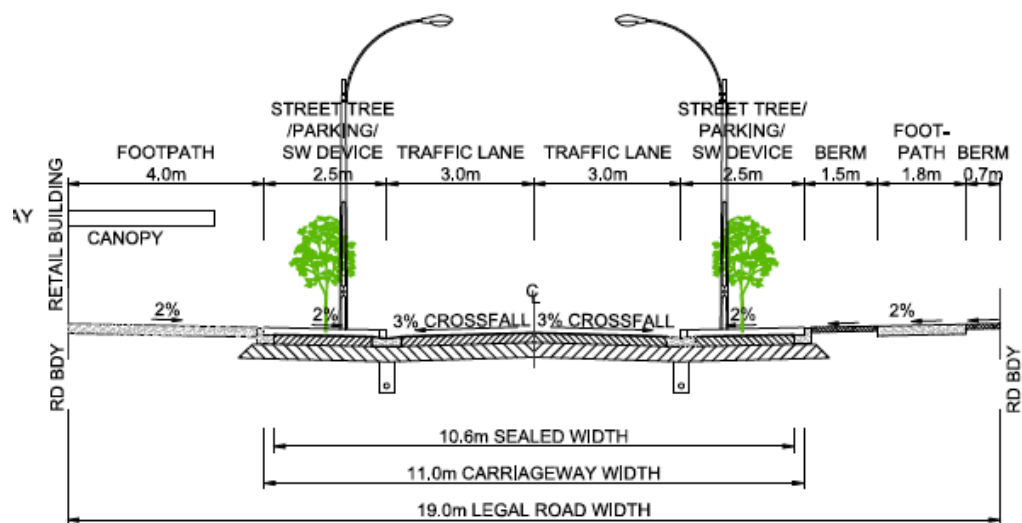
COLLECTOR ROAD:

1. TRAFFIC LANE WIDTH 3.0m UNLESS PUBLIC TRANSPORT ROUTE.
2. CYCLE LANE WIDTH VARIES IN TREATMENT I.E. SEPARATED/ BUFFER DEPENDING ON TRAFFIC VOLUMES ON COLLECTOR ROAD.
3. TRAFFIC LANES TO INCREASE 3.0m FOR TRAFFIC RIGHT TURNING BAYS ON ROAD A AND B
4. ALL CARRIAGEWAY/LEGAL ROAD WIDTH TO INCREASE FOR TURNING BAYS TO MAINTAIN STANDARD PARKING/ SW DEVICE/ CYCLE LANES AND BERMS WIDTHS AS SHOWN
5. CYCLELANE AND PARKING BAYS CAN BE INTERCHANGEABLE

Figures 5 and 6



**ROAD C -
COLLECTOR ROAD (NEW) CROSS
SECTION**



**ROAD E -
LOCAL CENTRE ROAD
CROSS SECTION**

Figures 7 and 8

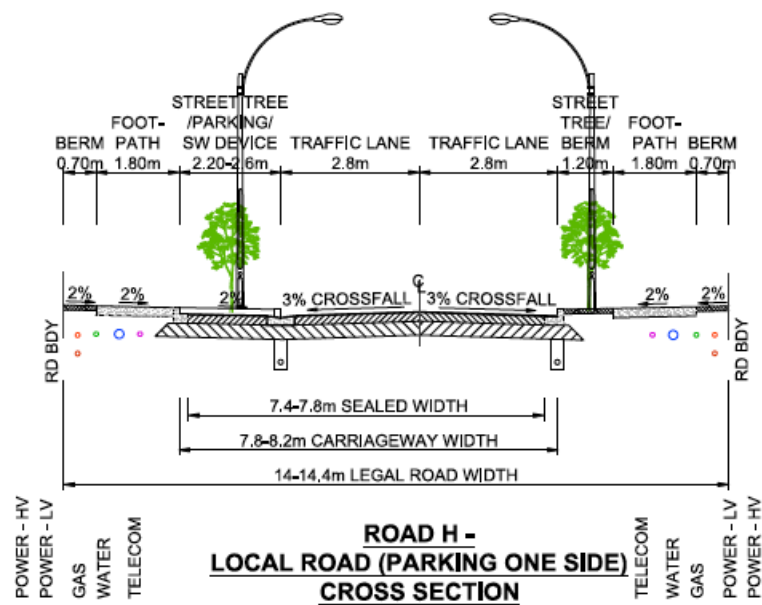
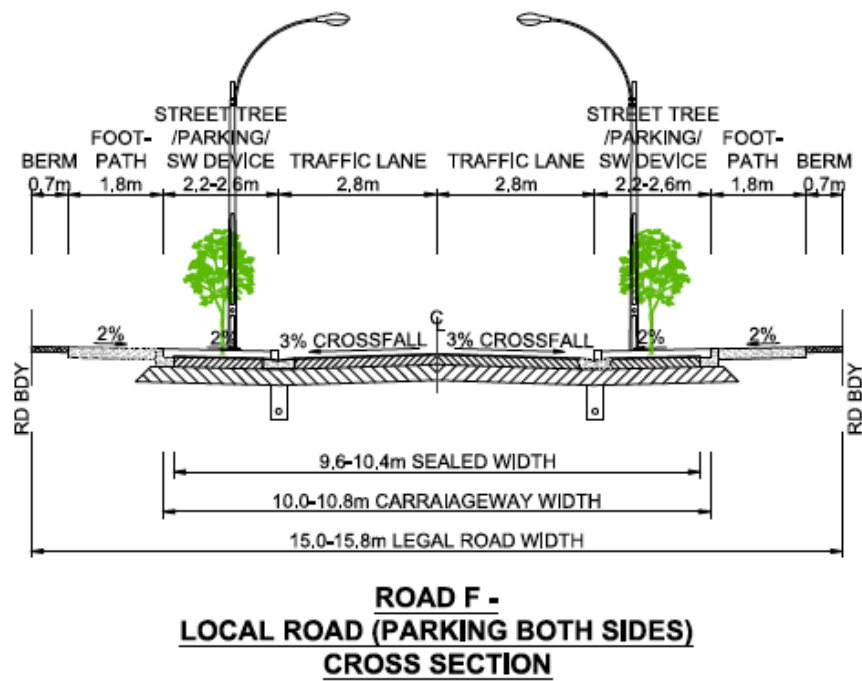


Figure 9

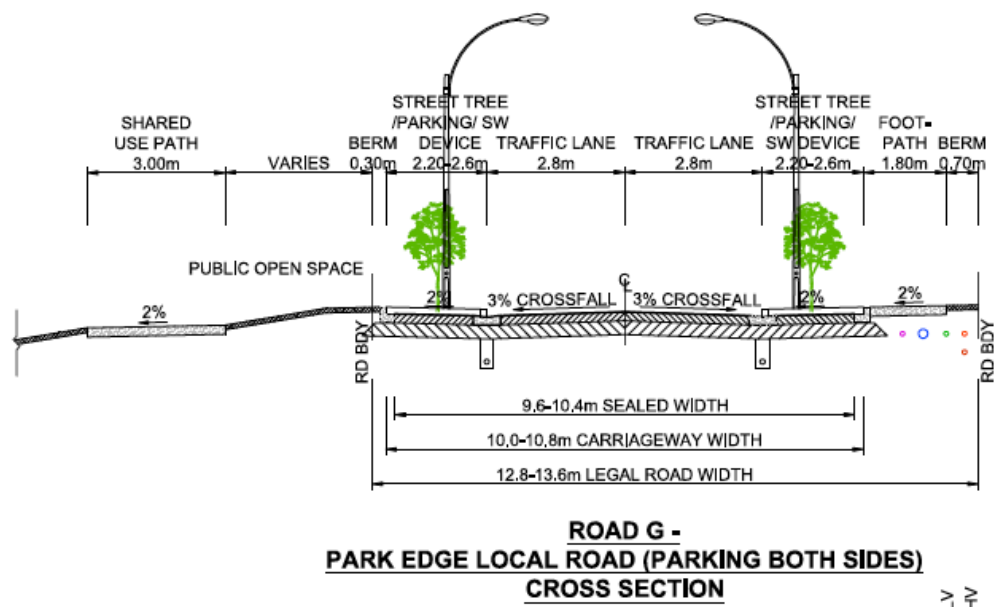


Figure 10

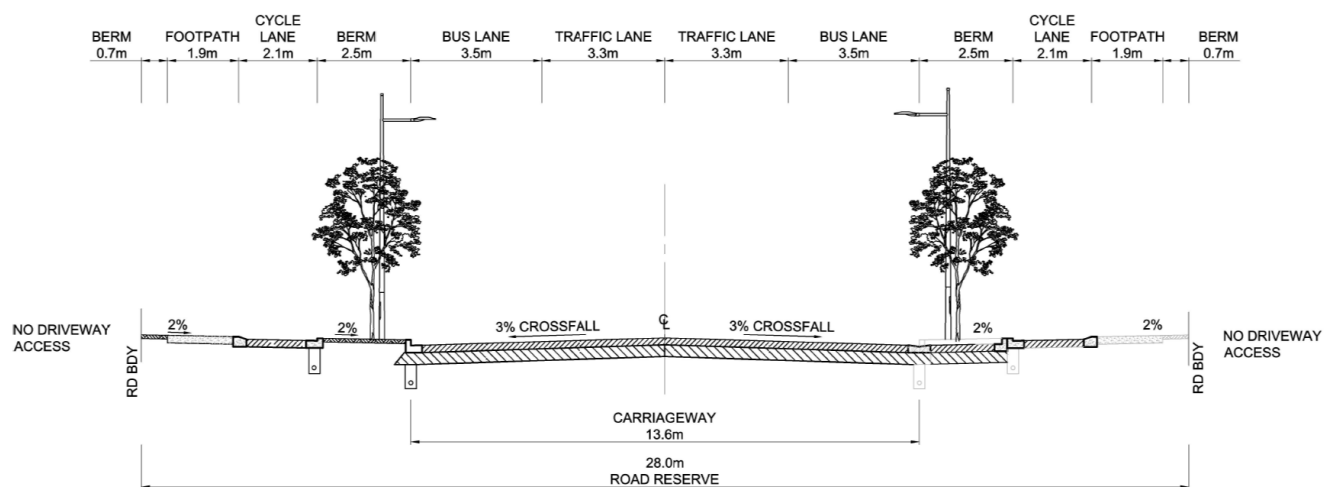
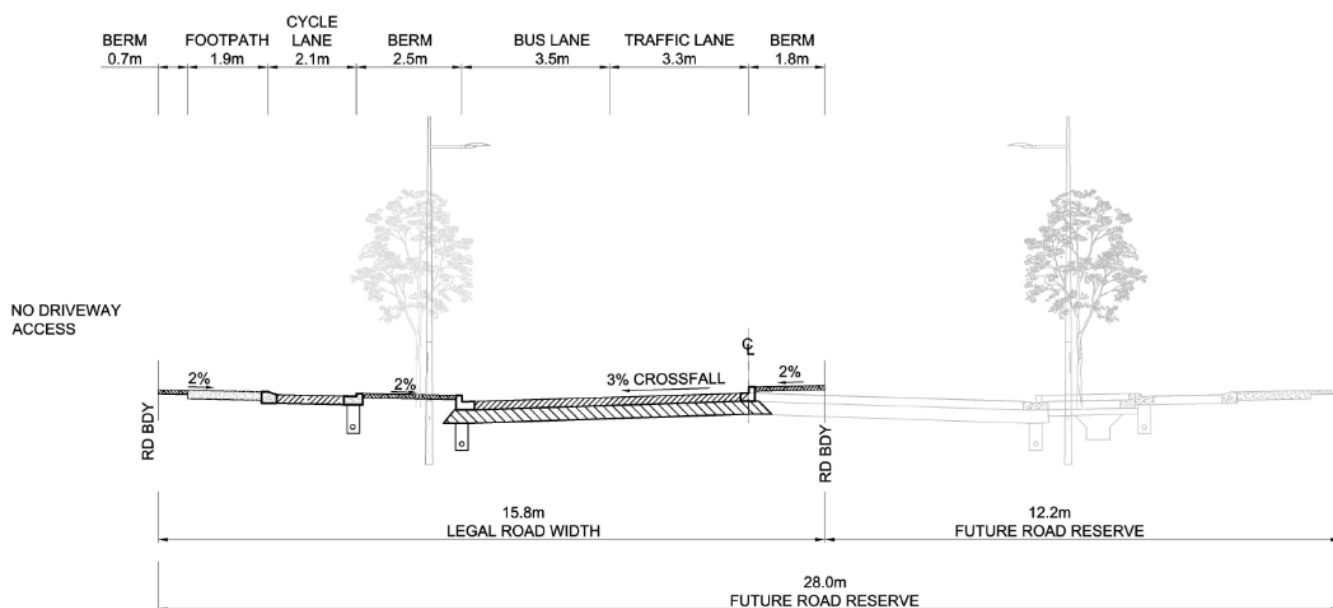


Figure 11



Road I Future Collector Road (New) – Interim Local Road formation

Notes:

1. stormwater device width to be confirmed subject to width of device used.

6.4 Park Edge Roads

1. Where subdivision adjoins an Open Space Zone or Future Esplanade Reserve on precinct plan 1 and 2 or a recreation reserve to vest then park edge roads must be provided.
2. *[deleted]*

6.5 Site Access

1. Where subdivision adjoins a Future Collector road (New), Collector Road (New), Collector Road (Existing), Collector Road (possible future arterial) or a Collector Road – Protected Cycleway identified on the Precinct Plan 1 and 2 or a road with a 3m shared footpath on the site's frontage, rear lanes (access lot) or access from side roads must be provided so that no vehicle access occurs directly from the site's frontage to the 3m shared footpath or the road frontage.

6.6 Riparian Margin

1. Riparian margins must be planted either side to a minimum width of 10m measured from the bank of the stream. This rule shall not apply to road crossings over streams.
2. Any planting required, will be implemented in accordance with a council approved landscape plan and must be use eco-sourced native vegetation, be consistent with local biodiversity and planted at a density of 10,000 plants per hectare.
3. *[deleted]*

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

6.7 Stormwater Management

1. Within catchments draining to streams, stormwater runoff from impervious surfaces within roads (and future roads) of 50 m² and over must be directed to a stormwater device(s) designed and sized to achieve the following stormwater hydrology mitigation requirements:

Except as provided by c. the following (a. and b.) applies.

a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required; and

b. provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24 hour rainfall event minus the 5mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.

c. where:

i. a suitably qualified person has confirmed that soil infiltration rates are less than 2mm/hr or there are no areas on the site of sufficient size to accommodate all required infiltration that is free of geotechnical limitations (including slope, setback from infrastructure, building structures or boundaries and water table depth); and

ii. rainfall reuse is not available because:

- The quality of the stormwater runoff is not suitable for on-site reuse (i.e. for non-potable water supply, garden irrigation or toilet (flushing)); or
- There are no activities occurring on the site that can re-use the full 5mm retention volume of water;

the retention volume can be taken up by providing detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24 hour rainfall event over the impervious area for which hydrological mitigation is required (minus any designed retention volume that is achieved).

2. Within catchments draining to the coast, stormwater runoff from impervious surfaces within roads (and future roads) must achieve water quality treatment to all impervious surfaces based on rain gardens (or the equivalent) with a surface area sized to 2 percent of the contributing catchment.

3. Stormwater devices within the National Grid Yard must be designed to comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP34:2001, including their ongoing operation and maintenance.

4. *[deleted]*

6.8 Affordable Housing

1. Rule 2.2 shall apply to subdivision applications containing 15 or more vacant sites.

7. Assessment – Land Use Control Infringements

7.1 Matters of Discretion

In addition to the general matters set out in standard C1.9(3) and the specific matters set out for infringements in the relevant underlying zones and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant land use control infringement.

1. Stormwater Management

a. the council will restrict its discretion to

i. the matters set out in E10.8.1(1) of the Stormwater management area - Flow 1 and Flow 2 chapter

ii. whether the non-compliance occurs on sites/lots intended for affordable housing or higher density development.

2. Development Control Infringements

a. For development control infringements within the Residential – Mixed Housing Suburban Zone, the council will restrict its discretion to those matters listed in H4.8.1(4), and the following matters:

i. For infringements to 4.9 Dwellings fronting the road, 4.11 Garages and 4.12 Vehicle access, the any policy which is relevant to the standard; the purpose of the standard; and the effects of the infringement of the standard

ii. urban design outcomes and density enabled by infringements to building coverage

b. For development control infringements within the Residential – Mixed Housing Urban Zone, the council will restrict its discretion to those matters listed in H5.8.1(4), and the following matters:

i. For infringements to 5.9 Dwellings fronting the road, 5.11 Garages and 5.12 Vehicle access, the any policy which is relevant to the standard; the purpose of the standard; and the effects of the infringement of the standard

ii. urban design outcomes and density enabled by infringements to building coverage.

3. Integrated Residential Development

a. Within the Residential – Mixed Housing Suburban Zone, the council will restrict its discretion to those matters listed in H4.8.1(3)

b. Within the Residential – Mixed Housing Urban Zone, the council will restrict its discretion to those matters listed in H5.8.1(3)

7.2 Assessment Criteria

In addition to the specific assessment criteria for the infringement in the relevant underlying zones and Auckland-wide rules, the council will consider the relevant assessment criteria below for the development control infringement.

1. On-site stormwater management

a. the assessment criteria set out in E10.8.2(1) of the Stormwater management area – Flow 1 and Flow 2 chapter.

b. where the non-compliance occurs on sites/lots intended for affordable housing or higher density development applicants may demonstrate that runoff from the impervious surfaces can be accommodated within the public stormwater system/network.

2. Development control Infringements

a. For development control infringements within the Residential – Mixed Housing Suburban Zone, the council will consider the criteria listed in H4.8.2, and the following matters:

i. For infringements to 4.9 Dwellings fronting the road; and 4.11 Garages, refer to Policy 6 of this precinct

ii. For infringements to 4.12 Vehicle access, refer to Policy 5(e) of this precinct.

iii. urban design outcomes and density enabled by infringements to building coverage

b. For development control infringements within the Residential – Mixed Housing Urban Zone, the council will consider the criteria listed in H5.8.2, and the following matters:

i. For infringements to 5.9 Dwellings fronting the road; and 5.11 Garages, refer to Policy 6 of this precinct

ii. For infringements to 5.12 Vehicle access, refer to Policy 5(e) of this precinct.

iii. urban design outcomes and density enabled by infringements to building coverage

c. the extent that any infringement of building coverage enables quality urban design outcomes and higher density development.

3. Integrated Residential Development

- a. Within the Residential – Mixed Housing Suburban Zone, the council will consider the criteria listed in H4.8.2(3)
- b. Within the Residential – Mixed Housing Urban Zone, the council will consider the criteria listed in H5.8.2(3)

8. Assessment – Subdivision

8.1 Matters of Discretion

1. Subdivision

- a. the council will restrict its discretion to those matters listed in E38.12.1 within Chapter E38 Subdivision – Urban, and the following matters:
- Consistency with precinct plan 1 and 2
 - stormwater management
 - for subdivision within the National Grid Corridor Overlay, the matters listed in D26.8.1(1) and (1A) within Chapter D26 National Grid Corridor Overlay.
 - transportation Management
 - effects of additional traffic on the intersections identified in Assessment Criteria 8.2(3)(a) and the Norrie Road one way bridge and mitigation proposals for those effects.
 - effects associated with the intersection of Burberry Road and SH22 and mitigation for those effects, prior to forming a physical connection to Burberry Road.
 - for subdivision not complying with Standard 6.3(1)(d)(ii) these additional matters apply:
 - protection of the route for the future collector road (new)
 - integration of the proposed subdivision with the future collector road (new)
 - effects on the transport network.

8.2 Assessment Criteria

1. For development that is a restricted discretionary activity, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the zone and Auckland Wide Rules:

- the structural elements of precinct plan 1 and 2 are incorporated into the subdivision design.
- the approach to stormwater management for roads, lanes (access lots) and sites addresses the recommendations of the Stormwater Management Plans (May 2016) for sites located within Precinct Plan 1 or March 2018 for sites located within Precinct Plan 2 (including those relating to the catchments discharging to both the streams and estuary), and that the hydrology mitigation requirements outlined in the relevant rules can be met. Consent Notices may be required on the titles of all new sites to ensure compliance with the onsite stormwater management requirements contained in the rules of this Precinct and where recommended with the subdivision application to implement the Stormwater Management Plans (May 2016 for sites located within Precinct Plan 1 or March 2018 for sites located within Precinct Plan 2).
- the design of low impact outfalls as lengths of manmade channels with a natural form (materials and planting) to dissipate energy and minimise erosion for outfalls to streams and the coast.
- the assessment criteria listed in E38.12.2 within Chapter E38 Subdivision – Urban.
- [deleted]

2. The implementation of relevant upgrades to the roading network

Development of up to 50 households should occur when the following transport requirements are met:

- Bremner road approach to the Ngakoroa Stream Bridge to a two lane urban road (as required by the consented development) including separated cycle lanes (including a shared path on one side of the Ngakoroa Stream Bridge)

- Footpaths to link the Drury 1 precinct to Drury Township, as per Drawing Reference A1,1013-Qd1EX022 by McKenzie and Co Consulting
- SH22/Victoria Street intersection – changes to the intersection refer diagram below



- Pedestrian Improvements at Norrie road/Great South road Intersection, as illustrated at Figure 5-4 of the ITA
- Pedestrian upgrade (one side only) of Bremner road motorway overbridge, including safety improvements to the footpath and handrail structures.
- Great South road/Firth street intersection priority changes to the intersection

a. prior to the development of 100 cumulative dwellings being constructed across the Drury 1 precinct, the Firth street/Great South road intersection improvements, including markings and curve realignment as per Drawing 1, Revision A, dated 20 June should be implemented

b. prior to the development of 400 cumulative dwellings being constructed across the Drury 1 precinct, a dedicated cycle facility should to be constructed across State Highway 1, alongside Bremner road.

3. Effects of additional traffic on the intersections identified in (a) below and the Norrie Road one way bridge and mitigation proposed for those effects

a. Whether the proposal avoids, remedies, or mitigates adverse traffic effects to maintain the safe and efficient operation of the transport network at the following locations:

- intersection of Great South Road / Firth Street,
- intersection of Firth Street / Norrie Road,
- intersection of Great South Road / Norrie Road / Waihoehoe Road,
- intersection of Great South Road / Karaka Road (SH22),
- intersection of Victoria Street / SH22 and
- the Norrie Road One-Way Bridge.

Assessment of these adverse effects and mitigation proposed will be based on the transport assessment required to be provided with any subdivision application as outlined in Special Information Requirement 2.

- b. The extent to which the road network within Precinct Plan 2 integrates with and takes into account information and outcomes associated with NZTA projects, and Auckland Council's structure planning for Drury/Opaheke.
- c. The extent to which there is evidence of consultation regarding the proposal with Auckland Transport and NZTA.

4. Effects associated with the intersection of Burberry Road and SH22 and mitigation for those effects, prior to forming a physical connection to Burberry Road.

- a. The extent to which, prior to the forming of a physical connection to Burberry Road, upgrading work has been undertaken to the intersection of Burberry Road and SH22 to ensure there are safe and appropriate connections.

5. For subdivision not complying with Standard 6.3(1)(d)(ii) (which requires the future collector road (new) to be constructed to local road standard as set out in Figure 11 with additional land vested to enable upgrading to a final 28m formation as set out in Figure 10) these additional assessment criteria apply:

- a. Whether the proposal protects the route for the future collector road (new) with the formation identified on Figure 10 - Future Collector Road (New) - Final 28m formation, and in the location identified on Precinct Plan 2. This includes:
 - clearly identifying the land to be set aside for the future collector road (new) on any subdivision plan
 - the mechanisms to be used, such as conditions (including requiring a covenant under s108(2)(d) of the RMA or a consent notice under s221 of the RMA) or written legal agreements, to ensure that the land will be available for the future collector road (new) and will be kept clear and unobstructed by buildings or structures. Such mechanisms may include a time limit whereby they lapse after an appropriate period if the land no longer needs to be kept available for the future collector road (new).
- b. Whether the proposed subdivision layout is designed to provide for integration with the future collector road (new) once it is constructed. This includes:
 - providing connections for pedestrians and cyclists to the future collector road (new)
 - providing local road access to the future collector road (new) and to any interim local road constructed within the future collector road (new) corridor on adjacent sites.
- c. Whether the proposed road network can efficiently and safely accommodate walking, cycling and vehicles (excluding buses). This includes:
 - providing pedestrian and cycling connectivity with the surrounding network
 - avoiding generating high volumes of traffic onto local roads
 - demonstrating through traffic modelling and vehicle tracking that the intersections serving the subdivision will operate safely and efficiently.

Special Information requirement:

1. All subdivision consent applications for development within Precinct Plan 2, must include a traffic assessment undertaken by a suitably qualified and experienced traffic engineer that addresses whether the proposal complies with (a) and (b) below. The assessment must utilise traffic data no older than two years at the time that a subdivision resource consent application is lodged.

The baseline scenario for the assessment is the operation of the road network at the time, plus development enabled in Precinct Plan 1 and activities that have already been consented in Precinct Plan 2.

a. Road Intersection Performance

i. All-day: No individual traffic movement shall have a LOS worse than LOS E, or have a degree of saturation higher than 95%. If the baseline scenario is already at LOS F, then:

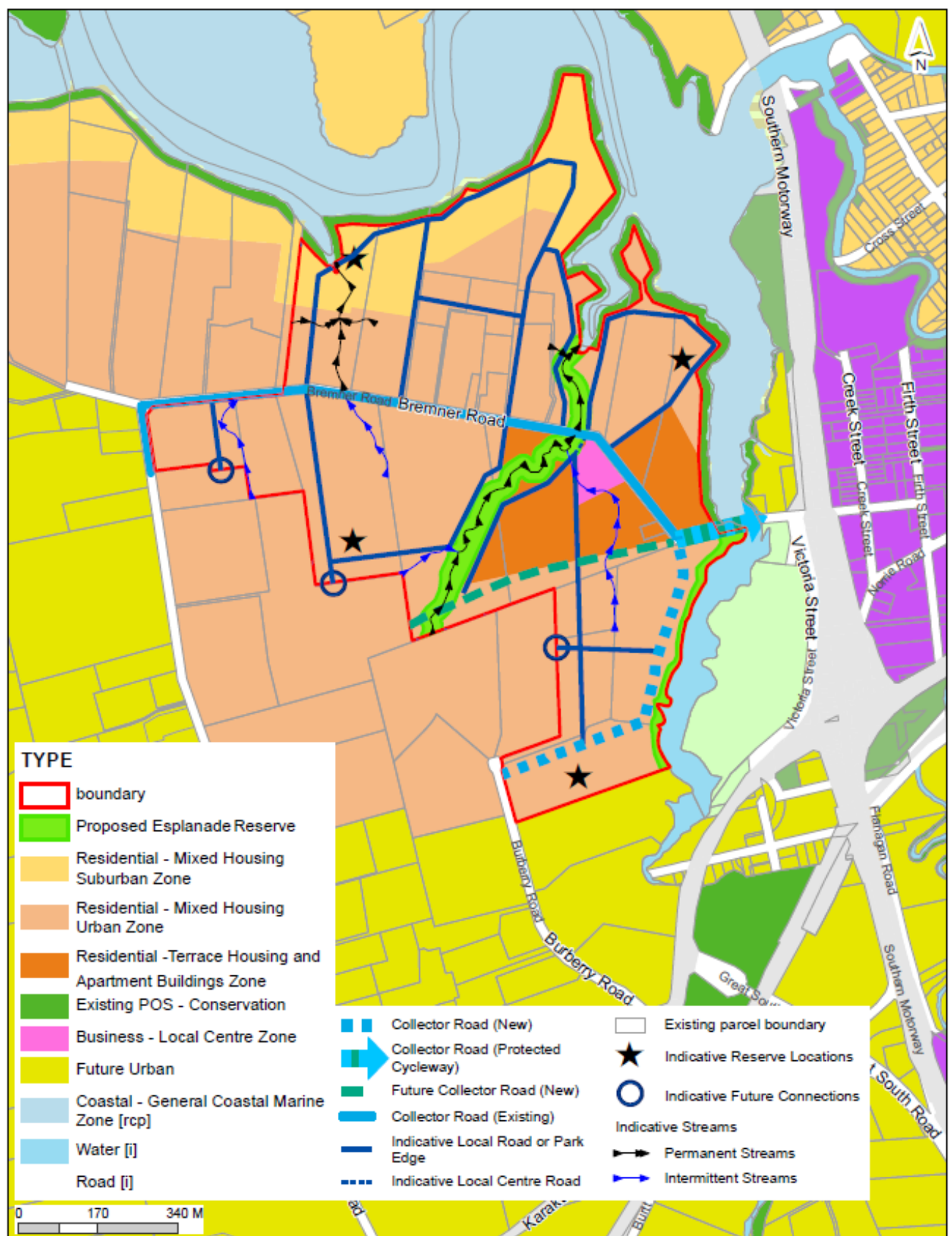
- degrees of saturation shall be no more than the baseline scenario; or
- delay shall not increase beyond the baseline scenario by more than 10%.

ii. The overall intersection LOS shall be no worse than LOS D

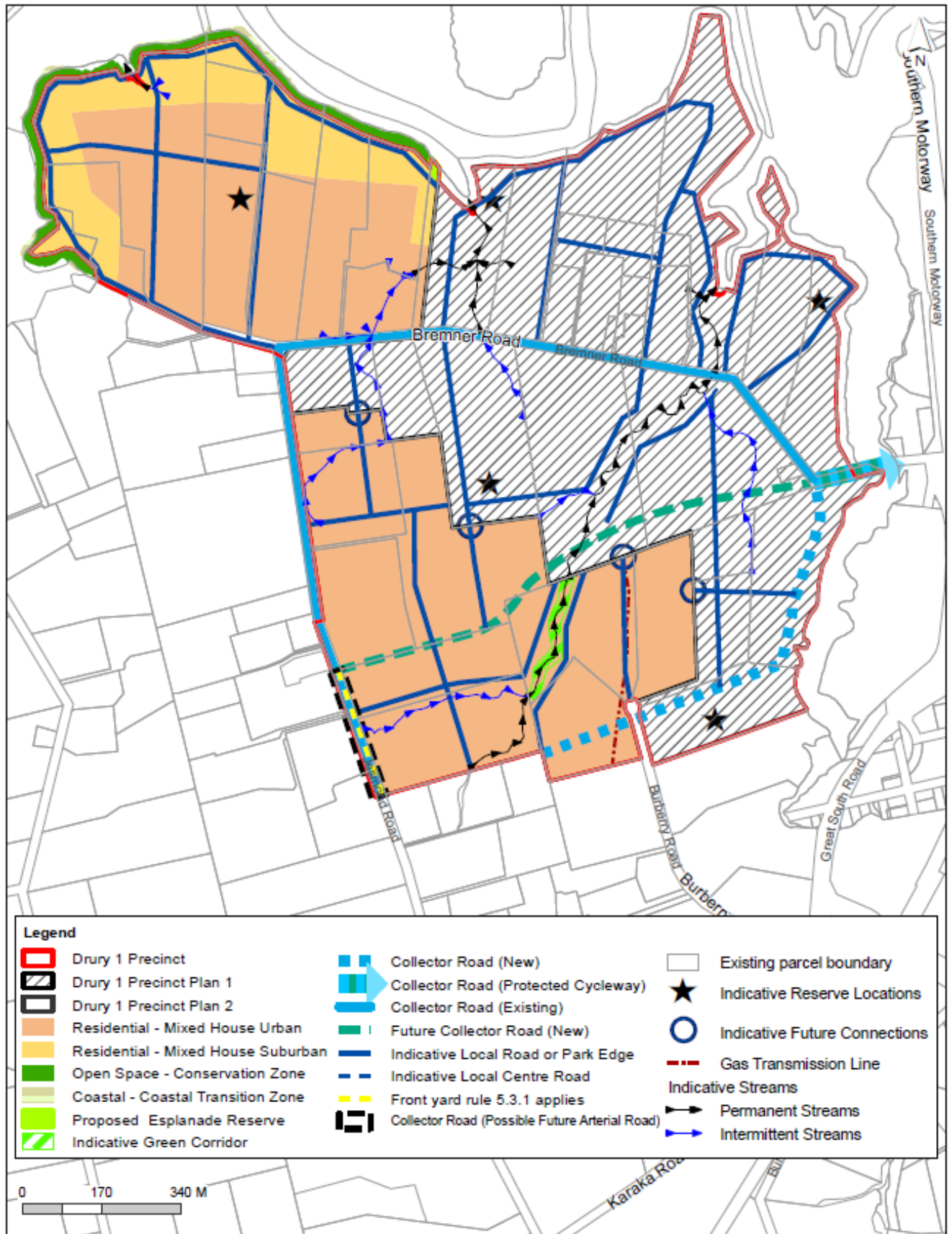
For the purposes of this standard, the relevant road intersections are:

- Great South Road / Firth Street
 - Firth Street / Norrie Road
 - Great South Road / Norrie Road / Waihoehoe Road
 - Great South Road / Karaka Road (SH22)
 - Victoria Street / SH22
- b. Norrie Road One-Way Bridge
- i. All-day: No individual traffic movement from upstream and downstream intersection shall have 85th percentile queues reaching or crossing the one-way bridge
 - ii. Queues at the approaches to the one-way bridge shall not extend to and through the upstream intersection
 - iii. Delays on the bridge shall not have LOS worse than LOS D.

9. PRECINCT PLAN 1



10. PRECINCT PLAN 2



Appendix 6.35.1 *[deleted]*

I451 Drury South Residential Precinct

I451.1 Precinct description

The Drury South Residential precinct applies to approximately 101ha of land, bounded by State Highway 1 in the west, Maketu road in the east, the rural areas of Quarry road in the north and Ararimu road in the south, as shown on precinct plan 1. The precinct is characterised by a flat to subdued contour, with the Hingaia, Maketu and Roslyn streams running from south to north, and a number of other streams and tributaries. Land which surrounds and defines the precinct has more pronounced topographical contours. The precinct lies between the Drury and Ramarama interchanges on State Highway 1 and local traffic patterns are dominated by truck traffic accessing the Drury Quarry.

The zones underlying the Drury South Residential precinct are Single House, Mixed Housing Suburban, Mixed Housing Urban and Terrace Housing and Apartment Building. Refer to the planning maps for the location and extent of the precinct.

The purpose of the Drury South Residential precinct is to provide land for the comprehensive and integrated development of land in Drury South for residential and ancillary purposes, as well as provide for areas of stormwater management, existing and proposed network utility infrastructure, public open space and proposed roads, while recognising the ecological, cultural, landscape and other environmental constraints of the locality.

The Drury South Residential precinct is divided into the following sub-precincts as shown in the Drury South Residential precinct plan on precinct plan 1:

- Sub-precinct A: Single House, Mixed Housing Suburban, Mixed Housing Urban and Terraced Housing and Apartment Building
- Sub-precinct B: Single House, Mixed Housing Suburban
- Sub-precinct C: Mixed Housing Suburban

Sub-precinct A is approximately 45ha and provides the main residential development area of the precinct. It has an underlying zoning of Single House, Mixed Housing Suburban, Mixed Housing Urban and Terraced Housing and Apartment building zone. Activities within the sub-precinct are subject to additional development controls and assessment criteria addressing matters such as landscaping and building layout.

Sub-precinct B has an underlying zoning of Single House and Mixed Housing Suburban but provides for recreational uses and stormwater management. It is anticipated that this land will rezoned to an appropriate zone (e.g. Public Open Space - Informal Recreation and / or Green Infrastructure) once the Public Open Space / Stormwater Management Areas are developed and vested.

Sub-precinct C has an underlying zoning of Mixed Housing Suburban but provides for recreational uses. As with sub-precinct B, it is anticipated that this land will be rezoned to an appropriate zone (e.g. Public Open Space - Informal Recreation and / or Green Infrastructure) once the Public Open Space / Stormwater Management Areas are developed and vested. This sub-precinct also provides

for development of the land as a discretionary activity, provided that flooding is adequately mitigated. This provides an opportunity for the land to be developed for residential purposes on an efficient and integrated basis with Sub-precinct A, subject to a full assessment of effects on the environment.

I451.2 Objectives [dp]

The objectives of the underlying Residential – Single House Zone, Residential - Mixed Housing Suburban zone, Residential - Mixed Housing Urban zone and Residential - Terrace Housing and Apartment Building zone apply in sub-precinct A, the objectives of the Open Space – Informal Recreation zone apply in sub-precinct B, the objectives of the underlying Mixed Housing Suburban zone and the Open Space – Informal Recreation zone apply in sub-precinct C and the Auckland-wide objectives as well as the precinct objectives below apply throughout in this precinct, unless there is a conflict between the precinct objectives and the Auckland-wide objectives or underlying zone objectives, in which case the precinct objectives prevail.

1. Increased housing supply, variety and choice by creating a well-designed residential development comprised of a range of housing densities, choice of typologies, and affordable price options.
2. Appropriately scaled retail and ancillary commercial activities in one or more neighbourhood centres serve the needs of local residents, without detracting from the vitality and vibrancy of other existing or planned centres.
3. A reasonable level of residential amenity is provided, including air quality, acoustic and other amenity values.
4. Adequate provision of open space is provided for recreational and passive uses for residents.
5. Development maintains and enhances the ecology of identified streams and the natural vegetation and habitat values within the Drury South Residential precinct.
6. The cultural heritage values of the Drury South Residential precinct are maintained and enhanced.
7. Landscape and visual amenity values are maintained and enhanced (particularly when viewed from State Highway 1).
8. Landscaping themes are complementary, consistent and coherent throughout the precinct.
9. The timely and co-ordinated provision of robust and sustainable road, stormwater, water, wastewater, energy and communications infrastructure networks are provided.
10. The transport network facilitates the safe and efficient movement of people, goods and services and manages effects on the safe and efficient operation of the surrounding transport network.
11. Development and land use within the precinct avoids or minimises adverse effects on existing high voltage electricity, natural gas and communications infrastructure.

1410: Drury South Precinct

12. Subdivision and development avoids or mitigates the adverse effects of stormwater runoff on surface and groundwater quality and avoids increased flood risks to habitable buildings upstream and downstream of the Drury South Structure Plan area (comprised of the Drury South Residential and Drury South Industrial precincts).
13. The strategic freight network (Spine road and New Quarry Access road) serving the Drury Quarry is protected from reverse sensitivity effects associated with surrounding new or altered activities sensitive to noise.
14. New and altered activities sensitive to noise, are protected from unreasonable levels of land transport noise.

I451.3 Policies [dp]

The policies of the underlying Residential – Single House Zone, Residential - Mixed Housing Suburban zone, Residential - Mixed Housing Urban zone and Residential - Terrace Housing and Apartment Building zone apply in sub-precinct A, the policies of the Open Space – Informal Recreation zone apply in sub-precinct B, the policies of the underlying Mixed Housing Suburban zone and the Open Space – Informal Recreation zone apply in sub-precinct C and the Auckland-wide policies as well as the precinct policies below apply throughout in this precinct, unless there is a conflict between the precinct policies and the Auckland-wide policies or underlying zone policies, in which case the precinct policies prevail.

Residential activity

1. Provide for a mix of housing typologies and densities which respond to the local context, including areas of proposed or existing public open space and the Spine road.
2. Enable appropriately scaled retail and ancillary commercial activities in one or more neighbourhood centres to serve the needs of local residents and to provide a focus for the new community while minimising adverse effects on the vitality and vibrancy of other existing or planned centres.

Affordable Housing

3. New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:
 - a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers and owned for at least three years; or
 - b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in Auckland region and sold to Community Housing providers or Housing New Zealand and owned for long term retention.
4. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.

1410: Drury South Precinct

Ecology

5. Maintain or enhance the biodiversity of ecological resources and linkages and restore degraded ecosystems while reducing stream bank erosion through riparian planting along retained watercourses.
6. Mitigate any diversion or piping of existing degraded or modified watercourses by the ecological enhancement and landscape planting of identified existing natural and diverted watercourses within and immediately adjacent to the Drury South Structure Plan area (comprised of the Drury South Residential precinct and the Drury South Industrial precinct).

Landscape and open space

7. Maintain a sense of openness and naturalness on open space land adjacent to State Highway 1.
8. Maintain visual and physical links to the surrounding area within the Drury South Residential and Drury South Industrial precincts.
9. Utilise complementary, consistent and coherent landscaping themes throughout the Drury South Residential precinct which also integrates with the adjacent Drury South Industrial precinct.
10. Design and construct wetland areas for stormwater treatment and detention that also provide reserve and visual amenity opportunities.
11. Provide a range of high quality public open spaces that result in opportunities for passive surveillance and provide active and passive recreation opportunities.

Transport and infrastructure

12. Provide for adequate transport infrastructure and connections including the spine road to support the safe and efficient movement of motor vehicles (including quarry trucks), cyclists and pedestrians within the precinct and to and from the surrounding transport network.
13. Co-ordinate required transport network (including the state highway) improvements both within and outside the precinct with development within the precinct to manage adverse effects on the safe and efficient operation of the surrounding road network and the adjacent development the Drury South Industrial precinct.
14. Provide adequate stormwater, water, wastewater, communications and energy networks in a timely and co-ordinated manner to service residential activities within the Drury South Residential precinct.

Stormwater and flooding

15. Make adequate provision within sub-precinct B to detain the 1 percent AEP event without adverse effects on the extent of flooding of areas upstream and downstream of the Drury South Structure Plan area (comprised of the Drury South Residential precinct and the Drury South Industrial precinct).

1410: Drury South Precinct

16. Provide sufficient floodplain storage within sub-precinct B to avoid increasing flood risk upstream and downstream, and manage increased flood risk within the Drury South Industrial and Drury South Residential precincts, to habitable rooms for all flood events from the 50 percent and up to the 1 percent AEP.
17. Undertake earthworks to form the modified floodplain in a manner which ensures flood effects on downstream or upstream areas of the Drury South Structure Plan area are not exacerbated.
18. Avoid locating buildings within the 1 percent AEP modified floodplain or otherwise mitigate the potential flooding risks.
19. Avoid locating infrastructure within the 1 percent AEP floodplain unless it can be designed to be resilient to flood related damage and does not exacerbate flood risks for upstream or downstream activities.
20. Identify overland flowpaths in a stormwater management plan or discharge consent and ensure that they remain unobstructed and able to convey surface water runoff safely into the reticulated stormwater network.
21. Avoid or mitigate adverse effects on surface or groundwater quality from stormwater runoff within the precinct through on-site stormwater management and containment and the provision of catchment based wetlands.

Reverse sensitivity

22. Manage development and subsequent land use to minimise adverse effects on the efficient and safe operation of Drury Quarry, existing high voltage electrical transmission and distribution lines, fibre optic cables and the Vector natural gas pipeline.
23. Require new and altered activities sensitive to noise to be setback from the strategic freight network (including the Spine road) serving Drury Quarry, and/or to be designed and constructed so that occupants are not exposed to unreasonable levels of transport noise, particularly in bedrooms and other noise-sensitive rooms.

Cultural

24. Reflect the cultural heritage values of the Hingaia and Maketu streams as cultural linkages between historical hill top pa and coastal areas in the development of sub-precinct B.

I451.4 Activity tables

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

In the event of a conflict between the zone or Auckland-wide rules the Drury South Industrial precinct Rules and the Drury South Residential precinct rules, the Drury South Residential precinct rules prevail.

Table I451.4.1 specifies the activity status of development and subdivision activities in the sub-precincts A-C and E pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I451.4.1 Activity table 1 – Sub-precincts A to C

Activity		Activity Status
Development		
(A1)	Subdivision or any development of land which complies with Standards I451.6.6 and I451.6.7 below. (Note that for the purposes of this rule "development" means the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building, other than as provided for as a permitted activity in the underlying zone)	RD
(A2)	Subdivision or any development of land which does not comply with Standard I451.6.3 and I451.6.6.5 below.	D
(A3)	Subdivision or any development of land which does not comply with Standards I451.6.6.1 – 4 and I451.6.7 below.	NC
(A4)	The creation of vehicle access to any site from the Spine road	RD

Table I451.4.2 specifies the activity status of land use activities in Sub-precinct A pursuant to section 9(3) of the Resource Management Act 1991.

Table I451.4.2 Activity table 2 – Sub-precinct A

Activity		Activity Status
Commerce		
(A5)	Commercial services	RD
(A6)	Individual food and beverage tenancies not exceeding to 200m ² GFA	RD
(A7)	Individual retail tenancies not exceeding 200m ² GFA	RD
(A8)	Individual retail and food and beverage tenancies over 200m ² GFA	NC
(A9)	Retail activity that does not comply with Standard I451.6.1 (Retail threshold) below	NC
Community		
(A10)	Care centres	RD
(A11)	Healthcare facilities	RD
Residential		

1410: Drury South Precinct

(A12)	Residential activity that does not comply with Standard I451.6.7.1 (Restrictive non-complaint covenant) below	D
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Table I451.4.3 specifies the activity status of land use activities in Sub-precincts B and C pursuant to section 9(3) of the Resource Management Act 1991.

Table I451.4.3 Activity table 3 – Sub-Precinct B (Open Space – Informal Recreation Zone / Stormwater Management) and Sub-Precinct C

Activity		Activity Status
Community		
(A12)	Any activity listed as a permitted activity in the Informal Recreation zone	P
(A13)	Stormwater Management Devices	RD

I451.5 Notification

1. Any application for resource consent for a restricted discretionary activity listed in Tables I451.4.1 - I451.4.3 will not be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991, except that limited notification to affected parties may be undertaken where their written approval has not been obtained.
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\(4\)](#).

I451.6 Standards

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

In the event of a conflict between the zone or Auckland-wide standards, the Drury South Industrial precinct standards and the Drury South Residential precinct standards, the Drury South Residential precinct standards prevail.

I451.6.1 Retail threshold

Purpose: To ensure that the cumulative effects of retail activities in the Drury South Residential precinct minimises adverse effects on the vitality and vibrancy of other existing or planned centres.

1. The total GFA of retail in the Drury South Residential precinct must not exceed 2,500m².

I451.6.2 Noise and ventilation

Purpose: To ensure that activities sensitive to noise are not exposed to unreasonable levels of transport noise, particularly in bedrooms and other noise-sensitive rooms and to minimise adverse effects on the efficient and safe operation of Drury Quarry.

1. Any new bedroom, sleeping area habitable room or classroom in new activities sensitive to noise, and any new bedroom, sleeping area, habitable room or classroom added to existing activities sensitive to noise within the precinct must be designed and/or insulated, or screened by suitable barriers so that the design internal noise levels in those rooms do not exceed 40 dB $L_{Aeq(24 \text{ hours})}$ based on the following road traffic noise:
 - a. road traffic noise from State Highway 1 shall be predicted based on the Average Annual Daily Traffic Flow, for a minimum period of 10 years after the building has been constructed, incident on the façade(s) of the noise sensitive space to be constructed or altered.
 - b. road traffic noise for the Spine Road shall be based on a road traffic noise level of 75 dB $L_{Aeq(24 \text{ hour})}$ at 10m from the nearest traffic lane.
2. For residential dwellings, where the internal noise levels in Standard 1 can only be complied with when doors or windows to those rooms are closed, those rooms must be mechanically ventilated and/or cooled to achieve either:
 - a. an internal temperature no greater than 25 degrees Celsius based on external design conditions of dry bulb conditions 25.1 degrees celsius and wet bulb 20.1 degrees celsius or;
 - b. a high volume of outdoor air supply to all habitable rooms with an outdoor air supply rate of no less than:
 - i. six air changes per hour (ACH) for rooms with less than 30 percent of the façade area glazed; or
 - ii. fifteen air changes per hour (ACH) for rooms with greater than 30 percent of the façade area glazed; or
 - iii. three air changes per hour for rooms with façades only facing south (between 120 degrees and 240 degrees) or where the glazing in the façade is not subject to any direct sunlight
3. For all other noise sensitive spaces, where the internal noise levels in Standard I451.6.2.1 above can only be complied with when doors or windows to those rooms are closed, those rooms must be mechanically ventilated and/or cooled to achieve an internal temperature of no greater than 25 degrees celsius based on external design conditions of dry bulb conditions 25.1 degrees celsius and wet bulb 20.1 degrees Celsius; and
 - a. provide relief for equivalent volumes of spill air; and
 - b. be individually controllable across the range of airflows and temperatures by the building occupants in the case of each system; and

- c. have a mechanical ventilation and/or cooling system that generates a noise level of no greater than L_{Aeq} 35dB when measured 1m from the diffuser at the minimum air flows required to achieve the design temperatures and air flows.

I451.6.3 Affordable dwellings

Purpose: To ensure that the precinct contains affordable housing to help address Auckland's housing affordability needs.

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/ vacant sites that are either relative affordable or retained affordable that will meet the requirements of clauses 2-7 below.
2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.
3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.
4. For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with clause 3 above.
5. For apartments, no more than one-third of the total number of identified affordable dwellings shall be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings shall be located on a single building level.
6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) of one-half or more, that fraction is counted as 1 dwelling (or vacant site), and any lesser fraction may be disregarded.
7. For avoidance of doubt, this standard does not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 (HASHAA) as the provisions specified within the relevant Order in Council amendment to the HASHAA apply. The above provisions apply to consents that are not processed under HASHAA.

I451.6.4 Relative Affordable

Number of Relative Affordable Dwellings or Sites

Purpose: To ensure that the precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:

1410: Drury South Precinct

- a. the price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of 3 calendar months previous to the date the application for 224c is lodged with council) that is published by the Real Estate Institute of New Zealand.
- b. if the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) for ensuring that the combined value of the building and the land upon completion will meet that criterion or is a building associated with such a dwelling.
- c. dwellings must be sold to first home buyers who intend to reside in the dwelling and retain ownership for three years from the date of first transfer. Any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who intend to reside in the dwelling and retain ownership for 3 years from the date of transfer.

I451.6.4.1 Eligibility for Relative Affordable Housing

Purpose: To ensure relative affordable housing is purchased by appropriate persons

1. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites that are identified for affordable dwellings), the consent holder shall provide to the council a statutory declaration that confirms the sale complies with the following eligibility requirements:
 - a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of signing the unconditional sale and purchase agreement.
 - b. the consent holder has sold the dwelling (and any associated parking that is required by resource consent and storage) at a price which is not more than that defined by the 75 percent median price in accordance with Standard I451.6.4.1.a above.
 - c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase.
 - d. the purchaser is a first home buyer and has never owned any other real property.
 - e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.
2. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser shall be made aware of the mechanism eg a consent notice required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria above or is a building associated with such a dwelling.
3. Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder

1410: Drury South Precinct

shall provide to council a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:

- a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of signing the unconditional sale and purchase agreement.
 - b. any development of the site shall be such that the combined value of the dwelling and the land upon completion, as confirmed by a valuation carried out by a registered valuer, shall be no more than that defined by the 75 percent median price in accordance with Standard I451.6.4.1.a above.
 - c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase.
 - d. the purchaser is a first home buyer and has never owned any other real property.
 - e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.
4. A consent notice shall be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria be met for 3 years from the date of the transfer to the eligible purchaser.

I451.6.5 Retained Affordable

Eligibility for Retained Affordable Housing

Purpose: To ensure that the precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.

1. Purchasers in respect of retained affordable housing must be a registered community housing provider or Housing New Zealand Corporation. This rule does not apply to retirement villages.

I451.6.5.1 Number of Retained Affordable Dwellings or Sites

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria:
 - a. the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:
 - i. the dwelling is purchased with a 10 percent deposit; and
 - ii. the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. This interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.
2. As part of the resource consent application evidence shall be provided to demonstrate a community housing provider will purchase the dwellings/sites. Prior to the transfer of the retained affordable dwellings/sites a Council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.

I451.6.6 Development within the sub-precincts A-C

1. All new roads shall be designed and constructed to comply with the provisions of New Zealand Standard NZS6806:2010 "Acoustics – Road Traffic Noise – New and Altered Roads".
2. The upward waste light ratio from any luminaire must not be more than 3 percent. The upward waste light ratio is defined as: *"The ratio of the light flux emitted above the horizontal by a luminaire to the total light flux emitted, expressed as a percentage, evaluated for the upcast angle"*.
3. Where sites with side or rear boundaries abut State Highway 1 all such boundaries shall be planted with a double row of *Leyland Cypress* or similar fast growing evergreen shelterbelt species with 2 metres between rows and trees within each row planted at 3 metre centres. Tree rows are to be staggered and the first row is to be located 1.5 metres in from the side or rear boundary and buildings shall be setback from the relevant boundary by a minimum of 5.5 metres accordingly. Any noise attenuation wall or fence designed to deflect noise arising from State Highway 1 shall be fully screened by planting in views from the motorway.
4. Any land modification to form the 1 percent AEP modified flood plain must:

1410: Drury South Precinct

- a. not reduce flood storage capacity in the Drury South Residential and Drury South Industrial precincts; and
 - b. not change the flood characteristics upstream or downstream of the Drury South Residential and Drury South Industrial precincts for all flood events from the 50 percent and up to the 1 percent AEP flood event in ways that cause or exacerbate flooding of existing habitable floors.
5. Any land modification to form the 1 percent AEP modified flood plain must not change the flood characteristics upstream or downstream of the Drury South Residential and Drury South Industrial precincts in ways that results in an increase in peak flood levels for all flood events from the 50 percent and up to the 1 percent AEP flood event.

1451.6.7 Subdivision within sub-precincts A-C

General subdivision standards

1. The Spine road and Collector road (including pedestrian and cycle routes) identified on the Precinct Plan 2 must be located generally in the position indicated on precinct plan 2. An alternative roading layout may be proposed provided that an integrated approach to land use and transportation is demonstrated to be achieved throughout the Drury South Residential and Drury South Industrial precincts.
2. Proposed stormwater management wetland areas must be located generally in the position indicated on precinct plan 3.
3. Native riparian margins of 10m must be planted along either side of the edges of identified existing and realigned streams shown on precinct plan 3 within stormwater management areas. A total width of 40m riparian planting shall be achieved across both sides of stream edges within stormwater management areas.
4. Off-site stormwater management services including wetlands and the primary and secondary stormwater conveyance system must be offered to the council.
5. The Ramarama Interchange (East) Upgrade must be constructed and operational prior to s224(c) being approved for the first subdivision consent approved within this precinct.

Restrictive non-complaint covenant

Purpose: To minimise adverse effects on the efficient and safe operation of Drury Quarry.

1. Accommodation and non-permanent accommodation in the Drury South Residential precinct shall be subject to a restrictive non-complaint covenant* in favour of the operator of Drury Quarry.

**For the purposes of the Drury South Residential precinct and of this rule a 'restrictive non-complaint covenant' is defined as a restrictive covenant registered on the Title to the property or a binding agreement to covenant, in favour of the operator of Drury Quarry, by the*

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

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

I451.7 Assessment – restricted discretionary activities

I451.7.1 Matters of discretion

The council will consider the relevant matters of discretion 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.

In the event of a conflict between the overlay, Auckland wide, zone provisions or the Drury South Industrial precinct matters of discretion and the Drury South Residential precinct matters of discretion, the Drury South Residential precinct matters of discretion prevail.

1. Any subdivision or any development of land that is a restricted discretionary activity
 - a. the relevant council and Auckland Transport development code or codes of practice
 - b. geotechnical and seismic;
 - c. servicing and development sequencing;
 - d. earthworks;
 - e. transportation network improvements;
 - f. ecology;
 - g. Counties Power 110 Kv sub-transmission lines; and
 - h. stormwater management.
2. the creation of vehicle access from the Spine road shown on precinct plan 2
 - a. effect of the location and design of the access on the safe and efficient operation of the adjacent transport network; and
 - b. adequacy of access arrangements.
3. New buildings:
 - a. retention of existing vegetation
 - b. planting
 - c. vehicular access

- d. building design – neighbourhood centres
- 4. Commercial services; Food and beverage up to 200m² GFA; Individual retail tenancies not exceeding 200m² GFA; Care centres; Healthcare facilities;
 - a. location
 - b. signs
 - c. service area location
 - d. vehicular access
 - e. mitigation of traffic noise
 - f. air quality effects on activities within 150m from SH1 or the indicative Spine road
- 5. Infringement of Standard 6.2 Noise and ventilation
 - a. the effects of land transport noise on the activity
 - b. the potential reverse sensitivity effects of the infringement.

I451.7.2 Assessment Criteria

The council will consider the following matters when assessing a restricted discretionary activity resource consent application, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions.

In the event of a conflict between the overlay, Auckland wide, zone provisions or the Drury South Industrial precinct assessment criteria and the Drury South Residential precinct assessment criteria, the Drury South Residential precinct assessment criteria.

- 1. Any subdivision or development that is a restricted discretionary activity
 - a. the subdivided lots or the land on which the development is to be undertaken should be geotechnically suitable for the development of a permitted activity or an activity for which resource consent has been obtained. This may include an assessment of the following:
 - i. any proposed fill materials.
 - ii. stability in areas of deep cut particularly adjacent to the boundaries of the precinct.
 - iii. settlement and stability issues associated with streams
 - iv. time dependent settlement.
 - v. ground seismicity and buffer zone.
 - vi. liquefaction.
 - b. subdivision and development should occur in a logical and sequential manner in relation to:
 - i. the implementation of improvements and/or upgrades to the roading network.

1410: Drury South Precinct

- ii. the establishment of the stormwater management areas within sub-precinct B and wetlands identified on precinct plan 3 and catchment wide stormwater management devices as identified in the relevant discharge consent and/or stormwater management plan required by the special information requirements below.
- iii. the provision for overland flowpaths identified in an approved discharge consent and/or stormwater management plan required by the special information requirements below.
- iv. the provision of wastewater facilities, water supply, electricity, gas and telecommunications, including the protection and /or relocation of any existing local electricity, gas and communications assets.
- c. the earthworks required by the subdivision or development should:
 - i. avoid or mitigate adverse effects on land stability, existing above ground or underground infrastructure facilities (such as the Counties Power electricity lines and support structures, Vector gas pipeline and Telecom telecommunications cables), and groundwater quantity and quality.
 - ii. avoid or mitigate adverse effects on the visual quality of the landscape or natural landforms, watercourses, habitats or vegetation.
 - iii. avoid or mitigate adverse effects on traffic management within the area or create damage, danger, or nuisance to surrounding residents or the Ramarama School.
 - iv. consider opportunities to recharge the aquifer using treated stormwater where permeable soils are available.
 - v. ensure that the creation of level development platforms are contoured to integrate with the surrounding street environment and open space corridors.
 - vi. screen retaining walls visible from roads or public open spaces.
 - vii. provide and maintain continuity of overland flow paths both within the site, as well as upstream and downstream; and where overland flow paths are diverted and/or altered show how:
 - Potential effects on other properties from the diversion or alteration is avoided or mitigated.
 - Effects from scouring and erosion are mitigated.
 - Further changes to the overland flow path will be limited, when appropriate through an easement in favour of Council.
 - viii. if devices are located in the 1 percent AEP modified flood plain, including earthworks for the formation of stormwater management devices such as wetlands

1410: Drury South Precinct

and/or for necessary infrastructure (including associated landscaping and accessways), whether:

- The design of the device, including associated earthworks, landscaping and accessways avoids impeding flood flows or otherwise exacerbating flood risk upstream or downstream of the site and how such effects can be avoided.
 - The design of the device or mitigation works is resilient to damage from the full range of flood events.
 - Access to the device for maintenance is provided and maintenance plans address potential effects that may result from the proposed access route.
- d. the following transportation network improvements will be considered by the council, to ensure the subdivision or development provides for the safe and efficient operation of the transportation network:
- i. whether subdivision or development results in the central 'Spine road' being progressively constructed on an alignment generally consistent with that indicated in precinct plan 2. An alternative roading layout may be proposed provided that an integrated approach to land use and transportation is demonstrated to be achieved throughout the Drury South Residential and Drury South Industrial precincts.
 - ii. whether the 'Spine road' is demonstrated to be located outside the modified flood plain (as provided as Special Information Requirement – refer Standard I451.8.1.1.c;
 - iii. whether new collector and local roads are generally in the location indicated in precinct plan 2 unless an alternative, integrated approach to roading is provided.
 - iv. whether shared pedestrian/cycle paths are progressively provided generally in the location indicated in precinct plan 2 unless an alternative, integrated approach to the pedestrian/cycle network is provided.
 - v. whether a new shared pedestrian/cycle facilities are provided on the Ararimu road to enable safe access to the Ramarama School prior to the occupation of the first residential dwellings.
 - vi. whether an upgrade to McEldownie road is provided to enable the safe movement of pedestrians and cyclists along McEldownie road and improved pedestrian and cycle connectivity when development of land bordering McEldownie road occurs.
 - vii. whether State Highway 1 Ramarama Interchange is capable of accommodating, in a safe and efficient manner, the traffic from the subdivided and developed portion of the precinct including the predicted traffic from the land which is the subject of the application. To enable assessment of this criterion, applications for subdivision or development must include a transport assessment of the effects of the subdivision

1410: Drury South Precinct

or development on the interchange prepared by a qualified and experienced traffic engineer. Any traffic assessment should clearly demonstrate that the following performance indicators and associated targets for the State Highway 1 Ramarama interchange can be met:

Indicator	Target
Level of Service (Delay) for all turning movements	Level of Service D.
Proximity of queue length to motorway	Maximum queue length must not extend within 140m of the physical nose of the ramp.
Proximity of queue length to upstream intersections	Maximum queue length should not extend to the upstream intersection.
All turning movements and short land queues	Maximum queue length should not impede movements at upstream intersections.

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

- viii. in the event the Spine road is connected to Quarry road in the north prior to any buildings within the Drury South Industrial precinct being occupied, whether the provision of traffic signals or an alternative upgrade which achieves equivalent transport performance at the existing Great South road/State Highway 22 (Karaka Road) intersection is required to enable the safe and efficient operation of the transport network;
 - ix. whether the above transport network improvements or any of the Transport Network Development Requirements of the Drury South Industrial precinct are required at each and any stage of subdivision or development, based on the existing, or approved developments within both the Drury South Residential precinct and the Drury South Industrial precinct as well as any other development affecting the transport network in this location.
- e. In respect of those new areas of planting in riparian enhancement, stormwater management and wetland areas in sub-precinct B:
- i. native plants should be eco-sourced as close as possible to the developed area.

1410: Drury South Precinct

- ii. a weed and pest management programme should be developed for areas of new planting.
- f. an appropriate level of infrastructure should be provided to service the scale of development proposed. This should include consideration of the following:
 - i. reticulated water services must be supplied to the development. Such services shall be provided to the relevant part of the precinct in advance of or concurrent with a resource consent for subdivision and development provided that any necessary resource consents or designations for the reticulated water services have been granted.
 - ii. wastewater services are to be provided to the Drury South Residential precinct by the construction of a connection to Watercare's existing wastewater network and any necessary upgrading of that network that is required to service the precinct; Wastewater services shall be provided to the relevant part of the precinct in advance of or concurrent with a resource consent for subdivision and development provided that any necessary resource consents or designations for the reticulated water services have been granted.
- g. whether the existing 110kV Counties Power electricity lines are provided for in the existing positions in any subdivision or whether the existing lines can be relocated in agreement with Counties Power.
- h. a stormwater management plan and works proposed as part of the subdivision or development should:
 - i. comply with any approved discharge consent.
 - ii. be effective in avoiding, remedying or mitigating the potential adverse effects of stormwater discharge on water quality, stream erosion, bank stability, and flood hazards. In the case of stormwater management facilities within private land this assessment will include how the operation and maintenance of such facilities is to be secured by way of appropriate covenants or consent notices.
 - iii. effectively contain all the natural and diverted streams and their margins, wetlands, and other off-site stormwater management devices.
 - iv. provide for required overland flowpaths.
 - v. where necessary, require a bond or other security to be provided to ensure that the stormwater management works will be completed, with such bond to be released when the works are completed and the stormwater management areas and their devices are vested in council.
 - vi. ensure that subdivision and development does not result in increased flood risk to habitable rooms for all flood events from the 50 percent and up to 1 percent AEP

1410: Drury South Precinct

flood event downstream and upstream of the Drury South Residential and Drury South Industrial precincts.

- vii. where necessary, provide for stormwater to be discharged to the Roslyn Stream, to enable sufficient water flow to retain, and where possible enhance, stream naturalness, biodiversity, and bank stability.
- viii. provide for the detention of runoff from impervious surfaces through either catchment based stormwater devices, on-site stormwater devices, or a combination. As a guideline, detention should achieve 0.023m³/m² of impervious surfaces created in each stage of development.
- ix. provide for stormwater retention through providing water reuse tanks, to mitigate potential adverse effects on the receiving environment. As a guideline, water reuse tanks should be provided for sites containing single dwellings, and should provide a minimum retention of 0.005m³/m² of roof area.

Note: The appropriateness of requiring for water retention tanks for each development should be considered alongside the other stormwater management criteria, including the general environmental outcomes sought under clause (b) above.

- i. landscaping proposed as part of subdivision or development should:
 - i. provide for complementary, consistent and coherent landscaping themes throughout the Drury South Residential precinct which also integrates with the adjacent Drury South Industrial precinct;
 - ii. intergrade sub precincts A and B through landscape design, including a minimum of three open space 'fingers' coinciding with the low points between the Southern Motorway boundary hillocks, that link between the motorway edge open space network and the Hingaia Stream corridor open space network.
 - iii. provide a minimum 5m wide evergreen shelter planting buffer along the Motorway corridor where the Spine road adjoins the Southern Motorway corridor.
 - iv. provide a minimum 10m wide planting buffer along that part of the south boundary of the Drury South Residential precinct which adjoins land with frontage to McEldownie road.
 - v. ensure that planting does not restrict access to the electricity infrastructure for maintenance, and will not compromise the safe and reliable operation of the electricity network. *Advice note: This criterion will be considered to be met where such an assessment includes a review undertaken by or on behalf of Counties Power which confirms that the proposed planting will not affect the safe and reliable operation and maintenance of the electricity network.*

1410: Drury South Precinct

- j. the extent to which ecological mitigation and enhancement undertaken for any diversion and/or reclamation of streams required to enable development in accordance with the precinct plans is in accordance with the Stream and Wetland Rehabilitation Guidelines (2013) or to an equivalent specification and standard.
2. The creation of vehicle access from the Spine road shown on precinct plan 2
- a. any adverse effect from the location and design of the access on the safe and efficient operation of the adjacent transport network, including public transport, cyclists and general traffic, having regard to:
 - i. the number of other access points to or from the Spine road in the vicinity of the proposed access;
 - ii. whether conflicts will be reduced by the presence of a raised central median which prevents right turning in the vicinity of the site;
 - iii. visibility and safe sight distances particularly the extent to which vehicles entering/exiting the site can see, and be seen by, pedestrians, cyclists and other vehicles on the footpath and road carriageway;
 - iv. existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring in all weathers;
 - v. existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for within the Drury South Residential and Drury South Industrial precincts ; and
 - vi. existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways.
 - vii. whether alternative access to the site is available from another public road.
 - b. whether the access arrangements are practicable and adequate having regard to site limitations and layout, and arrangement of buildings and activities, users and operational requirements, and having regard to whether the site can reasonably be served by shared or amalgamated access with another site or sites on the Spine road where the sites in question are held in the same ownership.
3. New buildings:
- a. retention of existing vegetation
 - i. layouts should retain and protect existing mature trees, particularly those of indigenous species, where these contribute to the site character and amenity.
 - b. building design – Neighbourhood Centre Locations
 - i. buildings on corner lots should be designed to provide for a quality architectural response to the corner. Appropriate design responses would be provision of

1410: Drury South Precinct

additional height at the corner, windows and activities addressing both street frontages and avoiding blank walls to one or both sides of the corner.

- ii. built development should front the street with a quality recognisable pedestrian entry to the street.
- c. planting
 - i. planting should be designed to have a large scale landscape effect and combine native as well as appropriate exotic species to provide seasonal change, winter sun penetration and quality amenity.
 - ii. where public open space land adjoins the motorway, boundary planting that creates a continuous visual barrier to eastward views from the State Highway 1 corridor should be avoided and landscape design should emphasise the current sequence of intermittent views to the Hunua Ranges from the State Highway 1 corridor and the pattern of variable depth of such views.
- d. vehicular access
 - i. proposed vehicle access to sites adjoining the Spine road shown on the precinct plan 2 should minimise any conflict with safety and efficiency of these routes as part of the strategic freight network.
- e. reverse sensitivity
 - i. dwellings should be oriented to minimise potential noise effects from the Spine road on the amenity of primary outdoor living courts
- 4. Commercial services; Food and beverage up to 200m² GFA; Individual retail tenancies not exceeding 200m² GFA; Care centres; Healthcare facilities
 - a. location
 - i. whether the location of the activity will be in the indicative neighbourhood centre locations identified on precinct plan 2;
 - ii. if an alternative location is proposed, whether the activity will serve as a focal point for the residential community.
 - b. signs
 - i. signs for each neighbourhood centre development should be coordinated including the physical location of signs, their type-face, style and content.
 - c. service area location
 - i. service areas should be located so as to avoid observation from a public road with access either from a service lane, incorporation within the main building or full screening of service/storage and dock areas.

1410: Drury South Precinct

- d. vehicular access
 - i. proposed vehicle access to sites adjoining the Spine road and New Quarry Access road shown on the precinct plan 2 should minimise any conflict with safety and efficiency of these routes as part of the strategic freight network.
 - e. mitigation of traffic noise
 - i. premises offering food and beverages, health professional rooms and care centres should be designed to mitigate traffic noise effects. Mitigation measures may include acoustic treatment of buildings and arranging site layout so noise sensitive activities are screened from the heavy traffic noise.
 - f. air quality effects on activities within 150m from SH1 or the indicative Spine road
 - i. how adverse health effects on children within a care centre, or people within a healthcare facilities will be avoided.
 - ii. for care centres, whether there is adequate separation from the roadway to any outdoor play areas to provide an appropriate level of air quality.
5. Infringement of Standard I451.6.2 Noise and ventilation
- a. the extent to which the type of activity proposed is likely to be adversely affected by the expected levels of transport noise.
 - b. the extent to which any characteristics of the proposed use or area make compliance with of New Zealand Standard NZS6806:2010 "Acoustics – Road Traffic Noise – New and Altered Roads" unnecessary.
 - c. whether the building and any outdoor living areas are appropriately located, and/or setback an appropriate distance from the Spine Road and/or State Highway 1 to minimise the potential for adverse effects from land transport noise.

I451.8 Special information requirements

I451.8.1 Earthworks plans

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

I451.8.2 Ecological management plans

1. In respect of any new areas of planting in sub-precinct B the following must be provided:
 - a. a weed and pest management programme for any new areas of planting within the stormwater management areas, riparian margins and wetland areas and remaining indigenous forest fragments in sub-precinct B.
 - b. a herpetofaunal mitigation/rehabilitation plan which targets only potentially suitable lizard habitat for relocation searches.
 - c. in respect to any works that will impact areas of potential herpetofauna habitat as identified by an experienced herpetologist, a herpetofauna management plan must be provided, outlining lizard survey, capture and relocation methodologies and any recommended mitigation or rehabilitation measures.
2. In respect of the relocation of streams indicated on precinct plan 3, an Ecological Mitigation Plan should be developed for each diversion and/or mitigation stream site to, at a minimum, provide detail on:
 - a. detailed design of stream diversion channels, describing how anticipated hydrological, hydraulic and ecological functions will be achieved.
 - b. any intervention proposed to reduce or restore erosion potential within mitigation sites.
 - c. plant species selection of riparian margins to improve biodiversity values.
 - d. weed and pest control provisions.
 - e. details of post-construction ecological monitoring of stream diversion channels.
 - f. a programme for the capture, transport and relocation of native fish; and the capture and (humane) killing and disposal of pest fish.
 - g. methods to provide for the maintenance of fish passage upstream and downstream through culverts, and into and out of any stormwater wetland, where practicable;
 - h. any other appropriate measures to mitigate or offset ecological effects.

Note: The Stream Evaluation Valuation ("SEV") methodology set out in Auckland Council Technical Report 2011/009 is an accepted approach in quantifying the appropriate extent of ecological mitigation works.

I451.8.3 Stormwater management report and plans

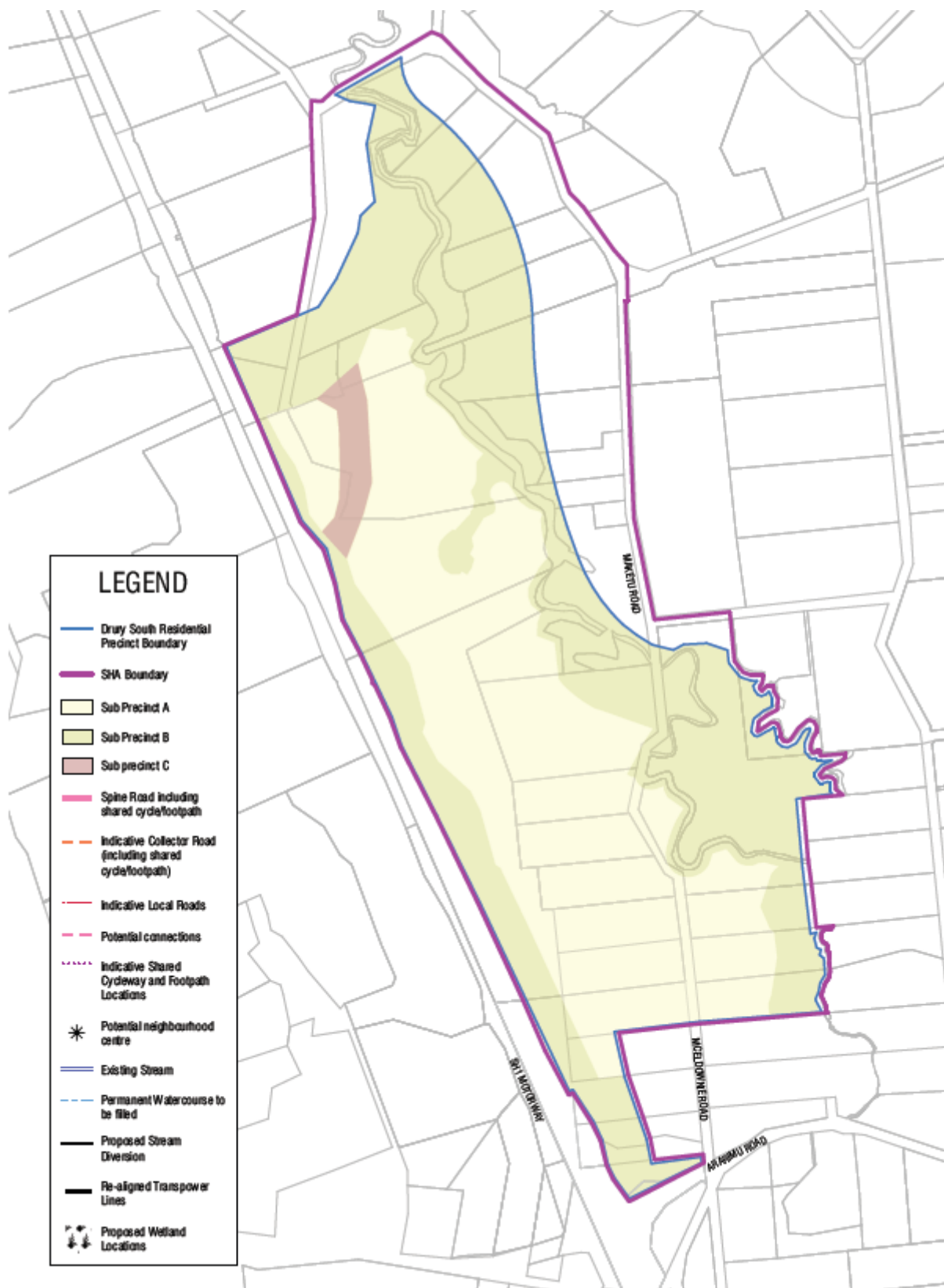
1. Any application for subdivision or development shall be accompanied by detailed stormwater management report and plans. Such report and plans must:
 - a. describe how the plans comply with the conditions of any relevant discharge consent.
 - b. identify overland flow paths.
 - c. describe the nature and extent of any off-site stormwater management devices and how these devices are to be delivered if they are on land outside the application site.
 - d. if stormwater management devices are to be located within the modified 1 percent AEP floodplain, describe how these devices are to be designed to be resilient to flood-related damage while not exacerbating flood risks for activities upstream or downstream of the Drury South Structure Plan area (comprised on the Drury South Residential precinct and Drury South Industrial precinct).
 - e. where streams are to be diverted and/or recreated as identified on precinct plan 3, describe how this is to be achieved in a way that ensures that they function in a manner similar to natural stream systems. Detailed landscape treatment plans will be required to demonstrate:
 - i. the proposed long section and cross sections.
 - ii. how the new stream banks are to be stabilised.
 - iii. how pool – riffles - run sequences are to be formed.
 - iv. how stormwater outlets are controlled.

I451.8.4 Noise and ventilation

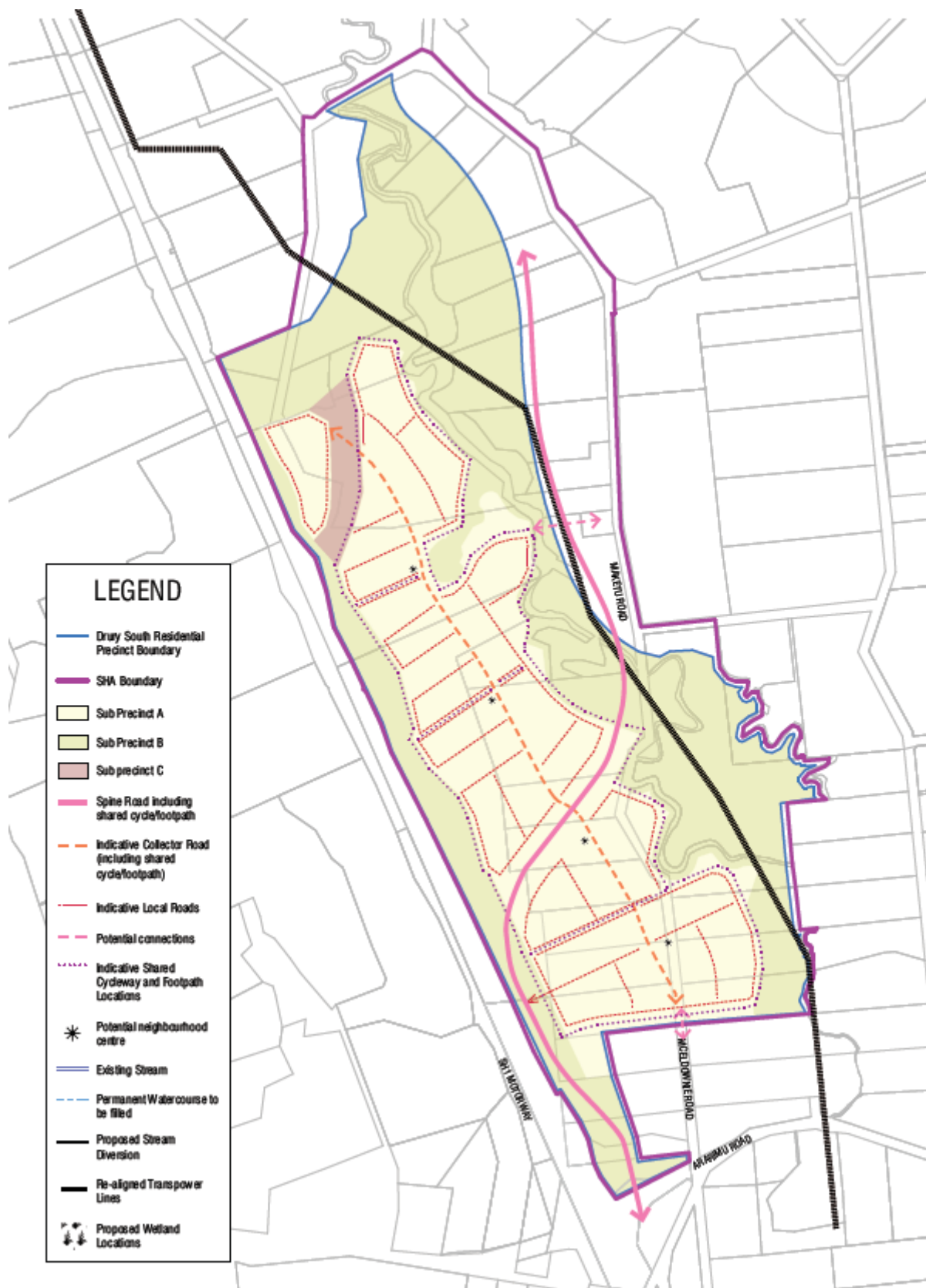
A report prepared by a suitably qualified and experienced person demonstrating compliance with Standard I451.6.2 Noise and ventilation must be provided to the council with the building consent application prior to the construction of any building or room subject to the rule.

I451.9 Precinct Plans

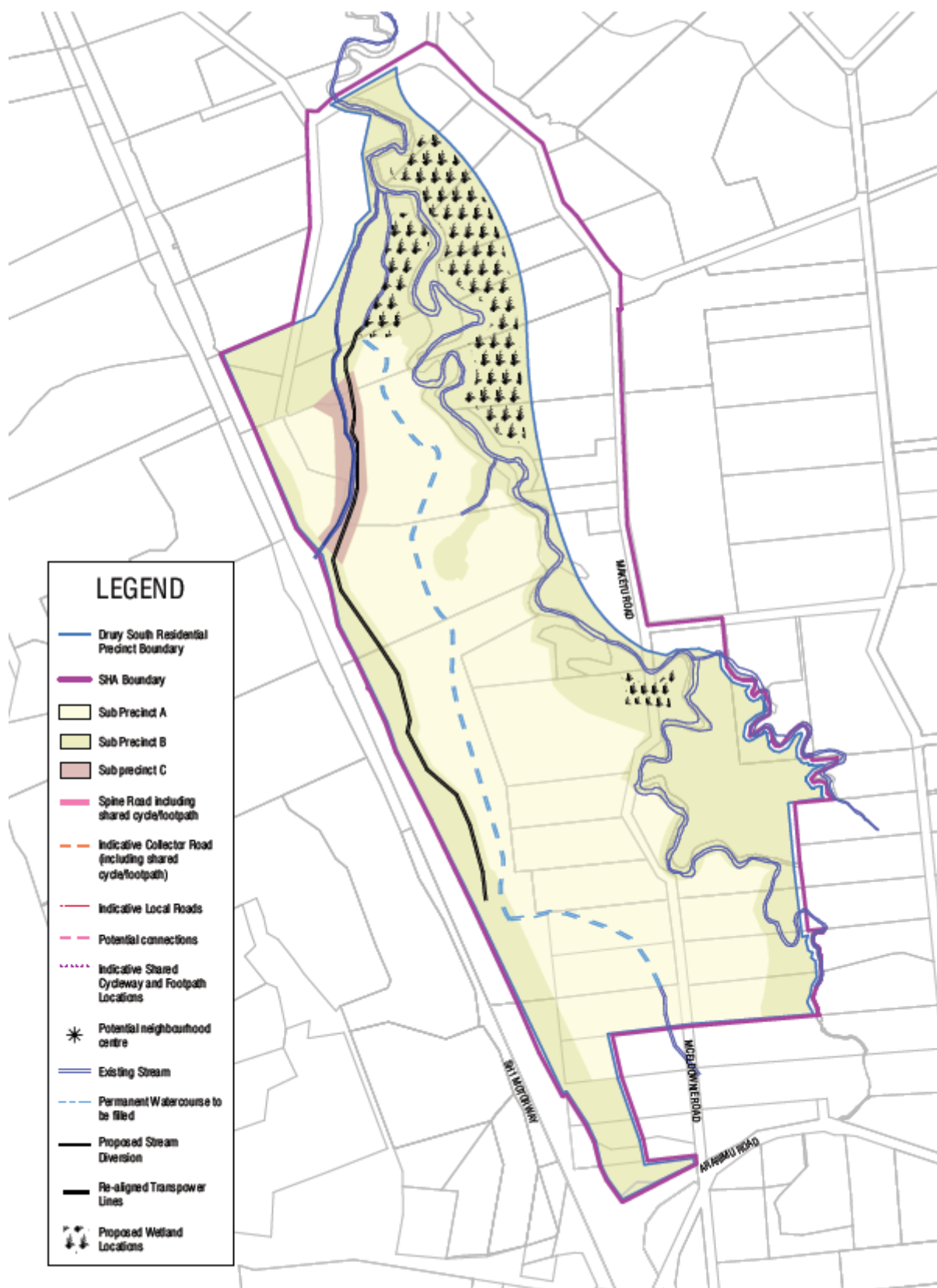
I451.9.1 Drury South Residential – Precinct Plan 1



I451.9.2 Drury South Residential – Precinct Plan 2



I451.9.3 Drury South Residential – Precinct Plan 3



6.30 Franklin 2

The following objectives and policies apply in the Franklin 2 precinct and sub-precincts as indicated in the planning maps. The location and extent of the precinct and sub-precincts is shown on the Franklin 2 precinct overlay.

Precinct description

The Franklin 2 precinct (“the precinct”) is located approximately 6km north of the centre of Pukekohe and forms the northern edge of the rural urban boundary that surrounds Pukekohe, an identified rural satellite town. The precinct is applied to just under 300 hectares of land that has been principally owned by the Wesley College Trust Board for much of the past century. From 1922 up until the current day Wesley College and its associated agricultural operation has been located on the land.

The precinct provides for the development of a sustainable community with a compatible mix of residential and supporting activities to meet the daily needs of the new, largely residential, community.

The precinct is designed as an accessible, multi-modal, walkable residential community, based on a passenger transport interchange, that achieves high quality environmental outcomes and that offers its residents access to quality connected open space, water sensitive stormwater design, a local commercial centre that will provide a heart for the community as well as meeting their local service needs. This community heart builds on the history of the Wesley College, its people and place.

The precinct provisions provide for the bulk of the land to be developed with a variety of residential activities and housing typologies including terrace, duplex and standalone dwellings, predominantly single and two storey houses, with a limited opportunity for additional height in the local centre. Provision is also made for more comprehensively planned and integrated residential developments including retirement villages. Two distinct Franklin 2 residential sub-precincts have been created. The intent of these is to provide a range of housing choice commensurate with their locality and proximity to amenity.

The Franklin 2 Residential A sub-precinct is applied to the majority of the land in the precinct. The provisions are based on the Mixed Housing Urban zone to achieve the desired medium density outcomes. Specific provisions apply to the northern boundary of the precinct, which adjoins land zoned rural and is accessed from Gellert road, to preserve a sense of space for these neighbouring properties. There are some small areas of land zoned Residential Single House Zone.

The Franklin 2 Residential B sub-precinct is applied to the central part of the precinct, adjoining the local centre, central park and the higher ground where Sim road intersects with the railway line. The Franklin 2 Residential B sub-precinct provides for a higher intensity of residential development to that provided for by Franklin 2 Residential A.

The Residential Terrace Housing and Apartment Building Zone has been applied around the Paerata train station. The development controls for that underlying zone apply in the precinct.

The Wesley sub-precinct provides the commercial and social hub of the new community. The provisions applying to this sub-precinct will enable the redevelopment of this area to provide for the local convenience needs of the surrounding residential community including local retail, commercial services, offices, food and beverage and a small scale supermarket. The new community will remain reliant on commercial facilities further afield for its bulk item retail and professional service needs. The provisions also enable the development of a wide range of residential activities.

The provisions recognise the area's historical links to Wesley College, with retention of the W.H. Smith Memorial Chapel as a focal point in the local centre along with other features that provide important links to the site's past.

Wesley College is to be relocated to a new rural location outside the precinct. In the interim, the precinct provisions continue to recognise and make provision for the operation of the College and its associated activities.

Objectives

- 1.The Franklin 2 precinct is developed in a comprehensive and integrated way that provides for a compatible mix of residential living, housing typologies and locations designed to increase housing supply and to support passenger rail.
- 2.Development makes efficient use of land based on a series of walkable neighbourhoods in close proximity to passenger transport, local centres and open space.
- 3.Development is of a height, bulk, form, scale and design that provides for high quality amenity for residents and responds to the precinct's intended residential character.
- 4.Different types of housing and levels of intensification are enabled through application of development controls that allow a choice of living environments while providing for good quality on-site amenity for residents on adjoining residential sites.
- 5.Commercial and retail activities are enabled at a scale and intensity which complements and serves the primarily residential development, while avoiding adverse effects on the social and economic function and viability of the Pukekohe town centre.
- 6.Subdivision and development is sensitive to the precinct's built heritage values and natural ecological values, and those values are a significant feature of the precinct's development.
- 7.Subdivision and development is integrated with transport networks and provides a well-connected internal street network supporting pedestrian, cycle and public transport use along with facilities to promote use of public transport, including rail.
- 8.Subdivision and development in the precinct will not adversely impact on the safe and efficient operation of the adjoining state highway network or the National Grid line (GLN-DEV A).
- 9.Subdivision and development provides a high level of recreation and open space amenity for residents through provision of a network of public open spaces and parks, catering for both active and passive recreational opportunities.
- 10.Adverse effects of stormwater runoff are avoided or mitigated through incorporating the use of water sensitive design principles.
- 11.Subdivision and development of the precinct depends on provision of adequate water and wastewater infrastructure.
- 12.Subdivision of the precinct will facilitate restoration of riparian margins.
- 13.Development will be undertaken to ensure the continued operation of Wesley College and farm on its current site in the short to medium term.

Policies

Development

- 1.Require the development of framework plans prior to subdivision, the establishment of land use activities or development to ensure that the precinct is developed in a co-ordinated, integrated and comprehensive manner.

2. Require the framework plan to demonstrate the interrelationship and future integration with other land and features in the precinct, including the National Grid Corridor.
3. Encourage higher density and mixed use development centred on the public transport network, particularly rail, with pedestrian and cycleway facilities, to provide alternatives to, and reduce dependency on, private motor vehicles as a means of transport.
4. Enable medium and high density housing to make efficient use of the land resource while maintaining the reasonable amenity of adjoining lower intensity residential sites and providing high-quality on-site amenity.
5. Provide sufficiently flexible development controls to provide for a range of living situations to accommodate extended families, sub-tenancies and multiple units in a dwelling that will foster quality long term density outcomes including the opportunity for the provision of habitable roof space.
6. Enable activities for the local convenience needs of the surrounding residential area, including local retail, commercial services, office, food and beverage and small scale supermarkets.
7. Discourage large scale commercial activity that would adversely affect the:
 - a. retention and establishment of a mix of activities in the local centre;
 - b. function, vitality or amenity of the Pukekohe Town Centre zone;
 - c. safe and efficient operation of the transport network.

Built Form

8. Require residential development to achieve a high quality of on-site amenity by:
 - a. providing functional and accessible outdoor living spaces;
 - b. controlling fence heights to provide a reasonable level of on-site privacy while enabling passive surveillance of the street and open space;
 - c. controlling building coverage, impervious areas and minimum landscaped areas;
 - d. applying design assessment criteria in sub-precincts to manage privacy effects;
 - e. specifying minimum setbacks from boundaries for primary and secondary outlooks to minimise overlooking, maximise daylight access and to mitigate noise effects;
 - f. creating developments with visual interest when viewed from the street and reducing the dominance of garage doors.

Heritage

9. Apply controls in the Wesley sub-precinct to protect and to enhance the precinct's heritage values, amenity and character features including recognising the significant historic heritage of the W.H. Smith Memorial Chapel.
10. Protect and recognise the heritage values in the detailed design for the precinct.
11. Require the design of any proximate new buildings to be sensitive to the location, scale and setback of historic buildings identified in the precinct plan.
12. Provide for identified historic buildings in the Wesley sub-precinct to be retained and, together with their surrounds, managed in accordance with a heritage management plan approved as part of a framework plan.

Open space

13. Protect and enhance the natural values of, and public access to, streams and ecological habitats within the precinct.

14. Provide for establishment of public open space to recognise and protect the ecological values of the precinct and to provide public amenity.

15. Enhance ecological and natural character values, and avoid additional stream bank erosion by requiring the riparian margins of the identified streams in the precinct plan to be planted with suitable native vegetation at the time of subdivision.

16. Require integrated, accessible and usable public open spaces as shown in precinct plan 1 to provide for the recreational needs of the community within walkable distances for all residents.

17. Incorporating the Electricity Transmission corridor as part of the east west, informal recreation open space corridor traversing the precinct.

Stormwater management

18. Apply a Water Sensitive Design (WSD) approach that promotes at-source stormwater management to avoid as far as practicable the adverse effects of stormwater runoff on the ecological values and the ecological functions of receiving environments.

19. Apply specific stormwater measures to protect the different receiving environments of the identified Stormwater Management Areas in the precinct as shown on precinct plan 3.

20. Enable the use of ephemeral stream gullies, restored wetlands, and constructed watercourses for the detention and attenuation of stormwater runoff in locations that suit existing topography and in a manner that will enhance the landscape amenity and ecology of the precinct.

21. Avoid adverse effects of flood risk by keeping the floodplain for the 1 percent Annual Exceedance Probability (AEP) event free of development and using flood attenuation to avoid more than minor effects of flooding downstream.

Other Infrastructure

22. Require the construction of new roads in accordance with an approved framework plan to achieve a highly interconnected pedestrian and road system that provides for all modes of transport, particularly cycling as shown in precinct plan 5.

23. Require pedestrian and cycle links in accordance with an approved framework plans to allow for safe and efficient movements within the precinct and where practicable the surrounding network, as shown in precinct plan 5.

24. Limit the number and location of vehicle access and egress points from the precinct to State Highway 22 as shown in precinct plan 1.

25. Require the construction of water and wastewater network services in conjunction with the staged subdivision and development of the project.

26. Applying rules to allow for the continued operation of the existing Wesley College and its farming operation.

Subdivision

27. Require subdivision to give effect to an approved framework, concept plan and/or the precinct plan.

28. Require subdivision to be consistent with the Electricity Transmission overlay provisions.

29. Subdivision design should respond to the natural landscapes by:

- a. locating and designing roads, access and infrastructure in a manner which minimises earthworks;
- b. locating roads and blocks to follow land contours;

c. enhancing the riparian margins of the stream network within the precinct.

30. Require subdivision to be designed to create integrated communities and to provide a street and block pattern that supports the concepts of liveable, walkable and connected neighbourhoods including:

a. a road network that:

- i. is easy and safe to use for pedestrians and cyclists;
- ii. is connected with a variety of routes in the immediate neighbourhood and between adjacent sites;
- iii. is connected to public transport, shops, schools, employment, open spaces and other amenities.

b. vesting roads as public infrastructure;

c. a road network which is set out in a manner that supports the needs of the public transport system;

d. incorporating principles of crime prevention through environmental design.

Precinct Rules

Franklin 2 Residential sub-precincts

The following activities, controls and assessment criteria and Auckland-wide rules apply in the Franklin 2 Residential sub-precincts unless otherwise specified. Refer to the planning maps for the location and extent of the sub-precincts.

1. Activity Table

The following table specifies the status of activities in the Franklin 2 Residential A and Franklin 2 Residential B sub-precincts.

Activity	Franklin 2 sub-precinct A	Franklin 2 sub-precinct B
Framework plans		
A framework plan, amendments to an approved framework plan or a replacement framework plan	RD	RD
New buildings on land subject to but not in accordance with an approved framework plan	NC	NC
Development		
Demolition of buildings and structures	P	P
New buildings on land subject to and in compliance with an approved framework plan	RD	RD
Alterations to existing buildings that are less than 10% of the existing GFA of the building	P	P
Internal alterations to buildings	P	P
Additions and alterations to buildings not otherwise provided for	RD	RD
Accessory buildings	RD	RD

Residential		
Dwellings	P	P
Home occupations	P	P
Integrated Residential Development	RD	RD
Retirement villages	D	RD
Supported residential care and boarding houses up to 200m ² GFA per site	P	P
Supported residential care and boarding houses not provided for above	D	RD
Visitor accommodation up to 200m ² GFA per site	RD	RD
Visitor accommodation not provided for above	D	D
Commerce		
Dairies up to 100m ² GFA per site	RD	RD
Restaurants and cafés up to 100m ² GFA per site	D	RD
Restaurants and cafés not provided for above	NC	NC
Offices up to 200m ² GFA per site	D	RD
Retail up to 200m ² GFA per site	D	RD
Service stations on arterial roads	D	D
Community		
Care centres up to 200m ² GFA per site	P	P
Care centres between 200m ² - 400m ² GFA per site	D	RD
Care centres not provided for above	D	D
Community facilities (including places of worship, halls and marae complex)	D	D
Education facilities	D	D
Emergency services on arterial roads	D	D
Healthcare facilities up to 200m ² GFA per site	RD	RD
Healthcare facilities and associated buildings not provided for above	D	RD
Pedestrian and cycling facilities	P	P
Rural		
Farming	P	P

2. Notification

1.Restricted discretionary activity resource consent applications for framework plans, and amendments to framework plans, can be expected to be considered without the need for public notification. However, limited notification may be undertaken, including notice being given to any land owner and occupiers in the precinct who have not provided written approval.

2.All other restricted discretionary activities will be considered without public or limited notification, or the need to obtain written approval from affected parties, unless otherwise specified in the Unitary

plan or special circumstances exist in accordance with s. 95A(9) of the RMA that make notification desirable.

3.To avoid doubt, discretionary and non-complying activities are subject to the statutory tests for notification under the relevant sections of the RMA, unless otherwise specified in the Unitary plan.

4.Buildings that do not comply with the following development controls will be subject to the statutory tests for notification under the relevant sections of the RMA:

- a.building height;
- b.height in relation to boundary;
- c.building coverage and landscaping;
- d.privacy;
- e.outdoor living space.

3. Land use controls

The following land use controls apply in the Franklin 2 Residential sub-precincts. Any activity that does not comply with the land use controls is a non-complying activity unless otherwise stated.

3.1 Density

No density limits apply where dwellings are proposed in the Franklin Residential sub-precincts.

3.2 Framework plans

A resource consent application for a framework plan, amendment(s) to a framework plan or for a replacement framework plan:

- 1.Must comply with the rules, assessment criteria and special information requirements for framework plans specified for the Franklin 2 precinct;
- 2.May seek consent for the following land uses:
 - a.mix and location of housing types; and/or
 - b.the design and location of public open spaces, community or social infrastructure; and/or
 - c.the design and location of blocks, roads and pedestrian connections; and/or
 - d.stormwater, water and wastewater infrastructure; and/or
 - e.earthworks associated with the development; and/or
 - f.vehicle accessways.

3.Identify the location of pedestrian, cycle and other transport connections in the precinct and to the surrounding neighbourhood.

4. Development controls

4.1 Development control infringements

Buildings that infringe three or more of the following development controls are a restricted discretionary activity:

- 1.Building height.
- 2.Height in relation to boundary.
- 3.Yards.

4. Maximum impervious area.

5. Building coverage.

6. Landscaping.

7. Outlook.

4.2 Height

Purpose:

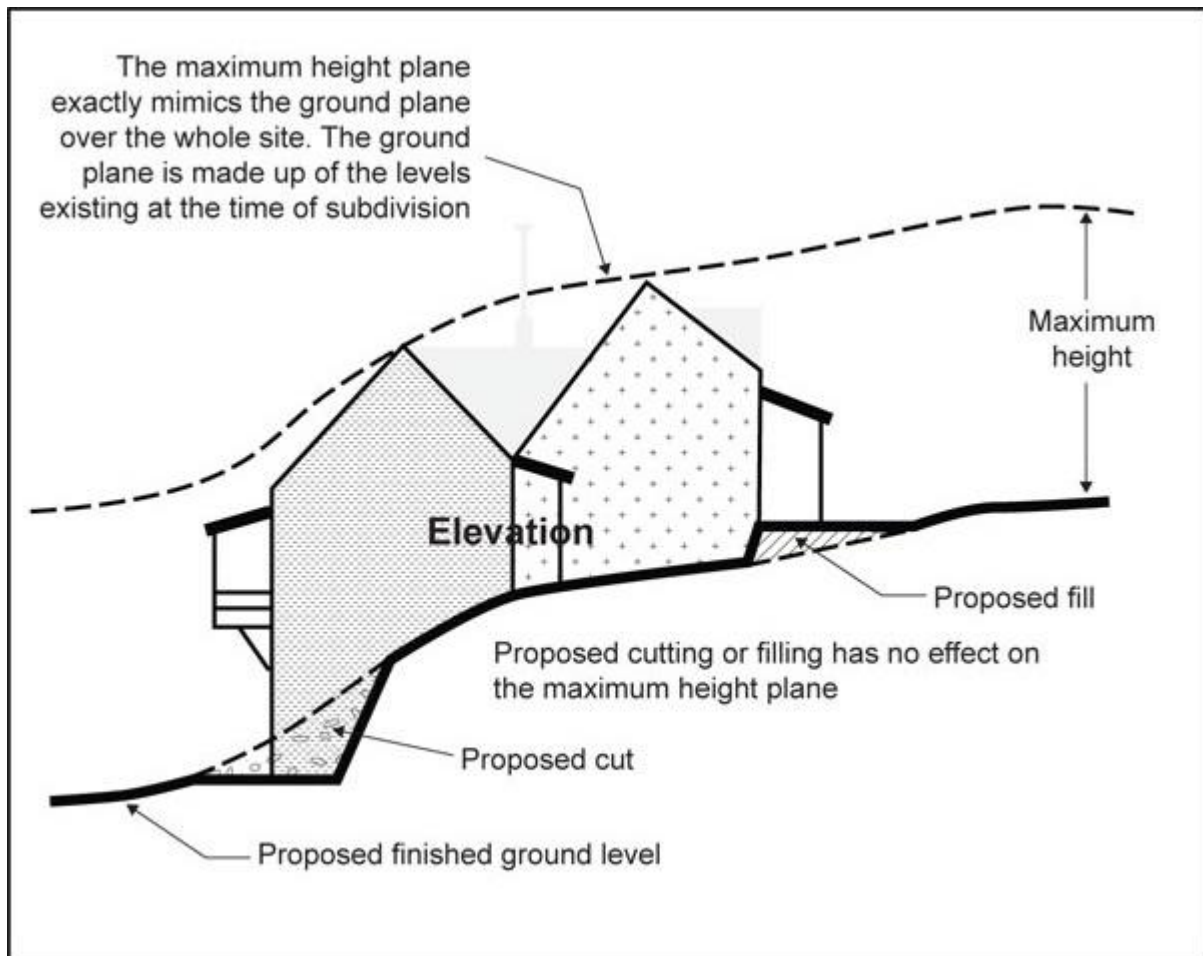
To manage the height of buildings to be consistent with an urban residential character of up to three storeys, particularly in the Franklin 2 Residential 2 sub-precinct area where greater height reflects the development potential of smaller site sizes.

Height of up to 22m is enabled within the walkable catchment of the Paerata train Station on land zoned Residential Terrace Housing and Apartment Building Zone.

Buildings must not exceed the heights set out below:

Sub precinct	Buildings and landscape
Franklin 2 Residential A	10 m except that 50% of a building's roof, measured vertically from the junction between wall and roof, may exceed this height by 1m where the entire roof slopes 15 degrees or more
Franklin 2 Residential B	13.5m
<u>Residential Terrace Housing and Apartment Building Zone</u>	<u>22m</u>

For the purpose of applying this control height is measured in accordance with the diagram below:



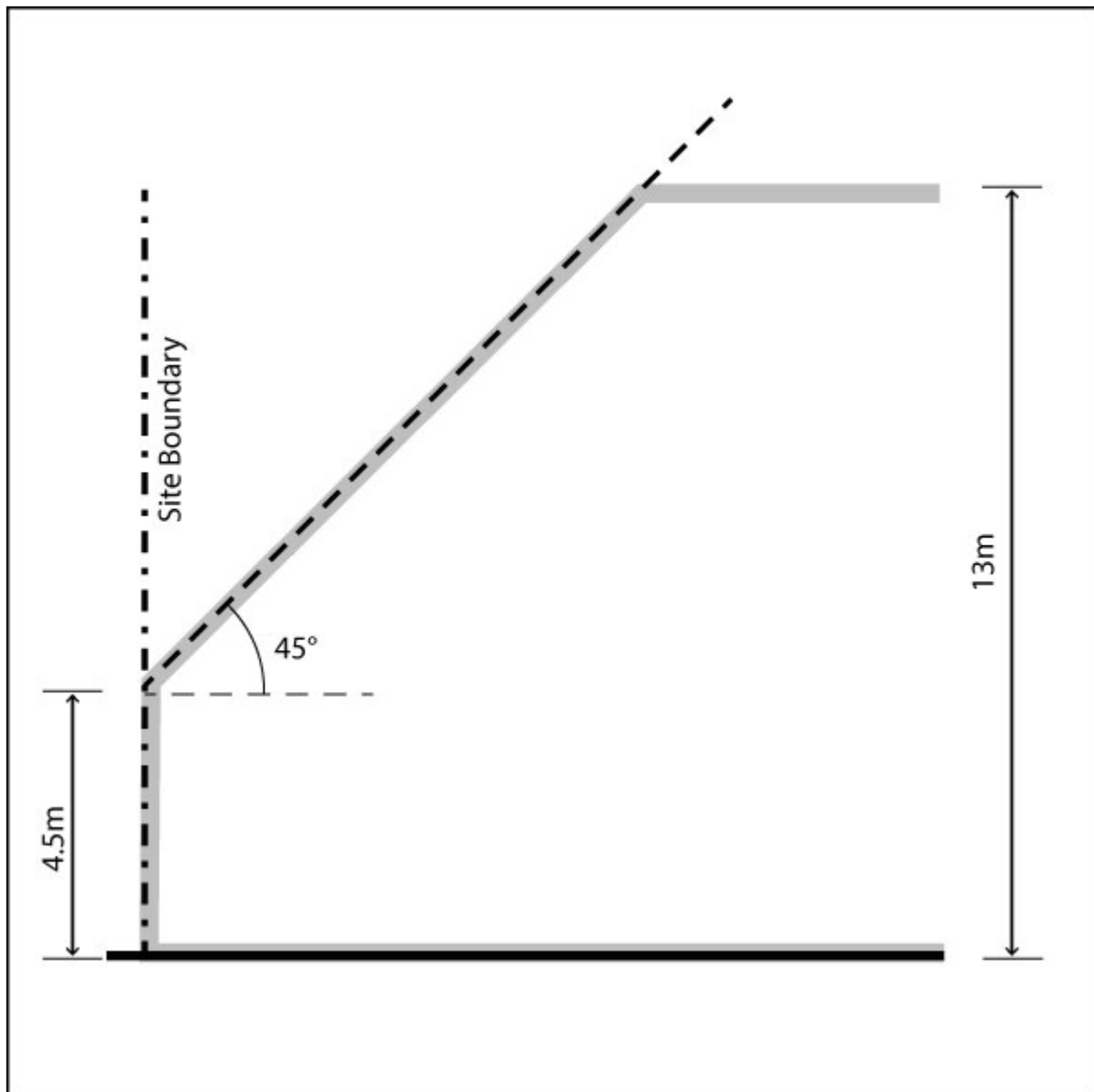
4.3 Height in relation to boundary

Purpose:

To manage the bulk and scale of buildings at boundaries to limit overshadowing of neighbouring sites and to provide a setback space between buildings on adjoining sites, particularly where dwellings are detached. The control in the Residential B sub-precinct is to enable dwellings to achieve the greater height intended by the zone while maintaining a good quality design outcome.

1. In the Franklin 2 Residential A sub-precinct buildings must not exceed a height of 3m measured vertically above ground level on the side and rear boundaries. Thereafter buildings must be set back 1m for every additional metre in height (45 degrees).

2. In the Franklin 2 Residential B sub-precinct buildings must not exceed a height of 4.5m measured vertically above ground level and thereafter must be set back 1m for every additional metre in height (45 degrees), as per the diagram below, for 50 percent of the side boundary. For the remaining 50 percent buildings must not exceed a height of 3m plus 45 degrees in accordance with the control for the Residential A sub-precinct.



3. Where the boundary forms part of a legal right of way, pedestrian accessway, or access site, the control applies from the furthest boundary of that legal right of way, pedestrian access way or access site.

4. A gable end or dormer may project beyond the recession plane where it is:

- a. no greater than 1m in height and width measured parallel to the nearest adjacent boundary; and
- b. no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary.

4.4 Common walls

Purpose:

To enable greater flexibility in housing mix and the pattern of development by enabling attached development as one form of residential development throughout the wider precinct.

The height in relation to boundary and yard controls do not apply where a common wall is proposed.

4.5 Yards

Purpose:

To create a transition from the front façade of the dwelling to the street that contributes to the quality of the streetscape commensurate with the nature of development. Open space and riparian yards ensure dwellings are adequately set back from the open space and stream network in the precinct to maintain a sense of open space and water quality respectively and to provide protection from natural hazards.

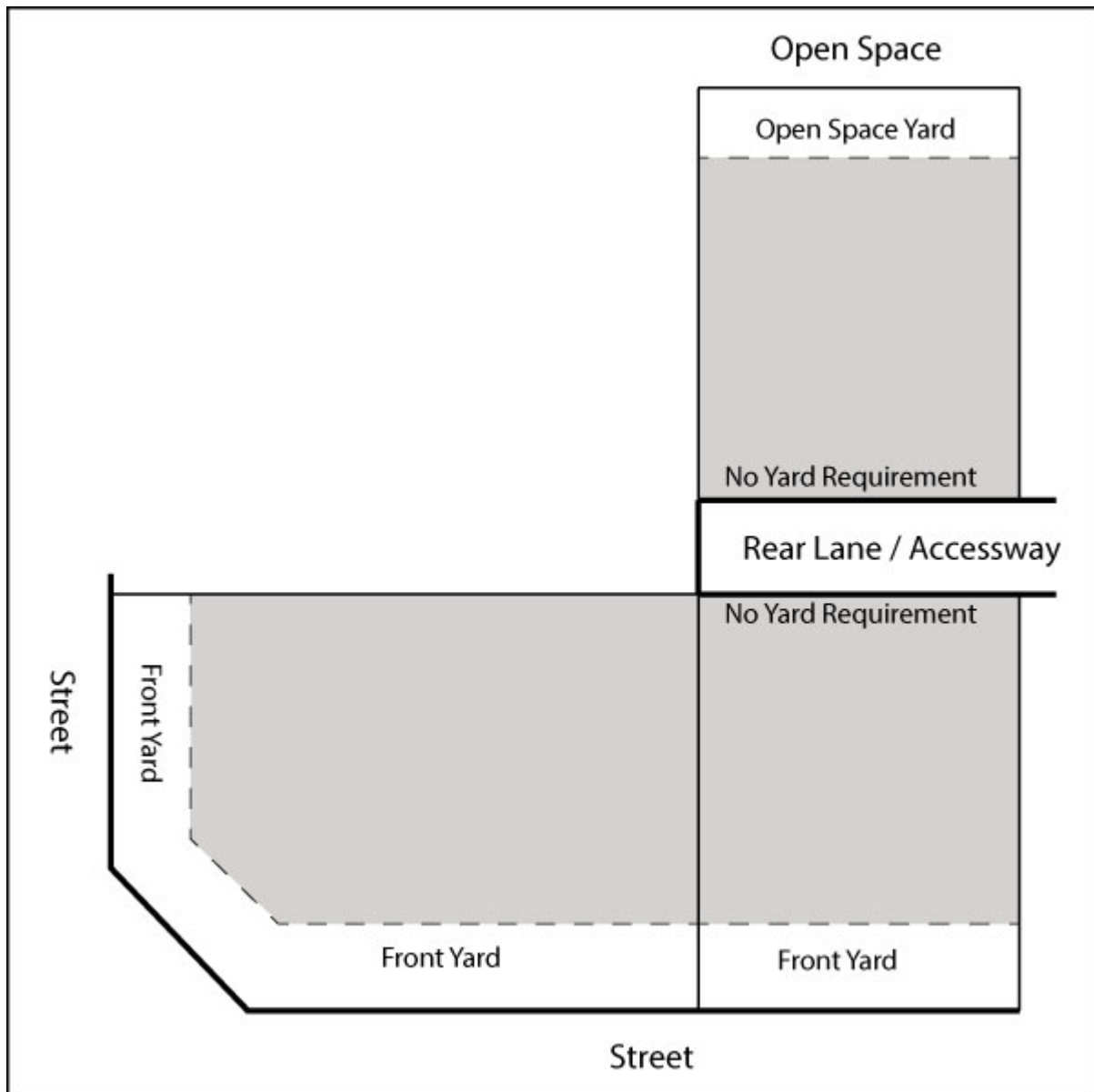
No buildings shall be located in the following yards set out in table 2 and the diagram below:

Table 2

Yard	Franklin 2 Residential A sub precinct	Franklin 2 Residential B sub precinct
Front	2.5m applies except where there is a provision for garages and carports, in which case there shall be a minimum setback of 5m in that part of the yard. Except that where vehicle access is from a rear lane or rear access way no yard is required on that boundary with the rear lane or access way.	1m front yard except where there is a provision for garages and carports, in which case there shall be a minimum setback of 5m in that part of the yard. Except that where vehicle access is from a rear lane or rear access way no yard is required on that boundary with the rear lane or access way.
Riparian	10m from the edge of all permanent and intermittent streams as shown on precinct plan 1.	
Open space	Where the rear boundary on any site adjoins land zoned open space, a 3m set back from the boundary applies on these sites to create a private-public open space interface.	
Rural	15m set back from the boundary applies on sites identified in the precinct plan 1, to create a sense of openness and space between the precinct and the adjoining rural zoned land.	N/A

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

Where a site adjoins riparian margin and/or land zoned public open space, the more restrictive of the yard controls will apply.



4.6 Maximum impervious area

Purpose:

To manage the amount of stormwater runoff generated by a development.

1. Maximum impervious area for a site to be occupied by detached dwellings that are greater than or equal to 300m²: 60 percent.
2. Maximum impervious area for a site to be occupied by detached dwellings that are less than 300m²: 70 percent.
3. Maximum impervious area for a site to be occupied by attached dwellings: 70 percent.
4. Maximum impervious area applying to a site to be occupied by apartment building(s): 100 percent.

4.7 Building coverage

Purpose:

To ensure the scale of buildings and on site amenity are consistent with the urban residential character of the precinct.

1. Maximum building coverage for a site to be occupied by detached dwellings that are greater than or equal to 300m²: 40 percent.
2. Maximum building coverage for a site to be occupied by detached dwellings that are less than 300m²: 50 percent.
3. Maximum building coverage for a site to be occupied by attached dwellings: 55 percent.
4. Maximum building coverage does not apply to a site to be occupied by apartment building(s).

4.8 Landscaping

Purposes:

To provide for on-site amenity consistent with the urban residential character of the precinct;
To improve stormwater absorption on site.

1. Where a site to be occupied by detached dwellings that are greater than or equal to 300m²: 40 percent of the site must comprise landscaped area.
2. Where a site to be occupied by detached dwellings that are less than 300m²: 30 percent of the site must comprise landscaped area.
3. Where a site is to be occupied by attached dwellings: 30 percent of the site must comprise landscaped area.
4. The landscaping requirement does not apply to sites to be occupied by apartment buildings (Note: this requirement does apply to retirement villages).

4.9 Privacy

Purposes:

To ensure a reasonable standard of visual and acoustic privacy between different dwellings, including their outdoor living spaces, on the same or adjacent sites.

To encourage the placement of habitable room windows to the site frontage or to the rear of the site in preference to side boundaries, to maximise both passive surveillance of the street and privacy, and to avoid overlooking of neighbouring sites.

1. Privacy to and for dwellings is regulated through outlook space for individual dwellings and separation of buildings within a site for sites with apartments or multiple dwellings. The controls below replace those for outlook space and separation of buildings in the Unitary Plan.
2. All detached and attached housing in the precinct must be designed so that each external wall of a building is nominated with a primary outlook (i.e. principal living room), secondary outlook (i.e. other habitable rooms including bedrooms), or no outlook (i.e. non-habitable rooms).
3. The minimum set-backs are set out in the table below:

Minimum set-back primary outlook	Minimum set-back secondary outlook	Minimum set-back for no outlook
6m x 4m	3m x 3m	0m

4. The minimum set-back of the outlook space is measured at right angles to and horizontal from the window or balcony to which it applies. Where the outlook space applies to a balcony, it will be measured from the edge of the balcony.

5. The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the control applies.

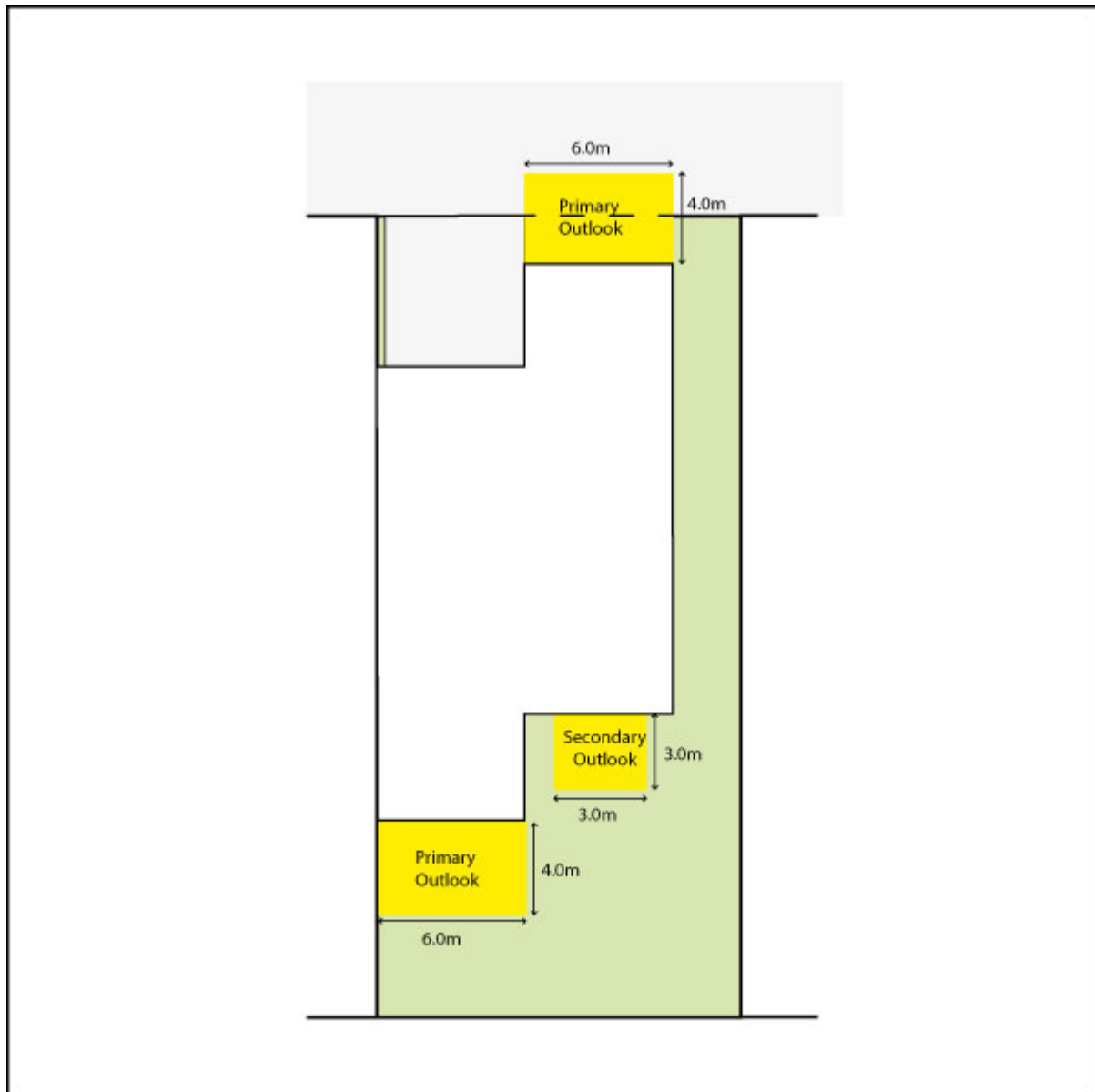
6. Outlook space may be over the street, public open space, shared access sites and private lanes.

7. Outlook spaces required from different rooms within the same dwelling may overlap.

8. Outlook spaces must:

- a. be clear and unobstructed by buildings;
- b. not extend over adjacent sites.

9. Apartments in the precinct are required to have a minimum set-back of 15m between the faces of the buildings for the primary outlook (i.e. living room) of any apartments that face the primary outlook of other apartments (whether in the same building or not).



4.10 Outdoor living space

Purpose:

To provide dwellings with outdoor living space that is of a usable size and dimension for the type of dwelling and is accessible from the principal living room.

1. The following development controls for outdoor living spaces apply to all:

- a. detached and attached dwellings at ground level with 3 or more bedrooms;
- b. principal living rooms above ground level;
- c. entire dwellings located above ground level.

2. A dwelling at ground level must have an outdoor living space measuring at least 40m² that:

- a. is free of buildings, parking spaces, servicing and manoeuvring areas;
- b. excludes any area with a dimension less than 1m.

3. Where a dwelling has the principal living room at ground level part of the required outdoor living space must be able to contain a delineated area measuring at least 20m² that:

- a. has no dimension less than 4m;
- b. is directly accessible from the principal living room ;
- c. has a gradient not exceeding 1 in 20.

4. Where a dwelling has the principal living room above ground level, part of the required outdoor living space must include a balcony or roof terrace that:

- a. is directly accessible from the principal living room;
- b. has a minimum area of 8m²;
- c. has a minimum depth of 2.4m.

5. Except that the following outdoor living space controls apply where a detached or an attached dwelling at ground level has:

- a. a studio or 1 bedroom: a minimum unobstructed outdoor living space of 20m² is required with no dimension less than 3m, being accessible from the unit to which it relates;
- b. 2 bedrooms: a minimum unobstructed outdoor living space of 25m² is required with no dimension less than 4m, being accessible from the unit to which it relates.

6. Where an entire dwelling is above ground level, it must have an outdoor living space in the form of a balcony or roof terrace that is at least 10m² and has a minimum depth of 2.4m.

4.11 Dwellings fronting the street

The underlying Mixed Housing Urban zone control for dwellings fronting the street does not apply to this precinct. This is regulated by the controls for privacy and by assessment criteria for building design for integrated residential developments.

4.12 Fences

Purpose:

To provide a reasonable level of privacy for dwellings while enabling passive surveillance over the street and public open space.

- 1. Fences on a road boundary, or adjoining a public open space, must not exceed 1.2m in height.
- 2. A combined fence and retaining wall on a front boundary must not exceed 1.2m in height.

3. Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be setback at least 1m from the front corner of the building.

4. Fences on a rear boundary must not exceed 1.8m in height and where the rear boundary faces onto a lane the fence must be visually permeable across 50 percent of the area.

5. Fences on a side boundary must not exceed 1.8m in height.



4.13 Garages

Purpose:

To ensure a strong residential interface and to reduce the dominance of cars on the street frontage.

1. A garage door facing a street must be no greater than 50 percent of the width of the front elevation of the dwelling to which the garage relates.

2. Garage doors must not project forward of the front elevation of a dwelling.

3. The garage door must be set back at least 5m from the front boundary.



4.14 Minimum Dwelling Size

Purpose:

Dwellings are a sufficient size to provide for the day-to-day needs of residents.

Dwellings must have a minimum net internal floor area of 45m² for a one bedroom dwelling

4.15 Daylight to dwellings

The daylight to dwellings controls do not apply. This is regulated through the yard, height in relation to boundary, and outlook space controls.

4.16 Minimum dimensions of principal living rooms or principal bedrooms

The minimum dimensions of principal living rooms or principal bedrooms do not apply in this precinct. These are controlled by assessment criteria in section 5.

4.17 Servicing and Waste

Purpose:

Dwellings in medium to large scale residential development have sufficient space within the building to accommodate the storage of waste.

- 1.A building or site containing 10 or more dwellings must provide a communal storage area for waste. The size of the communal storage area must be a minimum area of 1.25m² per dwelling.
- 2.An additional 30 percent in area of the total floor area required above must be provided in the communal storage area for manoeuvring or sorting within the waste storage area.

4.18 Water and Wastewater

Purpose:

To ensure development occurs only where it can be serviced by connections to the water supply and wastewater networks.

At the framework plan stage, the applicant must demonstrate to the satisfaction of the council that there is an available connection to the water supply and wastewater networks.

4.19 Storage

Purpose: to ensure dwellings have sufficient space for the storage of everyday household items and bulky items such as bicycles.

- 1.A building or development containing 5 or more dwellings must provide covered storage space for each dwelling with internal measurements of at least 4m³, excluding storage within the kitchen and bedroom wardrobes. The storage may be within the dwelling or external to it, within the site.
- 2.The required storage space for each dwelling must include a single covered storage space within internal dimensions of at least 2m³.

4.20 Universal access

Purpose:

Medium to large scale residential development provides equal physical access and use for people of all ages and abilities.

- 1.Where a new building or development contains 10 or more dwellings, 20 percent of those dwellings must comply with the following:
 - a.doorways must have a minimum clear opening width of 810mm;
 - b.stairwells must have a minimum width of 900mm;
 - c.corridors must have a minimum width of 1050mm;
 - d.the principal means of access from the frontage, or the parking space serving the dwelling, to the principal entrance of the dwelling must have:
 - i.a minimum width of 1.2m;
 - ii.a maximum slope of 1:20;
 - iii.a maximum cross-fall of 1:50.

2.Where the calculation of the dwellings required to be universally accessible results in a fractional dwelling, any fraction that is less than one-half will be disregarded and any fraction of one-half or more will be counted as one dwelling.

3.All dwellings required to be universally accessible must provide at least one parking space for people with a disability. The dimensions and accessible route requirements for such parking spaces

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

are detailed in Section 5.5 of the New Zealand Building Code D1/AS1 New Zealand Standard for Design for Access and Mobility – Buildings and Associated Facilities (NZS 41212001).

5. Assessment

5.1 Restricted discretionary activities

5.1.1. Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table:

1. Framework plans

The council will restrict the exercise of its discretion to the matters listed below for creation of a framework plan, including any amendments to an approved framework plan or replacement framework plan, in the Franklin 2 precinct:

- a. site layout and configuration;
- b. the location, physical extent and design of public open space;
- c. the location and design of roads, access and parking;
- d. the location and capacity of infrastructure servicing;
- e. integration of development with neighbouring areas;
- f. staging of development;
- g. the location, form of control, function and layout of road connections and corridor treatments, in particular those connecting with SH22;
- h. the location and design of public transport and active mode infrastructure including walking and cycling;
- i. design, layout and proposed use in relation to the GLN-DEV A National Grid Line, including:
 - i. impacts on the operation, maintenance, upgrade and development of the National Grid line;
 - ii. compliance with NZCEP34: 2001;
- iii. the risk of electrical hazards affecting public or individual safety;
- iv. the nature and location of any vegetation to be planted in the vicinity of the National Grid line.

2. Integrated Residential Development

- a. building design and external appearance;
- b. design and scale of buildings adjoining or across the street from identified buildings to be retained in the Wesley sub-precinct;
- c. topography, earthworks and natural features;
- d. design and layout of dwellings, visitor accommodation and boarding houses;
- e. design of landscaping;
- f. design of parking and access;
- g. infrastructure and servicing;
- h. design of infrastructure that promotes walking and cycling.

3. Retirement Villages

- a. building design and external appearance;

- b.topography, site orientation and earthworks;
 - c.design of communal open space and of the site landscaping;
 - d.design and layout of dwellings;
 - e.design of parking and access;
 - f.infrastructure and servicing.
- 4.Visitor Accommodation, Dairies, Restaurants and Cafés and Offices
- a.intensity and scale;
 - b.noise, lighting and hours of operation;
 - c.design of parking, access and servicing.
- 5.Retail up to 200m²
- a.intensity and scale;
 - b.noise, lighting and hours of operation;
 - c.design of parking, access and servicing.
- 6.Care centres between 200m²-400m² and Healthcare facilities
- a.intensity and scale;
 - b.noise, lighting and hours of operation;
 - c.design of parking, access and servicing.

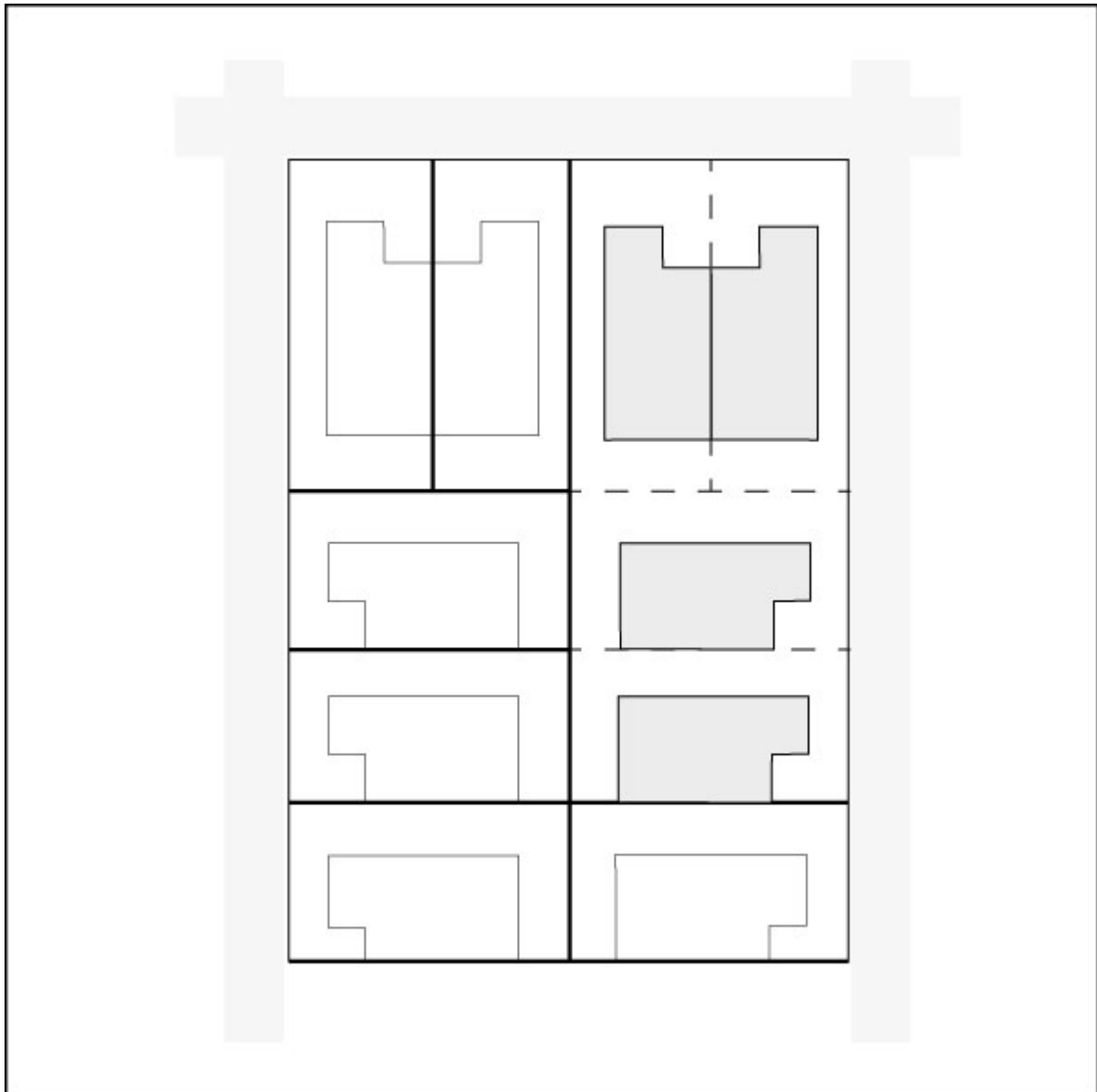
5.2 Assessment Criteria

For development that is a restricted discretionary activity in the Franklin Residential sub-precincts, the following assessment criteria apply:

1.Framework plans

When considering a restricted discretionary application for a framework plan, amendments to an approved framework plan or replacement framework plan, the council will consider the proposal against the following criteria:

- a.site layout and configuration (refer to the diagram below):
 - i.orientation of sites to support appropriate solar access for development on the site;
 - ii.site configuration and size to enable a range of appropriate housing typologies and encourage scale and modulation of built form when viewed from public open space;
 - iii.site proportion to enable provision of setback and quality, private outdoor living spaces for dwellings/developments;
 - iv.site configuration that enables the provision of dwellings/development that provides good passive surveillance of the street and contributes to streetscape amenity.



b.the location, physical extent and design of public open space:

Public open spaces should be provided in the location(s) identified in the precinct plan to meet the needs of the local community. Where no location is identified, open space should be provided and located to serve the future needs of the local community.

c.the location and design of roads, access and parking:

Streets and pedestrian connections should be provided in the location identified in the precinct plan to achieve a legible street network. Where no location is identified, an integrated and efficient street and pedestrian network should be provided, including connections to existing and future streets and networks.

d.the location and capacity of infrastructure servicing:

Adequate infrastructure should be provided to service the proposed development including stormwater, wastewater, water supply, electricity and telecommunications.

e.integration of development with neighbouring areas:

Where the framework plan is for a particular site or sub-precinct within a wider precinct, the framework

plan should demonstrate how the development achieves the overall objectives of the precinct, including the integration of streets, pedestrian connections, open spaces and other infrastructure that will serve the development.

f. staging of development:

The framework plan should provide details of how the development will be staged. The council may impose conditions enabling a lapse period longer than five years, having regard to s. 79 of the RMA and the need for unimplemented resource consents generally to reflect the planning strategy in the Unitary plan.

g. the location, form of control, function and layout of road connections and corridor treatments, in particular those connecting with SH22:

The framework plan should provide details of the location, form, function and layout of road connections, corridor treatments and access/egress points. The framework plan should demonstrate how the development achieves the overall objectives of the precinct, in particular delivery of an integrated transport network with well-connected internal streets. Particular attention should be given to any connection with SH22 to ensure the safe and efficient operation of the adjoining State Highway network is not adversely impacted.

h. the location and design of public transport and active mode infrastructure including walking and cycling:

The framework plan should provide details on the design and location of all public transport and active mode infrastructure to be provided to demonstrate how these will deliver a highly interconnected, safe and efficient network that provides for all modes of transport, particularly walking and cycling.

i. design, layout and proposed use in relation to the GLN_DEV A National Grid Line:

Where the framework plan includes land that is identified in the Electricity Transmission Overlay the council will consider:

- i. the effects on the ability of Transpower to operate, maintain, upgrade and develop the National Grid line, including access to the line;
- ii. the extent to which the design and layout will enable earthworks, buildings and structures to comply with NZECP34: 2001;
- iii. the extent to which the design and layout, including the location of roads and reserves, landscaping and building platforms, allows for activities to be set back from the National Grid line to ensure adverse effects on, and from, the National Grid and on public safety are appropriately avoided;
- iv. the extent to which the design and layout will minimise the potential for reverse sensitivity effects.

2. Integrated Residential Development

The council will consider the assessment criteria applying to more than one dwelling in the Residential A and B sub-precincts as set out below:

a. building design and external appearance

i. buildings should have clearly defined public fronts that contribute positively to the amenity and pedestrian safety of streets and public open space as set out in the diagram below:

- maximising doors, windows and balconies over all levels on the front façade;
- introducing visual interest through a variety of architectural detail and building materials;
- clearly defining the boundary between the site and the street or public open space by planting or fencing.



ii. ground level balconies or patios that front to a street or public open space should be at a height sufficient to provide privacy for residents while enabling sightlines to the public realm.

iii. the number of dwellings that directly front, align and orientate to public streets should be maximised.

iv. buildings should be designed to break up their mass into visually distinct elements, particularly when of a greater height or bulk than surrounding buildings, to reflect a human scale.

v. techniques to achieve this include the use of physical separation, variations in building height and roof form, façade modulation and articulation and building materials.

vi. building frontages to streets, accessways and public open spaces should avoid blank walls. Side or rear walls should be designed to provide interest in the façade; including modulation, relief or surface detailing.

vii. for larger scale developments:

- encourage modulation of building façade
- balconies should be designed as an integral part of the building and a predominance of cantilevered balconies should be avoided

vii. quality, durable and easily maintained materials should be used on the façade of dwellings, with particular emphasis on frontages to the street and public open space.

b. topography, site orientation and earthworks

i. the topography, orientation, size and proportions of the site should be suitable to accommodate the housing type proposed. In particular, development on steep land with poor solar orientation or narrow sites is discouraged unless sites are carefully designed to optimise on-site amenity values and to complement the surrounding neighbourhood landform;

ii. building platforms, outdoor living spaces, car parking areas and driveways should be located and designed to respond to the natural landform and site orientation in an integrated manner;

iii. earthworks should be minimised and retaining avoided where possible. However, where retaining or earthworks are required they should be incorporated as a positive landscape or site feature by:

- integrating retaining as part of the building design
- stepping and landscaping earthworks or retaining over 1m in height to avoid dominance or overshadowing effects

- ensuring all earthworks or retaining visible to the public, including neighbours, is attractively designed and incorporates modulation, landscaping and quality materials to provide visual interest

c. design and layout of dwellings, visitor accommodation and boarding houses

i. dwellings should be located, proportioned and orientated on a site to maximise the amenity of future residents by:

- clearly defining communal, semi-private and private areas, including outdoor living space, within the development
- maximising passive sunlight access, particularly for high density development, by methods including maximising north facing windows, while balancing the need for dwellings to front the street
- providing for natural cross ventilation by window openings facing different directions

ii.outdoor living space should balance the need to achieve the following, in order of priority:

- avoid a southerly orientation and be located on site to maximise the number of hours that the outdoor living space receives winter sunlight
- maintain privacy between the outdoor living space of adjacent dwellings and between outdoor living space and the street
- be sheltered from the prevailing wind
- be located to take advantage of any views or outlook from or within the site

iii.in addition to the above, any communal outdoor living spaces should be designed to:

- provide an attractive, functional and high quality outdoor environment, located on the site to form a focus of the development
- be conveniently accessible to all residents
- be overlooked by the principal living rooms and balconies of dwellings, at ground or lower levels, to enhance safety

iv.the size of the communal outdoor living space should be adequate for the number of people the development is designed to accommodate.

v.appropriate management and maintenance systems should be provided for communal outdoor living space, depending on the scale of development and the extent of communal access, to ensure it is available for all residents of the development.

d.design of landscaping

i.development should integrate and retain significant natural features including trees, streams and ecological areas;

ii.site landscaping should be located and designed to:

- complement the streetscape and/or any adjacent public open space
- enhance energy efficiency and stormwater management, including shading and swale systems
- enhance on-site amenity and improve privacy between dwellings

e.design of parking and access

i.developments on larger sites with frontages to two or more streets should extend and connect a pedestrian and cycle link.

ii.individual or communal car parking areas should be located and designed to:

- be close and convenient to dwellings
- be secure, well lit, or visible from dwellings
- be well ventilated, if enclosed
- minimise noise and fumes by providing separation from bedroom windows
- avoid surface car parking areas fronting streets and public open spaces
- provide visual interest and an attractive appearance, including the use of paving patterns and different material types in combination with landscaping

iii. where practicable, parking should be located underground, or in semi-basements projecting no more than 1m above ground.

f. location and design of vehicle and pedestrian access

i. vehicle crossings and accessways should be designed to reduce vehicle speed, be visually attractive and clearly signal to pedestrians the presence of a vehicle crossing or accessway.

ii. vehicle crossings and accessways should be clearly separated from pedestrian access. The spaces may be integrated where designed as a shared space with pedestrian priority.

iii. the design of pedestrian routes between dwelling entries, carpark areas, private and communal open space and the street should provide equal physical access for people of all ages and physical abilities and provide a high level of pedestrian safety and convenience.

g. accessibility of common areas

Common areas in buildings should be designed to provide equal physical access for people of all ages and abilities.

h. infrastructure and servicing

i. required infrastructure should integrate into the design of the site. This includes stormwater management devices, overland flow paths/floodplains, wastewater systems, and water supply.

ii. rubbish storage areas should be incorporated into the design of the building and screened from public view.

iii. plant, exhaust, intake units and other mechanical and electrical equipment located on the roof of a building should be integrated into the overall design and be contained in as few structures as possible.

3. Retirement villages

Refer to the assessment criteria set out in Wesley sub-precinct at clause 2.7.

6. Sub-precinct: Wesley

The following activities, controls and assessment criteria and Auckland-wide rules apply in the Wesley sub-precinct unless otherwise specified. Refer to the planning maps for the location and extent of the sub-precincts.

1. Activity table

1.1 Area A

The following table specifies the status of activities in Area A of the Wesley sub-precinct concept plan:

Activity	
Framework plans	
Framework plan, amendments to an approved framework plan or a replacement framework plan	RD
New buildings on land subject to, but not in accordance with, an approved framework plan	NC
Accommodation	
Dwellings	P
Conversion of building or part of a building to dwellings, visitor accommodation or boarding houses	RD

Retirement villages	RD
Supported residential care	P
Visitor accommodation and boarding houses	P
Commerce	
Commercial Services	P
Commercial sexual services	NC
Drive-through facilities	RD
Entertainment facilities	D
Food and Beverage	P
Funeral directors' premises	P
Garden Centres	D
Offices up to 500m ² GFA per site	P
Dairies up to 100m ² GFA per site	P
Motor vehicle sales	D
Restaurants and cafés up to 100m ² GFA per site	P
Restaurants and cafés not otherwise provided for	RD
Retail up to 450m ² GFA per site	P
Retail between 450m ² -799m ² GFA per site	RD
Retail greater than 800m ² GFA per site	NC
Service stations on arterial roads	D
Supermarkets up to 4000m ² GFA per site	P
Supermarkets greater than 4000m ² GFA per site	RD
Trade suppliers	NC
Community	
Care centres	P
Community facilities (including marae complex)	P
Emergency services	D
Educational facilities	P
Healthcare facilities	P
Places of assembly	P
Industry	
Artisan industries	P
Repair and maintenance services	P
Transport infrastructure	
Pedestrian and cycling facilities	P
Development	
Integrated Residential Development	RD

New Buildings	RD
Alteration to building façades that are less than: - 10% of its total surface area, or - 15m ² whichever is the lesser	P
Alteration to buildings that are less than: - 10% of the existing GFA of the building, or - 250m ² whichever is the lesser	P
Internal alterations to buildings	P
Additions and alterations to buildings not otherwise provided for	RD
Demolition of Buildings (except those defined on the concept plan as scheduled, proposed or potentially to be retained)	P
Demolition of the following buildings located on Lot 1 DP 72819: - William Henry Caughey Memorial Hospital - Fire station - Water tower	RD
Demolition of the W H Smith Memorial Chapel	NC
Accessory Buildings	RD

1.2 Area B

In Area B of the Wesley sub-precinct concept plan, the activities in the Franklin 2 Residential B sub-precinct apply.

2. Notification

1.Restricted discretionary resource consent applications for framework plans, and amendment to framework plans, can be expected to be considered without the need for public notification. However, limited notification may be undertaken, including notice being given to any land owner and occupiers in the precinct who have not provided written approval.

2.Buildings that infringe the building height and height in relation to boundary development controls set out in the Wesley sub-precinct are subject to the statutory tests for notification under the relevant sections of the RMA.

3. Development controls

In the Wesley sub-precinct the following development controls will apply in conjunction with the Wesley sub-precinct concept plan. The Terrace Housing and Apartment Building Zone controls apply to that zone in this precinct.

3.1 Maximum Retail Floor Area

In Area A of the Wesley sub-precinct concept plan, the gross floor area of retail activity is 15,000m².

3.2 Development control infringements

Buildings that infringe three or more of the following development controls are a discretionary activity:

- 1.Building height;
- 2.Height in relation to boundary;

3. Buildings fronting the street;

4. Yards;

5. Outlook.

3.3 Building height

Purpose:

To manage the effects of building height;

To allow reasonable sunlight and daylight access to streets, public open space and adjoining sites;

To minimise visual dominance effects particularly on historic buildings.

1. Within the Chapel street overlay area buildings must not exceed 13.5m (or 3 storeys).

2. ~~Elsewhere~~ Buildings with the underlying Residential Terrace Housing and Apartment Building Zone ~~in~~ around the Paerata train station must not exceed 22m in height in accordance with. Elsewhere in the Wesley sub-precinct buildings must not exceed 16.5m (or 4 storeys) in accordance with the underlying Local Centre zone.

3.4 Height in relation to boundary

Purpose:

To manage the effects of building height;

To allow reasonable sunlight and daylight access to streets, public open space and adjoining sites;

To avoid visual dominance effects on neighbouring residential zones where lower height limits apply.

The underlying Centre's height in relation to boundary controls apply except where the boundary of a site adjoins the Franklin 2 Residential A sub-precinct or the Franklin 2 Residential B sub-precinct. In these situations the residential height in relation to boundary controls will apply.

3.5 Building setback at upper levels

The building setback at upper levels control does not apply in the Wesley sub-precinct. The height limit and height in relation to boundary and buildings fronting the street controls will determine setbacks.

3.6 Buildings fronting the street

Purpose:

To encourage built form on the principal streets within the local centre to define the street edge and to contribute to:

Providing an attractive streetscape by positively contributing to street definition and enclosure;

Creating a vital, active street and enhancing pedestrian amenity;

Making buildings universally accessible by providing convenient and direct access between the street and the building;

While recognising that a different setback may be more appropriate in the context of the historic College buildings to preserve a sense of green space.

1. With the exception of required vehicle access, any new building located within the identified Main street frontage areas must adjoin the entire length of the road frontage.

2. Any new building located within the identified Chapel street overlay must be setback 10m from the road frontage.

3.7 Building entrances

Purpose:

To ensure the pedestrian entrances are clearly visible from the street, universally accessible and facilitate pedestrian movement along the street.

1. The principal pedestrian entrance to any new building must be located on or within 3m of the site road frontage.
2. This control does not apply in the Chapel street overlay area.

3.8 Verandahs

Purpose:

To provide pedestrians with weather protection, safety and amenity on the frontages of sites on retail oriented streets.

1. The ground floor of a new building fronting Main street must provide a verandah along the full extent of the frontage. The verandah must:
 - a. be related to its neighbours to provide continuous pedestrian cover of the footpath, excluding vehicle access;
 - b. have a minimum height of 3m and a maximum height of 4.5m above the footpath;
 - c. be set back at least 600mm from the kerb.
2. Lighting outside daylight hours must be provided under a verandah to a minimum of 20 lux (light illumination) on the footpath, where the lux level is measured at ground level on a horizontal plane at 2m from the building adjoining the footpath. Lighting of the footpath must have a uniformity ratio of 0.5.
3. Lighting levels required under verandahs may be met by one or more of the following methods, providing it also complies with the Auckland-wide lighting rules in [Chapter H 6.1.1](#):
 - a. providing lighting beneath a verandah;
 - b. providing lighting within the shop/office that spills out through windows to the outside footpath;
 - c. the use of internally illuminated advertising signage of light colour which will spill light out onto the footpath;
 - d. providing downwardly directed lighting on the exterior of the building.

3.9 Building Frontage Heights

Purpose:

To ensure buildings provide an attractive streetscape by positively contributing to street definition and enclosure and to enhance pedestrian amenity.

Any new building in the Wesley sub-precinct fronting Main street must have a minimum height of 8.5m or two storeys for a minimum depth of 10m from the road frontage.

3.10 Minimum floor to floor/ceiling height

Purpose:

To ensure buildings are adaptable to a wide variety of uses over time and create a sense of spaciousness inside the building.

1. The ground floor of a new building or any addition to an existing building in the Chapel street or Main street frontage areas must have a minimum finished floor to floor height of 4.5m for a minimum depth of 10m.

2.Except as identified above, for all other sites in the Wesley sub-precinct, the ground floor of a new building must have a minimum finished floor to floor height of 4m for a minimum depth of 6m.

3.The finished floor to floor height of new buildings above ground floor must be at least 3.6m where those floors will accommodate non-residential activities.

4.The finished floor to finished ceiling height of new buildings above ground floor must be at least 2.55m where those floors will accommodate dwellings.

3.11 Glazing

Purpose:

To avoid blank walls at the ground floor to:

Create an attractive streetscape environment and enhance the amenity of streets and public open space;

Provide a high degree of visibility between the street / public open space and the building interior and positively contribute to pedestrian amenity;

Enable passive surveillance of the street from the ground floor of buildings.

1.The ground floor of a building must have clear glazing for:

a.at least 50 percent of its width and 50 percent of its height where it fronts a street or public open space; and

b.at least 30 percent of its width and 75 percent of its height where its side or rear boundary adjoins a public open space.

2.Where a publicly accessible through-site link is provided through a site or block as part of a development, the ground floor of those buildings with façades facing the through-site link must have clear glazing for at least 30 percent of the length of the ground floor building façade that faces the through-site link and 75 percent of its height.

3.12 Roller Doors

Purpose:

It is recognised that security devices (e.g. grills/roller doors) may be required for retail and commercial premises. Where used these should, as much as practicable, be integrated into the design of the building to create an attractive streetscape environment and to enhance the amenity of streets and public open space as well as to provide a high degree of visibility between the street / public open space and the building interior and contribute to pedestrian amenity and safety.

Roller doors on street facing ground floor facades must be:

1.Located inside the building façade;

2.At least 75 percent transparent.

3.13 Ground Floor at Street Frontage

The ground floor at street frontage controls do not apply in the Wesley sub-precinct. There is a desire to retain the identified existing Wesley College buildings in this locality which will influence the pattern of development and relationship to the street frontage.

3.14 Yards

Purpose:

To provide a buffer and screening between commercial activities and neighbouring residential activities and public open space, to mitigate adverse visual and nuisance effects;

To ensure buildings are adequately setback from the streams, maintain water quality, amenity, provide protection from natural hazards, and potential access to the stream network.

- 1.No yards are required in the Wesley sub-precinct except where sites adjoin the Franklin 2 Residential sub-precincts.
- 2.Where sites adjoin the Franklin 2 Residential sub-precincts a 3.0 m setback will apply.

3.15 Dwellings, Visitor Accommodation and Boarding Houses

Purpose:

To ensure a good standard of amenity within and between dwellings and visitor accommodation dwellings in relation to the Wesley local centre.

- 1.Dwellings must comply with the zone controls specified in the Franklin 2 Residential B sub-precinct.
- 2.Visitor accommodation and boarding houses must comply with the outlook space controls of the Franklin 2 Residential sub-precincts.

4. Assessment

4.1 Restricted discretionary activities

4.1.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the activity table.

1.Framework Plans

The council will restrict the exercise of its discretion to the matters listed below for the creation of a framework plan, including any amendments to an approved framework plan or replacement framework plan, in the Wesley sub-precinct:

- a.site layout and configuration;
- b.the location, physical extent and design of public open space;
- c.the location and design of roads, access and parking;
- d.the location and capacity of infrastructure servicing;
- e.integration of development with neighbouring areas;
- f.staging of development.
- g.the location, form of control, function and layout of road connections and corridor treatments, in particular those connecting with SH22;
- h.the location and design of public transport and active mode infrastructure including walking and cycling;
- i.design, layout and proposed use in relation to the GLN_DEV A National Grid Line, including:
 - i.impacts on the operation, maintenance, upgrade and development of the National Grid line.
 - ii.compliance with NZECP34: 2001.
 - iii.the risk of electrical hazards affecting public or individual safety.
 - iv.the nature and location of any vegetation to be planted in the vicinity of the National Grid line.

2.Conversion of a building or part of a building to dwellings, visitor accommodation and boarding houses

- a.design and layout of dwellings, visitor accommodation and boarding houses.

3.Restaurants and Cafés greater than 100m²

- a.intensity and scale;
 - b.noise, lighting and hours of operation;
 - c.design of parking and access.
- 4.Drive-through facilities and Supermarkets greater than 4000m²
- a.building design, form and relationship to public realm;
 - b.intensity and scale;
 - c.design of landscaping;
 - d.design of parking, access and servicing;
 - e.compatibility with surrounding activities;
 - f.noise, lighting and hours of operation.
- 5.Retail greater than 450m²
- acentre vitality;
 - b.intensity and scale;
 - c.lighting and hours of operation;
 - d.design of parking, access and servicing.
- 6.Integrated Residential Development and new buildings and alterations and additions to buildings not otherwise provided for
- a.building form and relationship to public realm that promotes walking and cycling.
- 7.Retirement Villages
- a.building form and relationship to the public realm;
 - b.topography, site orientation and earthworks;
 - c.design of communal open space and of landscaping for the site;
 - d.design and layout of dwellings;
 - e.design of parking and access;
 - f.infrastructure and service
- 8.Demolition of buildings identified as proposed to be retained or potentially retained
- a.effect demolition or partial demolition will have on the heritage values and character of the Chapel street overlay area;
 - b.effect demolition will have on the grouping of remaining buildings proposed to be retained;
 - c.pedestrian amenity and safety during and post demolition;
 - d.potential for re-use of building materials;
 - e.site condition post demolition;
 - f.traffic generation.

4.1.2 Assessment criteria

For development that is a restricted discretionary activity in the Wesley sub-precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the underlying Local Centre zone, or where applicable the Mixed Housing Urban zone.

1. Framework Plans

When considering a restricted discretionary application for a framework plan, amendments to an approved framework plan or replacement framework plan, the council will consider the proposal against the following criteria:

a. site layout and configuration:

- i. site proportion to enable provision of setback and quality relationship to street;
- ii. site configuration to enable good passive surveillance of the street and contribute to streetscape amenity.

b. the location, physical extent and design of public open space:

- i. public open spaces should be provided in the location(s) identified in the precinct plan to meet the needs of the local community. Where no location is identified, open space should be provided to and located to serve the future needs of the local community.

c. the location and design of roads, access and parking:

- i. streets and pedestrian connections should be provided in the location identified in the precinct plan to achieve a legible street network. Where no location is identified, an integrated and efficient street and pedestrian network should be provided, including connections to existing and future streets and networks.

d. the location and capacity of infrastructure servicing:

- i. adequate infrastructure should be provided to service the proposed development including stormwater, wastewater, water supply, electricity and telecommunications.

e. integration of development with neighbouring areas:

- i. where the framework plan is for a particular site or sub-precinct within a wider precinct, the framework plan should demonstrate how the development achieves the overall objectives of the precinct, including the integration of streets, pedestrian connections, open spaces and other infrastructure that will serve the development.

f. staging of development:

- i. the framework plan should provide details of how the development will be staged. The council may impose conditions enabling a lapse period longer than five years, having regard to s. 79 of the RMA and the need for unimplemented resource consents generally to reflect the planning strategy in the Unitary Plan.

g. the location, form of control, function and layout of road connections and corridor treatments, in particular those connecting with SH22.

- i. the framework plan should provide details of the location, form function and layout of road connections, corridor treatments and access/egress points. The framework plan should demonstrate how the development achieves the overall objectives of the precinct, in particular delivery of an integrated transport network with well-connected internal streets. Particular attention should be given to any the connection with SH22 to ensure the safe and efficient operation of the adjoining state highway network is not adversely impacted.

h. the location and design of public transport and active mode infrastructure including walking and cycling.

The framework plan should provide details of the design and location of all public transport and active

mode infrastructure to be provided to demonstrate how these will deliver a highly interconnected, safe and efficient network that provides for all modes of transport, particularly walking and cycling.

i.design, layout and proposed use in relation to the GLN_DEV A National Grid Line.

i.where the framework plan includes land that is identified in the Electricity Transmission Overlay the council will consider:

ii.the effects on the ability of Transpower to operate, maintain, upgrade and develop the National Grid line, including access to the line.

iii.the extent to which the design and layout will enable earthworks, buildings and structures to comply with NZECP34: 2001.

iv.the extent to which the design and layout, including the location of roads and reserves, landscaping and building platforms, allows for activities to be set back from the National Grid line to ensure adverse effects on, and from the National Grid and on public safety are appropriately avoided.

v.the extent to which the design and layout will minimise the potential for reverse sensitivity effects.

2.Conversion of a building or part of a building to dwellings, visitor accommodation and boarding houses

a.design and layout of dwellings, visitor accommodation and boarding houses

i.common areas in buildings containing dwellings, visitor accommodation or boarding houses should provide equal physical access for people of all ages and physical abilities, in particular by providing doorways, corridors and circulation spaces of sufficient dimension to allow ease of movement and minimising stairs where possible.

ii.visitor accommodation and boarding houses should be designed to achieve a reasonable standard of internal amenity. Consideration will be given to:

- any specific internal design elements that facilitate the more efficient use of internal space
- the relationship of windows or balconies to principal living rooms
- the provision of larger indoor or outdoor living spaces, whether communal or exclusive to the dwelling, especially in dwellings that are not self-contained

3.Drive-through facilities, activities within 30m of a residential zone, supermarkets greater than 4000m²

a.building design, form and relationship to the public realm:

Contributing to sense of place

i.the design of buildings should contribute to the local streetscape and sense of place by responding to the existing and planned future form and character of the surrounding area;

Creating a positive frontage

ii.buildings should have clearly defined public frontages that address the street and public open spaces to contribute positively to the public realm and pedestrian safety;

iii.pedestrian entrances should be located on the street frontage and be clearly identifiable and conveniently accessible from the street;

iv.for mixed use buildings, separate pedestrian entrances should be provided for residential uses;

v.activities that engage and activate streets and public open spaces are encouraged at ground and first floor levels;

vi.internal space at all levels in buildings should be designed to maximise outlook onto street and public open spaces;

vii.servicing elements should be avoided on the street frontage of buildings unless integrated into the façade design.

Visual interest and variation in building form

viii. buildings, including external alterations and additions, should be designed as a coherent scheme and should demonstrate an overall design strategy that positively contributes to the visual quality of development;

ix. where the proposed development is an extension or alteration to an existing building, it should be designed with consideration to the architecture of the original building and respond positively to the visual amenity of the surrounding area;

x. buildings should be designed to:

- visually break up their mass into distinct elements to reflect a human scale and the typical pattern of development in the area
- differentiate the ground level from upper levels and the roof (techniques to achieve this include use of recesses, variation in building height and roof form, horizontal and vertical rhythms and façades modulation and articulation)

xi. blank walls should be avoided on all levels of building frontages to streets and public open spaces;

xii. where side or rear walls do not have windows or access points, these should be used as an opportunity to introduce creative architectural solutions that provide interest in the façade including modulation, relief or surface detailing;

xiii. buildings should provide a variety of architectural detail at ground and middle levels including maximising the use of entrances, and windows and balconies overlooking the streets and public open spaces;

xiv. roof profiles should be designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and the surrounding area. This includes integrating plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design.

b. intensity and scale

i. the intensity and scale of the land use activity, in particular the number of people involved and traffic generated by the activity, should not compete with the Pukekohe Town Centre.

c. noise, lighting and hours of operation

i. noise and lighting from the activity should not adversely affect the amenity of surrounding residential properties. In determining this, consideration will be given to the location of any potentially noisy activities e.g. outdoor play areas associated with a care centre, and any proposed measures to mitigate noise including:

- locating noisy activities away from neighbouring residential boundaries
- screening or other design features
- the proposed hours of operation

d. design of parking, access and servicing

i. parking should be separated from the street frontage by uses that activate the street (e.g. parking should be underground or to the rear of the building);

ii. vehicle crossings and accessways should be designed to reduce vehicle speed, be visually attractive, and clearly signal the presence of a crossing or accessway to both vehicles and pedestrians;

iii. surface parking should be softened with landscaping, including tree planting;

iv. pedestrian access between parking areas, building entrances/lobbies and the street should provide universal access for people of all ages and physical abilities and provide a high level of pedestrian safety;

v. separate vehicle and pedestrian access should be provided in parking areas, and between parking areas, buildings and the street. Shared pedestrian and vehicle access may be appropriate where a lane or street is proposed within a development site. The shared access should prioritise pedestrian movement;

vi. ventilation and fumes from parking structures or other uses should not be vented into the adjacent pedestrian environment at ground level;

vii. where practicable service lanes should be provided within blocks to allow access to the rear of buildings and to minimise gaps in the streetscape;

viii. where ramps are used they should be minimal in length and integrated into the design of the building;

ix. for commercial activities, suitable provision should be made for on-site rubbish storage and sorting of recyclable materials that:

- is a sufficient size to accommodate the rubbish generated by the proposed activity
- is accessible for rubbish collection

- for new buildings, is located inside the building

- for alterations or additions to existing buildings where it is not possible to locate the storage area inside the building, is located in an area not visible from the street or public open spaces

x. the development must be able to be adequately served by wastewater and transport infrastructure.

4. Restaurants and cafés greater than 100m²

a. intensity and scale

Refer to the assessment criteria in 3.b. above.

b. noise, lighting and hours of operation

Refer to the assessment criteria in 3.d. above.

c. design of parking and access

Refer to the assessment criteria in 3.e. above.

5. Retail greater than 450m²

a. intensity and scale

Refer to the assessment criteria in 3.b. above.

b. centre vitality

Retail and office activities should be of a scale and form that:

- i. provides for the day-to-day needs of the local community living in Franklin;
- ii. does not have a substantial adverse effect upon the amenity values, vitality and functions of Pukekohe as the principal service centre for the greater locality.

c. lighting and hours of operation

Refer to the assessment criteria in 3.d. above.

d. design of parking, access and servicing

Refer to the assessment criteria in 3.e. above.

6. Integrated residential development and new buildings, accessory buildings and alterations and additions to buildings not otherwise provided for:

a. building design and external appearance

Contributing to sense of place

- i. the design of buildings should contribute to the local streetscape and sense of place by responding to the planned future form and character of the surrounding area;

Creating a positive frontage

- ii. buildings should have clearly defined public frontages that address the street and public open spaces to contribute positively to the public realm and to pedestrian safety;
- iii. pedestrian entrances should be located on the street frontage and be clearly identifiable and conveniently accessible from the street;
- iv. where buildings have a mix of uses, separate pedestrian entrances should be provided for residential uses;
- v. activities that engage and activate streets and public open spaces are encouraged at ground and first floor levels;
- vi. internal space at all levels in buildings should be designed to maximise outlook onto streets and public open spaces;
- vii. servicing elements should be avoided on building façades unless integrated into the façades design;
- viii. mechanical and electrical equipment located on the roof of a building should be integrated into the overall design and contained in as few structures as possible;

Visual interest and variation in building form

- ix. buildings, including alterations and additions, should be designed as a coherent scheme and should demonstrate an overall design strategy that positively contributes to the visual quality of development;
- x. where the proposed development is an extension or alteration to an existing building, it should be designed with consideration to the architecture of the original building and respond positively to the visual amenity of the surrounding area;
- xi. buildings should be designed to:
 - visually break up their mass into distinct elements to reflect a human scale and the typical pattern of development in the area
 - differentiate the ground level from upper levels and the roof
 - techniques to achieve this include the use of recesses, variation in building height and roof form, horizontal and vertical rhythms and façade modulation and articulation
- xii. side or rear walls without windows or access points should be modulated or contain relief or surface detailing;
- xii. buildings should provide a variety of architectural detail at ground and middle levels including maximising the use of entrances, and windows and balconies overlooking the streets and public open spaces;
- xiv. roof profiles should be designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and the surrounding area. This includes integrating plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design;
- xv. for residential development:
 - balconies should be designed as an integral part of the building avoiding cantilevered balconies
 - apartments above ground floor should generally be accessed from internal corridors or entrance ways, avoiding the use of external walkways / breezeways

Materials and finishes

- xvi. buildings should use quality, durable and easily maintained materials and finishes on the façade, particularly at street level;

xvii. buildings should not use reflective materials that would adversely affect safety, pedestrian amenity or the amenity of surrounding properties;

xviii. where provided, signage should be designed as an integrated part of the building façade.

b. design and scale of buildings in or adjoining the Chapel street overlay

New Buildings in or adjoining the Chapel street overlay:

i. should be located and designed to have regard to the history and built form of the place, particularly those buildings proposed to be retained. This does not mean a rigid adherence to the height of the place, nor does it reduce the development potential of the site, but it does require careful consideration in terms of the form and design of the building to minimise the effects of dominance;

ii. may not be required to adjoin the site frontage if a better design outcome could be achieved by respecting the setback and/or spatial location of the place;

iii. should use materials and/or design detail that respects rather than replicates any patterns or elements existing in the place, however new and contemporary interpretations in form and detail may be used.

c. design of public open space

i. where provided, through-site links and public open spaces should be designed to integrate with the existing or planned streets and public open spaces, be visually attractive and contribute positively to the streetscape and sense of place;

ii. through-site links should be publicly accessible preferably with 24 hour a day and seven day a week access;

iii. public open spaces should provide a high level of pedestrian safety and prioritise pedestrian and cycle movement over vehicle and service traffic;

iv. where new publicly accessible open spaces are provided they should be designed and managed to be accessible to people of all ages and abilities.

d. design of landscaping

i. where provided, landscaping should:

- integrate the development into the surrounding area and contribute to the site and surrounding area amenity
- maintain the personal safety of people and enhance pedestrian comfort
- be designed for on-going ease of maintenance

ii. where landscaping is provided for a visual buffer to an adjoining residential or open space zone it should form a continuous screen at all times of the year.

e. topography, earthworks and natural features

i. building platforms, parking areas and vehicle entrances should be located and designed to respond to and integrate with the natural landform, landscape features and site orientation.

ii. earthworks should be minimised and retaining walls avoided where possible. However, where retaining walls or earthworks are required they should be incorporated as a positive landscape or site feature by:

- integrating retaining walls as part of the building design
- stepping and landscaping earthworks or retaining walls over 1m in height, to avoid dominance or overshadowing effects
- ensuring that earthworks or retaining walls visible to the public, including adjoining sites, provide visual interest through attractive design and by incorporating modulation, landscaping and quality materials

- where practicable retain mature vegetation and large trees on site. Retention of mature trees is particularly encouraged where their size, location or species makes a significant contribution to the streetscape or where they could be logically incorporated to enhance on-site amenity

f.design of parking, access and servicing

i.refer to the assessment criteria in 3.d. above.

g.design and layout of dwellings, visitor accommodation and boarding houses

i.dwellings should be located, proportioned and orientated on a site to maximise the amenity of future residents by:

- clearly defining communal, semi-communal and private areas in a development
- maximising passive solar access while balancing the need for buildings to front the street

- providing for natural cross-ventilation by window openings facing different directions

ii.adequate storage space for larger items such as bikes, gardening and cleaning equipment, should be provided either in each dwelling or in the building containing the dwellings;

iii.common areas in buildings containing dwellings, visitor accommodation and boarding houses should provide equal physical access for people of all ages and physical abilities, in particular by providing doorways, corridors and circulation spaces of sufficient dimension to allow ease of movement and minimising stairs where possible;

iv.visitor accommodation and boarding houses should be designed to achieve a reasonable standard of internal amenity. Consideration will be given to:

- any specific internal design elements that facilitate the more efficient use of internal space
- the relationship of windows or balconies to principal living rooms
- the provision of larger indoor or outdoor living spaces whether communal or exclusive to the dwelling, especially in dwellings that are not self-contained

7.Retirement villages

a.building design and external appearance

i.refer to the assessment criteria set out in 6.a. above.

b.topography, orientation and earthworks

i.building platforms, outdoor living spaces, car parking areas and driveways should be located and designed to respond to the natural landform and site orientation;

i.significant natural features including trees, streams, and ecological areas should be retained and integrated into the development.

c.design of communal open space

i.communal open spaces should be located at ground or lower levels and be designed to:

- provide an attractive, functional and high quality outdoor environment
- be conveniently accessible to all residents
- maximise winter sunlight access
- be overlooked by the principal living rooms and balconies of dwellings to enhance safety
- be located within the site to form a focus of the development
- be sheltered from the prevailing wind

d.design and layout of dwellings

i.dwellings should be located, proportioned and orientated on a site to maximise the amenity of future residents by:

- clearly defining communal, semiprivate and private areas within the development

- maximising passive sunlight access, particularly, while balancing the need for dwellings to front the street and maximise views

- providing for natural cross ventilation by window openings facing different directions

ii.dwellings should be designed to provide a good standard of internal amenity by providing adequate circulation space around standard sized household furniture. The Auckland Design Manual illustrates possible ways of achieving this;

iii.outdoor living space should balance the need to achieve the following, in order of priority:

- be located to maximise winter sunlight access

- maintain privacy between the outdoor living space of adjacent dwellings and between

- outdoor living space and the street

- be sheltered from the prevailing wind

- be located to take advantage of any views or outlook from or within the site

e.design of parking and access

i.individual or communal parking areas should be located and designed to:

- be close and convenient to the facilities/l dwellings they service

- be secure and well lit

- be well ventilated if enclosed

- provide visual interest and an attractive appearance

ii.parking areas should be designed and grouped to make efficient use of land;

iii.vehicle access ways should be designed to reduce vehicle speed and be visually attractive by limiting the width of the access and using quality paving and landscaping clearly separated from pedestrian access;

iv.the design of pedestrian routes between building entries, parking areas, open space areas and the street should provide equal physical access for people of all ages and abilities provide a high level of pedestrian safety and convenience;

f.infrastructure and servicing

i.there should be adequate and confirmed capacity in the existing stormwater and wastewater network to service the proposed development;

ii.rubbish storage areas visible from the street or public open space should be either incorporated into the design of the building or screened from public view.

8.Demolition of buildings

a.pedestrian amenity and safety

i.sites containing buildings that are proposed to be demolished should not have significant adverse effects on the quality and amenity of the public realm and the safety and efficiency of the surrounding transport network. In particular:

- a high-quality and safe temporary hard or landscaped edge should be provided along the site boundaries so that a defined boundary to streets and public open spaces is maintained. This should include the provision and maintenance of continuous pedestrian cover along Main Street

- an edge treatment should be maintained that is designed to reduce its vulnerability to graffiti and vandalism

b.re-use of building materials

Demolished materials should be re-used and recycled as much as possible.

c.site condition post demolition

If the site is not developed following demolition, the site should be landscaped to provide good standard of visual amenity and the site should not be used for temporary or permanent parking.

d.traffic generation

With regard to the effects of building demolition on the transport network, consideration should be given to the proposed hours of operation, the frequency and timing of truck movements to and from the site, and the location of vehicle access.

7. Additional Provisions

1. Passenger Transport Interchange – Additional development provisions

Where land with the underlying Mixed Housing Urban zone is located within a 400m radius of a designated passenger transport interchange, the provisions of the Franklin Residential 2B sub-precinct will apply.

2. Wesley College

Wesley College is currently located in the precinct in the area depicted on precinct plan 4. Planning is underway to relocate the college to a new site outside the precinct. While the existing college operation remains on this site the provisions of the Special Purpose School zone will apply in addition to the precinct provisions.

3. Affordable Housing

Where a new development contains 15 or more dwellings or the creation of 15 or more vacant sites, 7 percent of the total number of dwellings or vacant sites must meet the following affordability criteria:

- 1.The price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price for the most recent full month, as published by the Real Estate Institute of New Zealand, at the date that the relevant building consent is issued for the development; and
- 2.If the application is for a subdivision consent, the applicant—
 - a.identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (1.); and
 - b.specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and
- 3.If the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

4. Vehicle Access to State Highway 22

1.Paerata road and Karaka road form part of State Highway 22 (SH 22) and are Limited Access Roads. The maximum number of direct vehicle access/egress points from the precinct to SH 22 is limited to four and these will be located generally at the points shown on precinct plan 1, with the final location and design of each intersection to be approved by the New Zealand Transport Agency.

2.Any development that does not comply with this rule shall be a restricted discretionary activity and will be assessed in accordance with the development control infringement provisions set out in [Chapter H.1.2.5](#) Limited notification may be undertaken in relation to the application, including notice being given to the New Zealand Transport Agency.

5. Access upgrades and timing of development

Purpose:

To ensure that the rate of development is aligned with access upgrades

The number of dwellings in the Franklin 2 precinct must not exceed the numbers in the table below until the relevant access upgrade has been constructed and is operational. For the purposes of this rule “dwelling” is a dwelling that has been granted building consent under the Building Act 2004.

Table 1: Rate of development and alignment with access upgrades

Trigger (completion of)	Access Measure
Prior to the first dwellings in the Franklin 2 precinct	Interim Access off SH22 Paerata in one of the four locations generally consistent with precinct plan 1 for the Franklin 2 precinct
Prior to 350 dwellings being completed across the Franklin 2 precinct	Upgrade of the “Interim Access” off SH22 Paerata road. The upgrade, in conjunction with the subsequent SH22 accesses shown on precinct plan 1, shall be able to cater for the full build out of the Franklin 2 precinct
Prior to 1200 dwellings and 5000m ² GFA of commercial development (in Area A shown in precinct plan 2) being completed across the Franklin 2 precinct	A second SH22 Paerata road access in one of the four locations generally consistent with precinct plan 1 for the Franklin 2 precinct
More than 1200 dwellings and a further 5000m ² GFA of commercial development (in Area A shown on Franklin 2 precinct plan 2) being completed across the Franklin 2 precinct	Two additional SH22 Paerata road accesses in the remaining two locations generally consistent with precinct plan 1 for the Franklin 2 precinct
Any framework plan and/or subdivision resource consent for commercial development in Area A shown on precinct plan 2	Assessment of the need for one or both of the access points off SH22 Paerata road immediately adjacent to the Wesley sub-precinct, in the locations generally consistent with precinct plan 1 for the Franklin 2 precinct and the construction of such access point(s) if assessed to be necessary
Between 2500 and 3900 residential units across the Franklin 2 precinct	Assessment of the need for an upgrade of the SH22 Karaka road/Sim road intersection and associated Sim road upgrade and the construction of such upgrade(s) if assessed to be necessary

Development that does not comply with the table above shall be a restricted discretionary activity.

Assessment criteria

In addition to the general assessment criteria for development control infringements in clause 2.3 of the general provisions the council will consider the relevant criterion below for the listed development control infringements:

1. Access upgrades and timing of development

Development that exceeds the trigger in relation to a specific infrastructural upgrade item will need to demonstrate that the actual trip generation of the additional development proposed will not have unacceptable adverse effects on the efficiency of the roading network.

8. Special information requirements

1. Framework plans

An application for a framework plan, amendment(s) to an approved framework plan or a replacement framework plan must be accompanied by the following information:

1. The overall context of the land area relative to existing buildings, including any public open space, transport connections, the electricity transmission corridor, any approved buildings and approved framework plans;
2. Where land re-contouring is proposed, the relationship of site contours to existing and proposed streets, and, where information is available, public open space;
3. The location and layout of any proposed public open space including the general location of soft and hard landscaping areas, such as pocket parks, plazas and linking spaces, ecological linkages and any natural features to be retained or enhanced;
4. An indicative layout of proposed sites and the location of building platforms;
5. The general location and design of streets and lanes, including the design of all main road linkages as identified in precinct plans 1 and 5, and including cross sections where applicable;
6. Identification of the location and function of main pedestrian and cycling routes to and within the sub-precincts, and their relationship to schools, parks and community services, connections with Paerata road and/or Karaka road (SH22) and transport nodes. This must include representative cross-sections showing the width of the paths;
7. The location of stormwater, wastewater and water supply infrastructure;
8. Areas to be developed for stormwater treatment and detention purposes consistent with the relevant network discharge consent;
9. The distribution of various densities/site sizes throughout the application area;
10. The general location of activity types (residential and non-residential);
11. Proposed staging of development and the means of managing any vacant land through the staging process;
12. Development should be generally in accordance with the Neighbourhood Design Statement for the Franklin 2 precinct;
13. The location, form of control, function and layout of road connections and corridor treatments, in particular those connecting with SH22;
14. The location and design of public transport and active mode infrastructure including walking and cycling network.

Note: All connections to SH22 are required to be designed in accordance with the NZTA's requirements for physical works to State Highways.

9. Stormwater Mitigation

Purpose:

To ensure all development and subdivision in the precinct is capable of including water sensitive design (WSD) approaches to manage the quality and quantity of stormwater runoff.

These rules control the management of stormwater that arises from development in the Franklin 2 precinct.

1. Activity Table

Activity	Activity Status
Impervious areas (including roads created through subdivision of land) in SMAF 1	P
Stormwater devices designed in accordance with the criteria set out in clause 5 3.1	P
Stormwater devices that fail to comply with the criteria set out in clause 5 3.1	RD

2. Notification

1.Restricted discretionary activities will be considered without public or limited notification, or the need to obtain written approval from affected parties, unless special circumstances exist in accordance with s. 95A(9) of the RMA that make notification desirable.

2.To avoid doubt, discretionary and non-complying activities are subject to the statutory tests for notification under the relevant sections of the RMA.

3. Development controls

Stormwater management

1.Development shall comply with the maximum impervious areas in the precinct impervious coverage rules set out in clause 1.4.6.

2.Any new development in the precinct shall meet the following design criteria:

a.retention of stormwater runoff of 10mm/m², for all new impervious surfaces (Note: retention of runoff is independent of native soil permeability);

b.detention of stormwater runoff of 28mm/m² for all new impervious surfaces. (Note: If retention is in a separate device the detention shall be 18mm/m²). Release of the net detention of 18mm/m² shall be over 24 hours;

c.treatment to achieve stormwater runoff quality of total zinc <30 µg/l, copper <10 µg/l, TSS <20 mg/l, and temperature <25°C from all high use roads (>5000 vehicles per day) and carparks greater than 1000m²;

d.new roofing, spouting, external wall cladding or architectural features used on buildings shall not exceed:

i.an exposed surface or surface coating of metallic zinc or any alloy containing greater than 10 percent zinc;

ii.exposed surface or surface coating of metallic copper or any alloy containing greater than 10 percent copper.

e.where a development meets the retention and detention criteria in 2.a. and b., there is no further requirement to include specific stormwater treatment devices.

3.All development shall achieve the stormwater management design criteria set out in 2.a. at-source.

4.At-source stormwater management shall be provided by one or a combination of the following approaches:

a.rain tanks

i.retention of stormwater runoff will be met for a dwelling where rain tanks, collecting rooftop stormwater, meet the design criteria set out in 2.a. and are plumbed to provide the non-potable water supply for toilets, washing machines, and irrigation purposes for the dwelling;

ii.rain tanks may also be used to comply with the required detention of stormwater runoff design criteria set out in 2.b.;

iii.rain tanks shall be located in a position that is easily accessible for maintenance and inspection purposes.

b.bioretention and infiltration devices

i.retention of stormwater runoff from all impervious surfaces will be met where devices are designed and installed to meet the design criteria set out in 2.a.

ii.detention of stormwater runoff from all impervious surfaces may be met where devices are designed and installed to meet the design criteria set out in 2.b.

iii.all bioretention and infiltration devices shall be easily accessible for maintenance and inspection purposes.

c.permeable pavements

Requirements for retention, detention and attenuation of stormwater runoff do not apply to permeable paving, provided it is in accordance with council and manufacturers' requirements.

5.Alternatively, detention volumes may be directed to an identified lower-catchment stormwater management control in an ephemeral stream or restored wetland, where these locations suit the existing topography, and in a manner that will enhance the landscape amenity and ecology of the precinct.

6.Where a site is within the contributing catchment of an existing wetland, the design criteria of 2.a. for the retention of stormwater shall be achieved by infiltration practices such as bioretention or infiltration devices.

7.All stormwater management devices shall be installed as soon as practicable after site construction is complete and earth surfaces are stabilised.

8.A council approved covenant under s. 108 of the RMA or a consent notice under s. 221 of the Act shall be registered against the Title of every site required to undertake at-source stormwater management. The effect of the covenant or consent notice shall be to ensure the efficient future functioning and ongoing maintenance of the at-source stormwater management system.

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

1.The council will restrict its discretion to the following matters when dealing with applications for stormwater management that fail to comply with the design criteria set out in development controls

5.3.1:

a.the extent of impervious area

b.the best practicable option (BPO) for the management of adverse effects of stormwater runoff on receiving environments, buildings, and property

c.the methodology and programme for implementing the BPO for both existing and, where relevant, future development.

d.operations and maintenance requirements.

4.2 Assessment criteria

1.Stormwater devices that fail to comply with the design criteria set out in development controls 5.3.1:

a.the extent to which the proposal prevents or minimises the adverse effects of stormwater runoff and discharge, including cumulative effects, having regard to:

i.the nature, volume, and peak flow of the stormwater discharge;

ii.the ecological functions of receiving environments;

iii.the sensitivity of the receiving environment to stormwater contaminants and flows;

iv.avoiding the creation or increase of flood risk to other properties;

v.options for managing stormwater at-source or through communal management devices;

vi.degree of compliance with the criteria set out in clause 5.3.1;

vii.practical limitations on the measures that may be used.

b.opportunities to reduce existing adverse effects and to enhance receiving environments.

10. Subdivision controls

The Auckland-wide [Chapter H. 5 Subdivision](#) rules apply in the Franklin 2 precinct unless otherwise specified below.

1. Activity Table

Activity	Activity Status
Subdivision in accordance with an approved framework plan	RD
Subdivision around existing buildings and development in accordance with an approved framework plan	RD
Subdivision not in accordance with an approved framework plan	NC
Subdivision not in accordance with the stormwater management rules 6.3.4	RD

2. Notification

1.Restricted discretionary activities will be considered without public or limited notification, or the need to obtain written approval from affected parties, unless special circumstances exist in accordance with s. 95A(9) of the RMA that make notification desirable.

2.To avoid doubt, discretionary and non-complying activities are subject to the statutory tests for notification under the relevant sections of the RMA.

3. Development controls

The subdivision controls in the Auckland wide rules – subdivision apply in the Franklin precinct unless otherwise specified below:

3.1 Minimum site size

All proposed sites shall comply with the minimum areas set out in the following table 1:

Table 1: Minimum net site area

Zone	Minimum net site area
Franklin 2 Residential sub-precinct A	300m ² for vacant proposed sites
Franklin 2 Residential sub-precinct B	200m ² for vacant proposed sites
Wesley sub-precinct	200m ² for vacant proposed sites

3.2 Size shape

All proposed vacant sites shall contain the following:

1. Access and manoeuvring that meets the requirements of the Auckland-wide and underlying zone rules
2. Private outdoor space required by the precinct rules
3. A rectangle measuring 8m by 15m shall be able to be located outside any of the following:
 - a. natural hazard area identified in a council natural hazard register/database or GIS viewer
 - b. slopes greater than an average of 1 in 5
 - c. protected root zone of a notable tree
 - d. network utility installations, including private and public lines
 - e. building line restrictions in the Unitary Plan and on a Certificate of Title
 - f. right-of-way easements
 - g. area of esplanade reserves and esplanade strips required by clause 2.1.6
 - h. yard setback
 - i. riparian yard
 - j. separation distance from national grid transmission lines.

3.3 Rear lanes/Rear accessways

Vehicle access to residential sites where direct vehicle access to a formed legal road is not feasible shall be by way of a formed rear lane or accessway. A rear lane shall be a minimum width of 8m and shall provide a surface that creates a slow zone to allow shared pedestrian and vehicle movement.

3.4 Stormwater Management

1. These rules control the management of stormwater that arises from subdivision in the Franklin 2 precinct. In applying the following rules reference shall be made to the Stormwater Management zones depicted in precinct plan 3.

2. Subdivision proposals shall demonstrate that the sites to be created can reasonably accommodate development able to comply with the stormwater management development controls in 5.3.1, including the actions to be taken to address the on-going operation and maintenance of at-source stormwater management devices (including covenants and/or consent notices under s. 221 of the Act).

3. In the case of sites where infiltration practices are required to meet the design criteria of 5.3.1 but are precluded by potential geotechnical instability or steepness of slope, the retention of stormwater runoff shall be met by a nearby at-source device. Where this is not practicable, the retention of stormwater runoff shall be provided by raintank or added to the detention volume 5.3.1.2.b. of a lower-catchment stormwater management control such as an ephemeral stream gully, restored wetland, or communal stormwater management device.

It is anticipated that approaches to areas of land instability and steep sites, and the potential to utilise ephemeral streams, existing wetlands, and centralised stormwater devices for detention and attenuation of stormwater runoff, will be identified through the subdivision approval process.

4. Stormwater Management zone A (SWMZ A)

Stormwater management in SWMZ A shall be in accordance with rule 5.3.1.

5. Stormwater Management zone Ai (SWMZ A.i)

Stormwater management in SWMZ A.i shall be in accordance with rule 5.3.1 above except retention of stormwater runoff shall be achieved solely by infiltration practices, such as bioretention or infiltration devices or permeable paving, designed in accordance with the requirements of 5.3.1.2.a. in order to recharge upper catchment stream environments.

6. Stormwater Management zone B (SWMZ B)

Stormwater management in SWMZ B shall be in accordance with rule 5.3.1 above except:

- a. detention of stormwater runoff may be directed to a stormwater device lower in the catchment, prior to discharge to the receiving environment; and
- b. attenuation of stormwater runoff from the 10 percent and 1 percent AEP events shall match pre-development flood peaks for properties outside the precinct boundary. To achieve this, live storage volume of 20mm/m² of new impervious area and a weir type outlets shall be provided.

7. Stormwater Management zone C (SWMZ C)

Stormwater management in SWMZ C shall be in accordance with rule 5.3.1 above except the attenuation of stormwater runoff from the 10 percent and 1 percent AEP events shall match pre-development flood peaks for properties outside the precinct boundary. To achieve this live storage volume of 20mm/m² of new impervious area and a weir type outlet shall be provided.

8. Existing overland flow paths and post-development overland flowpaths shall be identified and provided for, taking into account the need for connectivity with overland flow paths above and below the site.

9. Where stormwater devices are proposed to serve more than one unit title, or are located on public land or land vested in the council, then these shall be vested in council. If communally-owned measures are to be partly relied upon, then:

- a. bio-retention, rain tanks and other localised detention and treatment devices designed to serve a number of sites under the one unit title (e.g. multi-unit apartment building) shall be retained in private ownership and shall be managed by an appropriate management structure (e.g. body corporate);
- b. the use of proposed reserves for stormwater management will be accepted only where these are to vest as local purpose drainage reserves and will not be deducted from development contributions for parks and reserves.

3.5 Water and Wastewater

Subdivision proposals shall demonstrate that the sites to be created can be serviced for water and wastewater purposes and that there is sufficient capacity available in the respective networks.

3.6 Riparian Enhancement

Purpose:

Riparian yards ensure residential development is adequately set back from the open space and stream network within the precinct to enhance ecology and water quality respectively, to provide protection from natural hazards and to maintain a sense of open space. The Riparian Enhancement provisions are designed to facilitate the restoration of the riparian margins while enabling public access and enjoyment of these natural features.

1.All subdivision plans in the Franklin 2 precinct, excluding boundary adjustments, must show any stream or wetland depicted on precinct plan 1 that exist on, or on the boundary of, the land being subdivided along with the riparian yard requirement.

2.All subdivisions which include riparian yards shall be accompanied by a riparian enhancement plan that must give effect to objectives and policies that will facilitate the restoration of the riparian margins while enabling public access and enjoyment of these natural features.

3.The riparian enhancement plan shall include the following information:

a.identification of the area of land within the riparian yard to be set aside for planting;

b.identification of stream banks, slope, soil type and existing or potential erosion;

c.details of the areal extent of any existing and proposed structures (e.g. boardwalks, footpaths, cycleways, furniture) in the yard;

d.identification of all existing areas of native and exotic bush and vegetation including that to be retained and removed;

e.details of soil quality and depth including any required soil reconditioning of compacted areas as the result of previous land uses and site works;

f.species types, source of plant material, size of plants and density of planting;

g.details of noxious weed, pest and animal control;

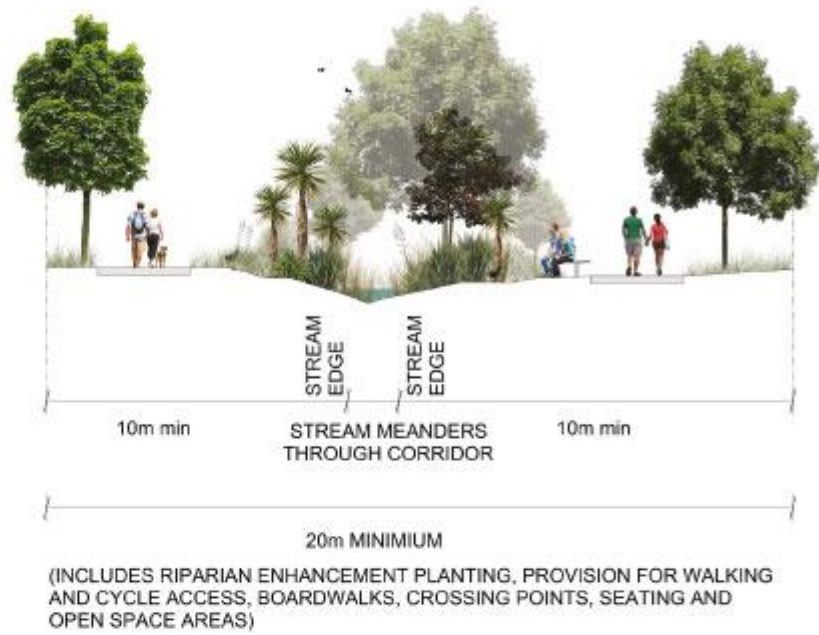
h.details of timing of planting and possible staging of planting;

i.details of maintenance programme to be implemented and a programme for replanting where the survival rate of planting is less than 90 percent;

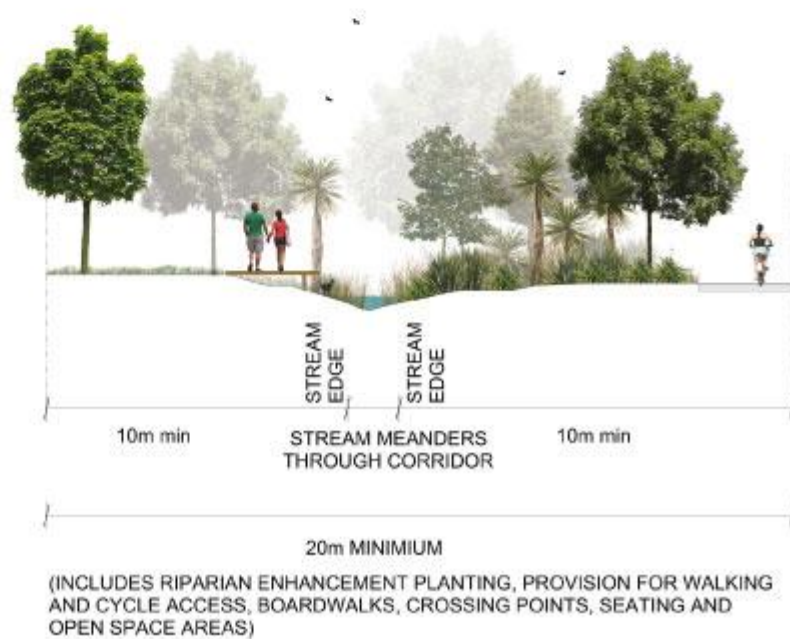
j.details of any fencing or alternative stock proof methods proposed;

k.proposed means of ownership and ongoing management.

TYPICAL EXAMPLE 1



TYPICAL EXAMPLE 2



4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the Activity Table:

1.Subdivision in accordance with an approved framework plan, including around existing buildings and development.

a.consistency with approved framework plan;

b.site sizes and dimensions;

c.location and design of roads, lanes and reserves;

d.location and design of reserves;

e.location and capacity of infrastructure servicing;

f.stormwater management.

2.Subdivision not in accordance with the stormwater management rules 6.3.4.

a.the council will restrict its discretion to the following matters when dealing with applications for stormwater management that fails to comply with the design criteria set out in development controls 6.3.5:

i.geotechnical matters;

ii.the extent of impervious area;

iii.the best practicable option (BPO) for the management of adverse effects of stormwater runoff on receiving environments, buildings, and property;

iv.the methodology and programme for implementing the BPO for both existing and, where relevant, future development;

v.operations and maintenance requirements.

4.2 Assessment criteria

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

1.Subdivision in accordance with an approved framework plan, including around existing buildings and development.

a.matters should be in accordance with the approved framework plan;

b.site sizes and dimensions should be appropriate for the intended housing typology and able to accommodate stormwater treatment devices;

c.location and design of roads, lanes and reserves should be detailed including carriageway design, footpaths and berms, utilities and on-site stormwater management;

d.location and design of proposed reserves and public spaces to be set aside and/or vested with the council;

e.location and capacity of infrastructure servicing;

f.stormwater management in accordance with the precinct design criteria.

2.Stormwater devices that fail to comply with the design criteria set out in development controls 6.3.4.

a.the extent to which the proposal prevents or minimises the adverse effects of stormwater runoff and discharge, including cumulative effects, having regard to:

- i. ground stability and steepness of slope;
 - ii. the nature, volume, and peak flow of the stormwater discharge;
 - iii. the ecological functions of receiving environments;
 - iv. the sensitivity of the receiving environment to stormwater contaminants and flows;
 - v. avoiding the creation or increase of flood risk to other properties;
 - vi. options for managing stormwater at-source or through communal management devices;
 - vii. degree of compliance with the criteria set out in clause 6.3.4;
 - viii. practical limitations on the measures that may be used.
- b. opportunities to reduce existing adverse effects and enhance receiving environments.
- c. bioretention devices are generally not suitable for meeting the intent of the rules in locations with ground instability or steep slopes.

11. Definitions

Apartment

A multi-storey set of dwelling units contained in one building.

Attached dwelling

A self-contained dwelling that adjoins with another dwelling, sharing walls and/or intermediate floors. Unlike the apartment typology, all ground floor dwellings must have direct street access.

Detached dwelling

A free standing dwelling that does not share walls with another dwelling. The ground floor plan shape may or may not have one edge on a side boundary known as a zero lot condition. The zero lot setback typically occurs in the southern or eastern quarters giving a more efficient use of private open space to the opposing side and capitalising on good solar orientation to the north and west. Parking and servicing is from the street or a rear lane and can be integrated with the house or be detached.

Integrated Residential Development

Residential development on sites greater than 2000m² where elements of the development such as building design, open space, landscaping, vehicle access, roads and subdivision are designed to form an integrated whole. The height in relation to boundary and yards development controls do not apply to internal site boundaries within the integrated residential development.

Open Space Yard

The area along the full length of a site's rear boundary which adjoins land zoned or proposed to be zoned public open space, except that the yard does not apply to any area zoned or proposed to be zoned open space where the primary purpose of the area is to provide access to the open space area.

Bioretention device

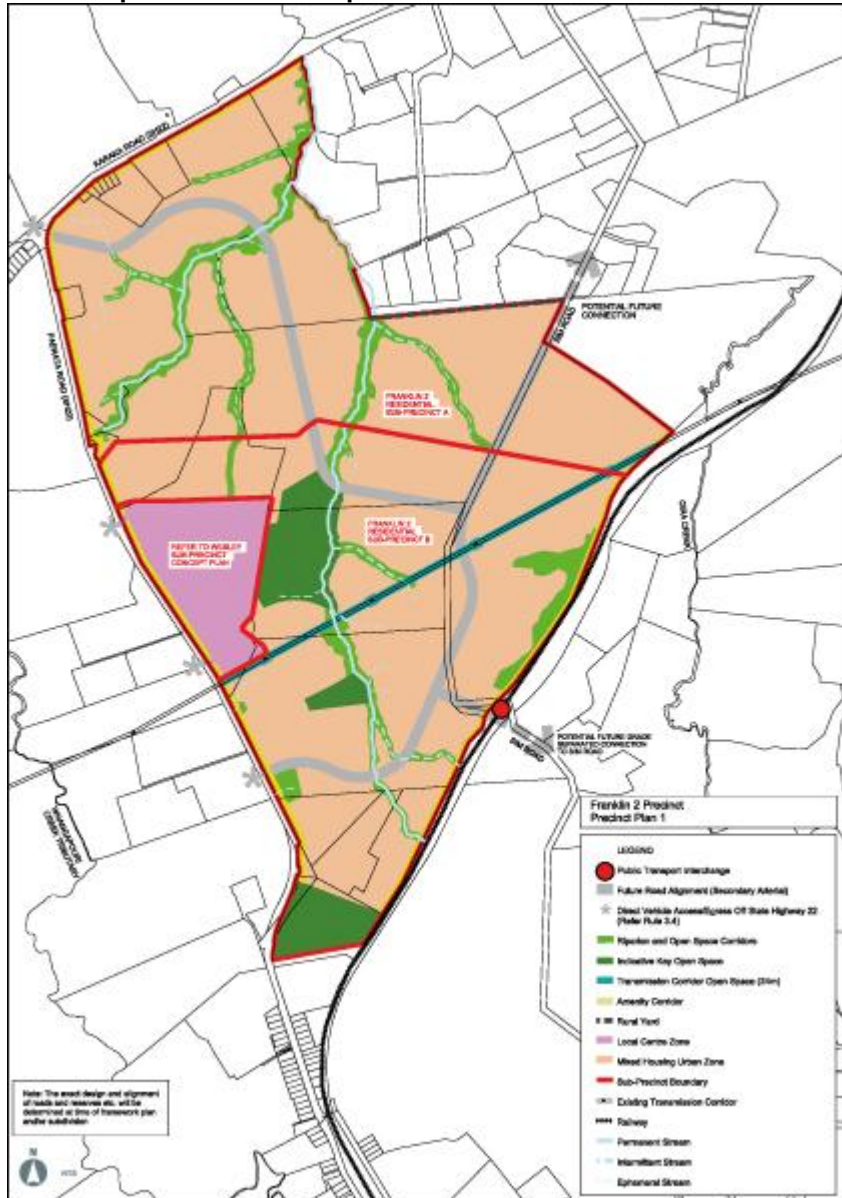
A device that collects stormwater to pass through vegetation into a relatively porous media (e.g. rock aggregate, loam) below ground for disposal to either a stormwater system via sub-soils, or baseflow into nearby streams or to the groundwater system. Bioretention devices can accommodate both retention and detention of stormwater flow. Examples of bioretention devices include raingardens, tree pits, planter boxes, swales with an infiltration trench, and filter strips with loam topsoil layer.

Infiltration device

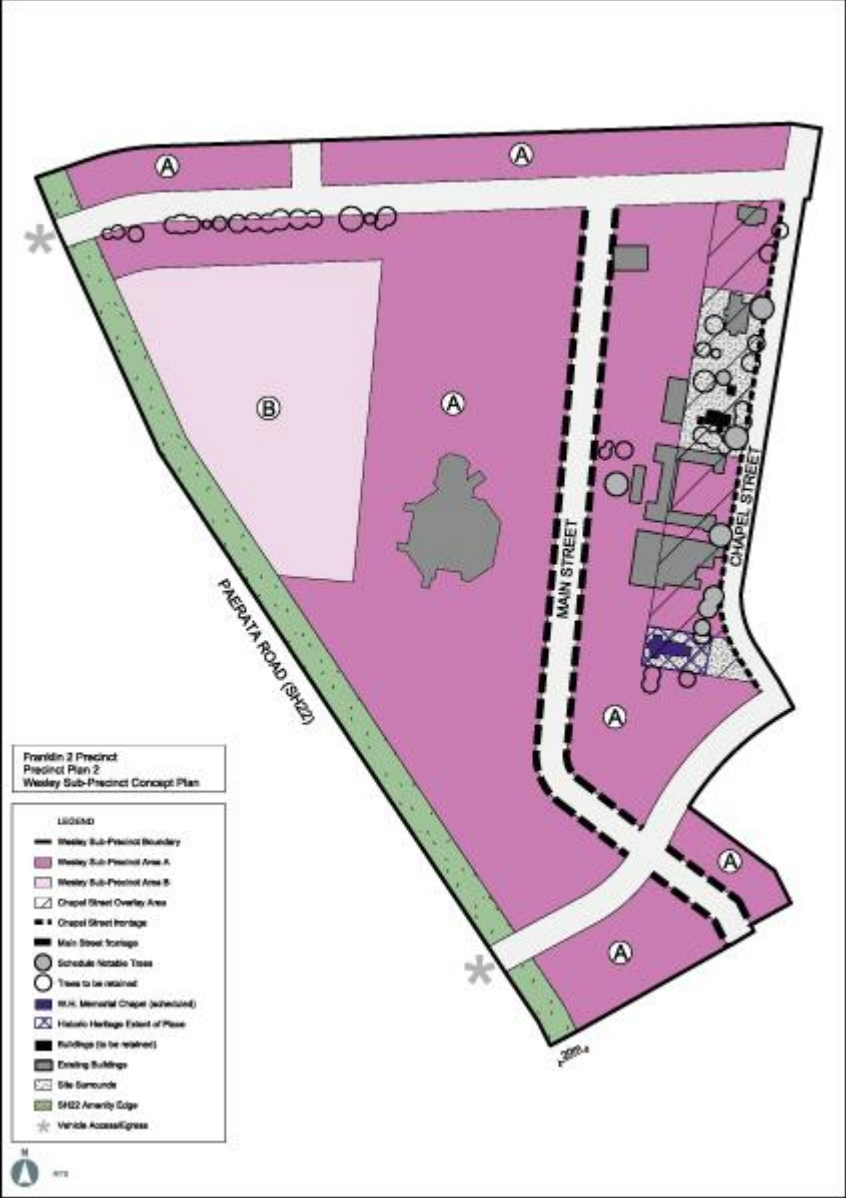
A device that collects and holds stormwater in a relatively porous media (e.g. rock aggregate, loam) below ground for disposal to either baseflow into nearby streams or to the groundwater system. In general, infiltration devices accommodate only retention of stormwater flow. Examples of infiltration devices are similar to bioretention devices except there is no disposal to a stormwater system.

12. Precinct plans

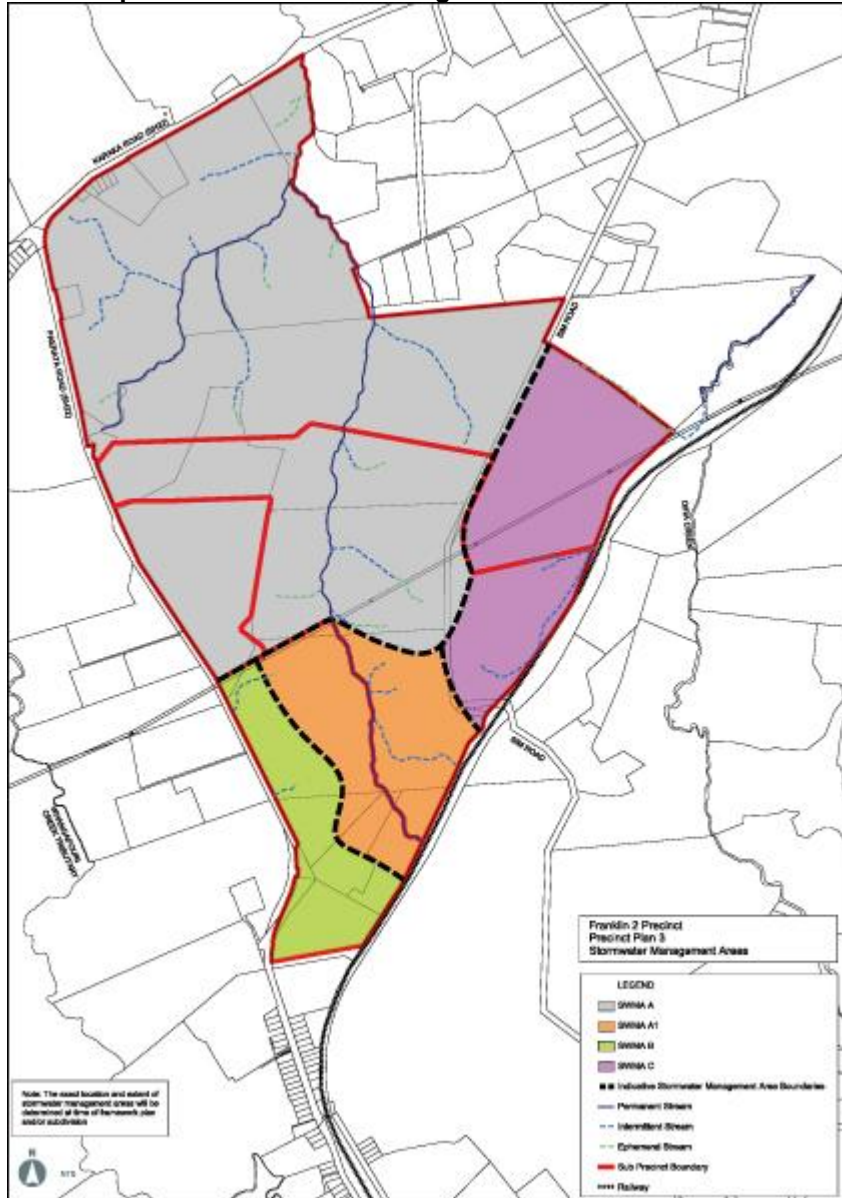
Precinct plan 1: Franklin 2 precinct

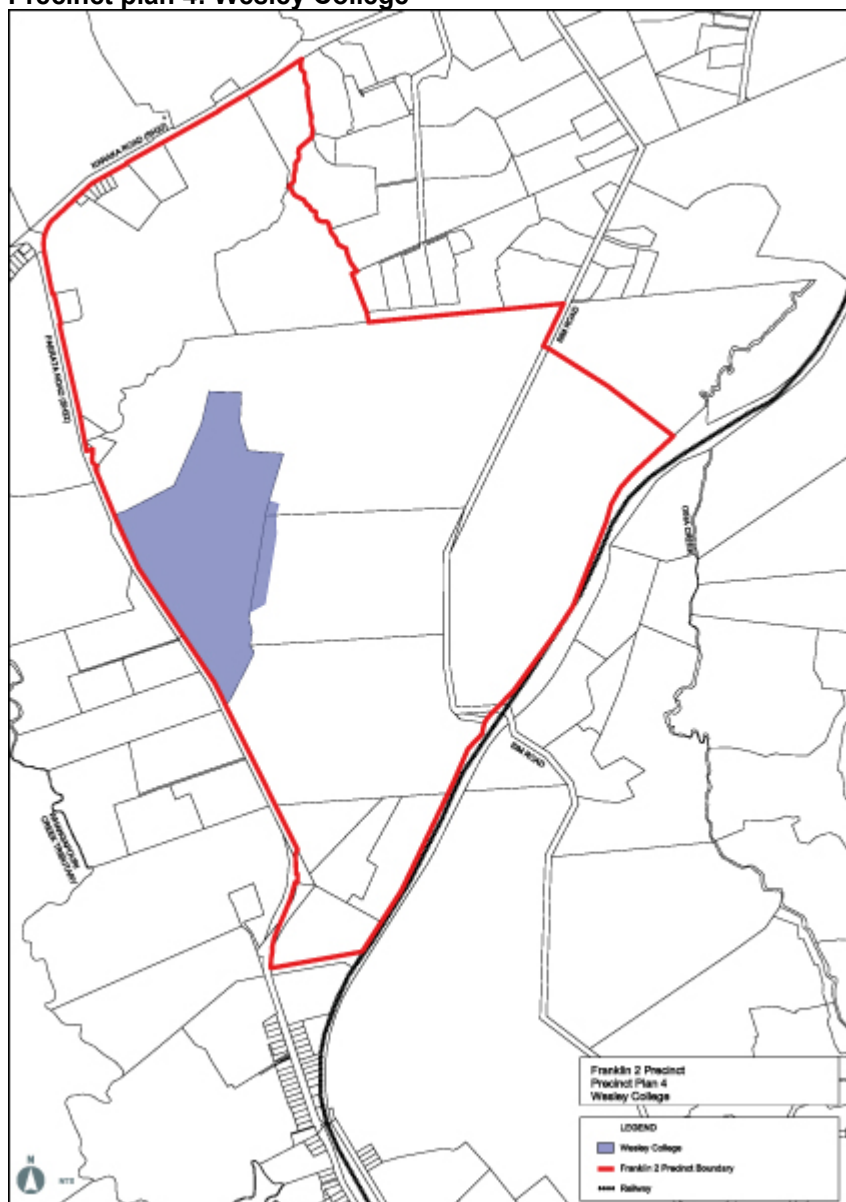


Precinct plan 2: Wesley Sub-Precinct Concept Plan

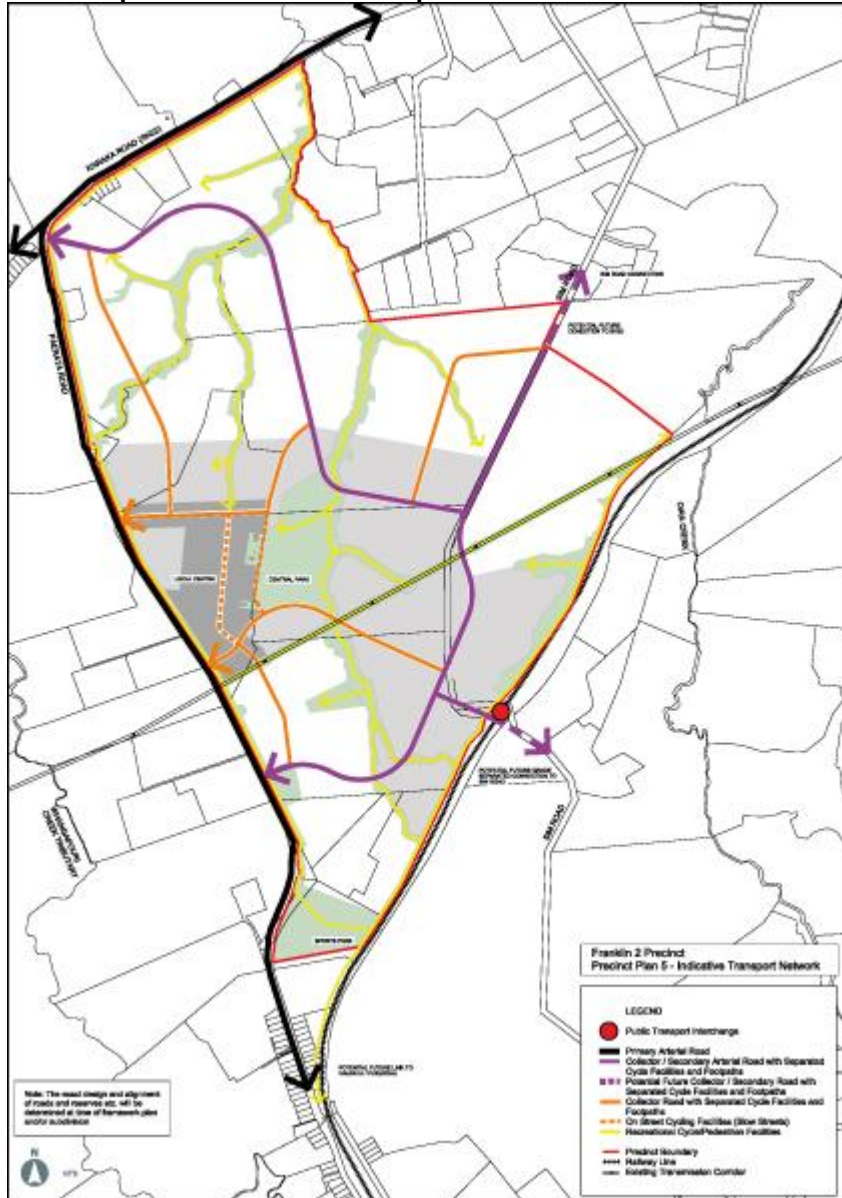


Precinct plan 3: Stormwater Management Areas



Precinct plan 4: Wesley College

Precinct plan 5: Indicative Transport Network



6.32 Hingaia 2

Precinct Description

The Hingaia 2 precinct comprises 57 hectares of land located in the western portion of the Hingaia Peninsula, to the west of the existing “Karaka Lakes” and “Karaka Harbourside” residential developments, and to the east of the established residential settlement at Bottle Top Bay. The underlying zones of the Hingaia 2 precinct are:

- Mixed Housing Suburban
- Mixed Housing Urban
- Neighbourhood Centre; Single House Zone and
- Green Infrastructure Corridor (the location and extent of which will be confirmed at the time of subdivision).

The purpose of the Hingaia 2 precinct is to provide for comprehensive and integrated residential subdivision and development that will contribute towards increasing the supply of housing (including affordable housing), and to enable the efficient use of land and the provision of infrastructure prior to, or concurrent with, development. The precinct enables a range of lot sizes and house types and will ensure that residential subdivision and development is integrated with the provision of key road links, appropriately manages stormwater, the water quality of streams and water bodies, and the ecological and amenity values of the coastal margin.

The Hingaia 2 precinct also enables a neighbourhood centre to establish on the north-western corner of the intersection of Oakland Road with Hingaia road. This centre will provide for a range of retail, commercial and community facilities that will meet the day-to-day needs of the local population.

Objectives

The objectives are as listed in the underlying Residential Single House, Mixed Housing Urban, Mixed Housing Suburban and Neighbourhood Centre zones and the relevant Auckland-wide objectives, in addition to those below.

- 1.Subdivision and development occurs in a coordinated manner that implements the Hingaia 2 precinct plan.
- 2.Development achieves a range of housing types and densities, living environments and affordability options while ensuring that a high standard of amenity is provided, particularly adjoining the coastal edge where larger lots are generally provided for.
- 3.Subdivision and development maintains coastal landform, streams and riparian corridors, and enhances the ecological and amenity values of the coastal, estuarine and stream environments. Public access is provided along streams and adjacent to the coast. Neighbourhood parks of up to 4,000m² in area are provided in appropriate locations for recreation.
- 4.Subdivision and development occurs in a manner that retains, where practicable, trees that have high amenity value in subdivision design and layout.
- 5.Subdivision and development occurs in a manner that facilitates views of, and access to, the coast.
- 6.Subdivision and development occurs in a manner that achieves the coordinated delivery of infrastructure including transport, wastewater, stormwater and water services.
- 7.Subdivision and development implements stormwater management that:
 - a.uses water sensitive design as a core development approach;
 - b.protects and, where practicable, enhances the ecological values of the receiving environment; and

c.integrates with open space, road and pedestrian/cycling networks.

8.Promote the development of a defined neighbourhood centre that is developed in a manner that achieves its key function and role of providing a small scale centre for convenience retail, service and commercial activities that meets the day to day needs of the area, and which does not undermine the viability and role of the Hingaia Mixed Use Town Centre or the Papakura Metropolitan Centre.

9.Ensure that affordable housing is distributed throughout the location in which resource consent is sought.

10.Promote the availability of affordable housing to first home buyers and/or community housing providers.

11.Adverse effects of stormwater runoff on communities, the marine receiving environment and freshwater systems are avoided to the extent practical or otherwise mitigated using water sensitive design principles.

12.Major overland flow paths are retained or provided for within the site layout to manage risks from flood events up to the 1 percent AEP, taking into account maximum probable development in the upstream catchment.

Policies

The policies are as listed in the underlying Mixed Housing Urban, Mixed Housing Suburban zone and Neighbourhood Centre zones and the Auckland-wide policies, in addition to those specified below:

1.Require the structural elements of the Hingaia 2 precinct plan to be incorporated into all subdivision and development to achieve:

a.a range of housing choice and section sizes that enable views from public roads to the coast;

b.key roads that promote an integrated road network;

c.restricted vehicle access along specified roads to safeguard safety for road users and cyclists and to reinforce the stormwater management approach;

d.a viable and sustainable neighbourhood centre that will meet the day-to-day convenience needs of local residents;

e.two Neighbourhood Parks;

f.a network of pedestrian and cycle paths; and

g.public access to the coast, including the provision of Coastal Places.

2.Enable a range of residential living opportunities (including a range of lot sizes) with more intensive housing to be generally located in close proximity to the neighbourhood centre and locations with high amenity (e.g. locations close to public open space) and lower density forms of housing along the coastal margin.

3.Ensure that subdivision and development, including road design, achieves a high standard of amenity, and contributes to a positive sense of place and identity consistent with the existing urban areas on the Hingaia Peninsula.

4.New residential development containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.

5.New retirement village developments containing 15 or more dwellings provide for affordable housing.

6.Ensure that subdivision development adjacent to the coast and esplanade reserve safeguards the visual and other amenities of the coastal environment and, in particular, that dwellings are located, and are of a scale, form and design, to maintain views of the coast, and to enhance the amenities of, and safe public access to, the esplanade reserve.

7.Ensure that subdivision and land use activities provide an interconnected road network which:

a.is consistent with the locations and road types identified on the Hingaia 2 precinct plan to achieve an appropriate hierarchy of roads on the Hingaia 2 precinct as well as connections to the wider Hingaia Peninsula.

b.enables a transport network that provides for the safe and efficient movement of motor vehicles, pedestrians, and cyclists.

c.provides and aligns, where practicable, north-south roads that provide viewshafts and public access to the coast.

d.makes appropriate provision for stormwater management and low impact stormwater management devices, consistent with the principles of the Hingaia 2 precinct Stormwater Management plan.

e.contributes to a positive sense of place and identity through in-street landscape elements, including retention of existing landscape features, and maximising coastal vistas.

8.Require subdivision and development to provide coordinated infrastructure, including stormwater, wastewater, water, public utilities and transport infrastructure.

9.Require all new developments to manage stormwater impacts on receiving environments in a manner that is consistent with the Hingaia 2 Stormwater Management plan, and which has regard to principles of water sensitive design.

10.Ensure that riparian corridors and recreational and amenity spaces are provided in the Hingaia 2 precinct by requiring:

a.restoration and enhancement of the riparian corridors identified on the precinct plan and to provide the long term protection of these areas.

b.vesting of esplanade reserve adjacent to the coast.

c.the creation of Coastal Places as identified on the precinct plan.

d.connectivity within, and through, the precinct to the coastal and riparian margins by providing and aligning, where practicable, north-south roads that provide viewshafts and public access to the coast, and by providing pedestrian and cycle paths and open space linkages.

11.Neighbourhood Parks as shown indicatively on the Hingaia 2 precinct plan. Ensure that subdivision design and layout appropriately considers, and responds to, opportunities to retain existing trees that have high amenity value and that are suitable to be retained in an urban environment.

12.Ensure that, in the Neighbourhood Centre zone:

a.the total land area for the neighbourhood centre is limited in extent to a maximum of 4,000m² in the Hingaia 2 precinct;

b.a range of convenience retail and commercial services are provided that meet the day-to-day needs of residents and wider public;

c.a maximum of 1,000m² gross floor area of convenience retail and commercial activities is provided;

d.activities do not detract from the amenities of, and are not incompatible with, adjoining residential land uses;

e.development of the neighbourhood centre achieves a high standard of amenity and is designed to be pedestrian and cycle friendly; and

f.development of the neighbourhood centre occurs in a manner that protects and safeguards the viability and roles of the Hingaia Mixed Use Town centre and the Papakura Metropolitan centre.

13.Facilitate the safe and effective movement of all modes of transport between the precinct and Hingaia road through signalisation of the Oakland road and Hingaia road intersection if and when required.

6.32 Hingaia 2

The activities, controls and assessment criteria in the underlying Mixed Housing Suburban, Mixed Housing Urban and Neighbourhood Centre zones and the Auckland-wide rules apply in the Hingaia 2 precinct unless otherwise specified. Refer to the planning maps for the location and extent of the precinct. In addition, the following rules apply.

1. Activity Table

The activities in the Auckland-wide rules, the Mixed Housing Urban and Mixed Housing Suburban and Neighbourhood Centre zones apply in the Hingaia 2 precinct unless otherwise specified in the activity table below.

Table 1: Activity status in the Mixed Housing Suburban zone

Activity	Activity Status
Residential	
Dwelling(s) on sites that adjoin the esplanade reserve and that have a net site area of 600m ² or less per dwelling	RD

The activities in the Auckland-wide rules and Neighbourhood Centre zone apply in the Hingaia precinct unless otherwise specified in the activity table below.

Table 2 - Activity Status in the Neighbourhood Centre zone

Activity	Activity Status
Retail	
Individual retail tenancies not exceeding 450m ² (gross floor area)	P
Individual retail tenancies exceeding 450m ² (gross floor area)	NC
Any Retail Activity that results in the total gross floor area of all Commercial and Retail Activities in the Neighbourhood Centre zone exceeding 1,000m ²	NC
Commerce	
Commercial sexual services	NC
Drive-through facilities	NC
Taverns	D
Entertainment Facilities	NC
Service Stations	NC
Any Commercial Activity that results in the total gross floor area of all Commercial and Retail Activities in the	NC

Neighbourhood Centre zone of the Hingaia 2 precinct exceeding 1,000m ²	
Industry	
Repair and maintenance services	NC

2. Notification

The notification provisions outlined in [G2.4](#) General and [11.2](#) Residential apply to the Hingaia 2 precinct.

3. Land use controls in all zones

The land use controls in the underlying zones apply except as varied below.

3.1 Affordable housing

Purpose:

To ensure that the precinct contains affordable housing to help address Auckland's housing affordability needs.

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/vacant sites that are either (b) relative affordable or (c) retained affordable that will meet the requirements of rules 2-9 below.
2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of affordable dwellings/vacant sites.
3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.
4. For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro-rata basis and spread throughout the development in accordance with rule 3 above.
5. For apartments, no more than one-third of the total number of identified affordable dwellings shall be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings shall be located on a single level.
6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) of one-half or more, that fraction is counted as 1 dwelling (or vacant sites) and any lesser fraction may be disregarded.
7. For avoidance of doubt, the land use rules in this section 6.32.4 do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 ("HASHAA") as the provisions specified in the relevant order in council apply. The above provisions apply to consents that are not processed under the HASHAA.

3.2 Relative Affordable

Purpose:

To ensure that the precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant

sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:

- a. the price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of 3 calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) that is published by the Real Estate Institute of New Zealand.
- b. if the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) for ensuring that the combined value of the building and the land upon completion will meet that criterion or is a building associated with such a dwelling.
- c. dwellings must be sold to first home buyers who must reside in the dwelling and retain ownership from the date of transfer.

3.2.1 Eligibility for relative affordable housing

Purpose:

To ensure relative affordable housing is purchased by appropriate persons.

1. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites that are identified for affordable dwellings), the consent holder shall provide the council with a statutory declaration that confirms the sale complies with the following eligibility requirements:

- a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income at the date the sale and purchase agreement was made unconditional.
- b. the consent holder has sold the dwelling (and any associated parking that is required by resource consent and storage) at a price which is not more than that defined by the 75 percent median price in accordance with rule 3.2.1(a).
- c. the purchaser is a first home buyer and has never owned any other real property.
- d. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

2. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser shall be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in 3.2.1 or is a building associated with such a dwelling.

3. Prior to the transfer of a vacant site identified for an affordable dwelling, the consent holder shall provide the council with a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:

- a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement became unconditional;
- b. any development of the site shall be such that the combined value of the dwelling and the land on completion, as confirmed by a registered valuation, shall be no more than that defined by the 75 percent median price in accordance with rule 3.2.1(a);
- c. the purchase is a first home buyer and has never owned any other real property;
- d. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name, or on behalf, of any other person or entity.

4.A consent notice shall be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria be met for 3 years from the date of transfer to the eligible purchaser.

3.3 Retained Affordable

3.3.1 Eligibility for retained affordable housing

Purpose:

To ensure that the precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by community housing providers to achieve ongoing provision and availability where required.

1.Purchasers in respect of retained affordable housing must be a registered community housing provider or the Housing New Zealand Corporation. This rule does not apply to Retirement Villages which are dealt with by rules 6.32.3.4 and 6.32.3.4.1 below.

3.3.2 Number of retained affordable dwellings or sites

1.For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria.

a.the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter calculated as an average of 3 calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:

- i.the dwelling is purchased with a 10 percent deposit; and
- ii.the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. The interest rate used is to be that published most recently by the Reserve Bank of New Zealand, in relation to the date the application for resource consent is made.

2.As part of the resource consent application evidence shall be provided to demonstrate a community housing provider will purchase the dwellings/sites. Prior to transfer of the retained affordable dwellings/sites a council approved statutory declaration must be returned to the council by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1. above.

3.4 Affordable housing in retirement villages

Purpose: To ensure affordable housing is provided in retirement village complexes

1.For retirement village developments (including any redevelopment creating additional units) containing 15 or more units:

- a.at least 10 percent of the total number of units must be relative affordable for three years from the date of purchase. If a dwelling is transferred (including by way of lease or licence) during this time frame it must continue to meet the required price point set out below in clause (i);
- i.the units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price published by the Real Estate Institute of New Zealand for the most recent full calendar month preceding the date on which the application for resource consent is approved or

the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

ii. the price point required by clause (i) above shall include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates and insurance.

3.4.1 Eligibility for relative affordable in a retirement village

Purpose: To ensure relative affordable housing is purchased by qualified persons

1. The purchaser(s)/resident(s) shall have a gross household income that does not exceed 150 percent of the NZ superannuation income receivable, current at the date of purchase.

4. Land use controls - neighbourhood centre zone

1. The land use controls in the Neighbourhood Centre zone apply in the Hingaia 2 precinct unless otherwise specified in the precinct rules.

The total gross floor area for all retail and commercial activities (refer to the nesting table for definition) that establish in the Neighbourhood Centre zone shown on the Hingaia 2 precinct plan shall not exceed 1,000m².

5. Development controls - mixed housing suburban zone

The development controls in the Mixed Housing Suburban zone apply in the Hingaia 2 precinct unless otherwise specified below:

5.1 Building height

Purpose: To manage the height of buildings to generally maintain a low-rise suburban residential character of the zone while ensuring that the height provides for diversity of built form.

1. Buildings must not exceed 9m in height.

5.2 Rear yards

Purpose: To provide additional setback and open space areas between the rear of buildings.

Table 3

Activity	Yard (m)
Sites with a density less than or equal to one dwelling per 400m ²	3m
Rear sites	1m

5.3 Maximum impervious area

Purpose: To provide for flexibility of built form for higher density development while managing stormwater runoff generated by development.

1. All developments with a density less than or equal to one dwelling per 400m² the maximum impervious area shall not exceed 60 percent.

2. All developments with a density greater than one dwelling per 400m² the maximum impervious area shall not exceed 70 percent.

5.4 Landscaping

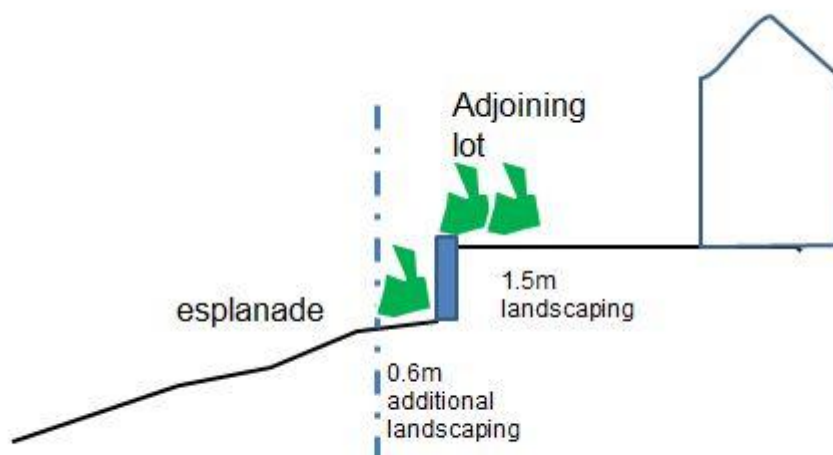
Purpose: To provide for on-site amenity and an attractive streetscape character, to improve stormwater absorption on-site, and to provide for an attractive interface between residential lots located adjacent to the esplanade reserve, and the coast.

1. Developments with a density less than or equal to one dwelling per 400m², at least 40 percent of a site must comprise landscaped area.
2. Developments with a density greater than one dwelling per 400m², at least 30 percent of a site must comprise landscaped area.
3. For clause 2. above, the following must be met
 - a. at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is PB95 or larger at the time of planting.
 - b. at least 40 percent of the front yard must comprise landscaped area.
4. For proposed sites that are adjacent to the esplanade reserve, landscaping must be provided along the esplanade reserve boundary in conjunction with any boundary fence that exceeds 1.2m in height. Landscaping must be undertaken within the site (not within the esplanade reserve), have a minimum depth of 1.5m, and be provided along the entire length of the fence.

5.5 Landscaping for coastal retaining walls

Purpose: To soften the visual impact of the retaining walls when viewed from the esplanade reserve.

Retaining walls of 1.0m or more in height adjoining the esplanade reserve boundary must have trees planted for a depth 0.6m in front of the retaining wall and within the site as illustrated in the diagram below:



5.6 Dwellings fronting the street

Purpose: To ensure dwellings are oriented to provide for passive surveillance of the street and to contribute to streetscape amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:

- a.glazing that overall comprises at least 20 per cent of the area of the front façade (excluding the garage door)
- b.a main entrance door that is visible from the street.

5.7 Fences

Purpose: To maintain and enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and view from, sites that are located adjacent to the esplanade reserve, to the coast.

- 1.Fences in the front yard must not exceed 1.2m in height.
- 2.Fences along any boundary that adjoins public open space, including the esplanade reserve, must have a maximum height of 1.5m and be a minimum of 70 percent visually permeable. The exception to this rule is that where fences are proposed on retaining walls or structures that are more than 0.5m above the ground level at the base of the retaining wall or structure, the maximum fence height shall be 1m.

5.8 Garages

Purpose: To ensure garages are not a dominant feature in the streetscape.

- 1.A garage door facing a street must be no greater than 50 percent of the width of the front façade of the dwelling to which the garage relates.
- 2.Garage doors must not project forward of the front façade of a dwelling.
- 3.The garage door must be set back at least 5m from the site frontage.

5.9 On-site stormwater management - new impervious surfaces

- 1.In catchments shown on the Hingaia Indicative Stormwater Management Plan as draining to intermittent or permanent streams all new impervious surfaces of 50m² and over must be designed to achieve the following:
 - a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
 - b.provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.
- 2.In catchments shown on the Hingaia Indicative Stormwater Management plan as draining to the coast all new impervious surfaces of 50m² and over are designed to achieve the following:
 - a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area.
- 3.In catchments shown on the Hingaia Indicative Stormwater Management Plan shown as requiring retention and half the detention volume, all new impervious surfaces of 50m² and over are designed to achieve the following:
 - a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
 - b.provide half the detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (5.75mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required; provided that

c.the remaining detention volume (5.75mm) is directed to a communal device designed and sized to accommodate flows from the site.

4.In catchments shown on the Hingaia Indicative Stormwater Management plan as draining to a wetland all new impervious surfaces are to be directed to a wetland that has been designed and sized to accommodate flows from the site OR are to be directed to devices designed to achieve the following:

- a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
- b.provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

5.Stormwater runoff must be directed to an on-site device designed and sized to accommodate stormwater runoff from 1, 2, 3 (a) and (b), and 4 (a) and (b) above.

6.Stormwater device/s on private land:

- a.must be maintained by the site owner in perpetuity. A consent notice must be registered on the Certificate of Title to that effect.
- b.if rainwater tanks are proposed for a dwelling to achieve the retention requirements of clause (a) above, the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum.

7.Compliance shall be demonstrated to the council in conjunction with any application for building consent, or by way of certificate of compliance or at the time of subdivision.

8.Non-compliance with clauses 1-7 above is a restricted discretionary activity.

6. Development controls - mixed housing urban zone

The development controls in the Mixed Housing Urban zone apply in the Hingaia 2 precinct unless otherwise specified below.

6.1 Rear yards

Purpose: To provide additional setback and open space areas between the rear of buildings

- 1.For developments less than or equal to one dwelling per 300m² the rear yard setback is 3m.
- 2.For developments more than one dwelling per 300m² the rear yard setback is 1m.
- 3.For all rear sites yards the setback is 1m.

6.2 Landscaping

Purpose: To provide for on-site amenity and an attractive streetscape character, to improve stormwater absorption on-site.

- 1.Developments with a density less than or equal to one dwelling per 400m², at least 40 percent of a site must comprise landscaped area.
- 2.Developments with a density greater than one dwelling per 400m², at least 30 percent of a site must comprise landscaped area.
- 3.For clause 2 above, the following must be met:
 - a.at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is PB95 or larger at the time of planting; and

b.at least 40 percent of the front yard must comprise landscaped area.

6.3 Dwellings fronting the street

Purpose: To ensure dwellings are oriented to provide for passive surveillance of the street and contribute to the streetscape amenity.

1.The front façade of a dwelling or dwellings on a front site must contain:

a.glazing that overall comprises at least 20 percent of the area of the front façade (excluding the garage door).

b.a main entrance door that is visible from the street.

6.4 Fences

Purpose: To maintain and enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and views from, sites that are located adjacent to the esplanade reserve, to the coast.

1.Fences in the front yard must not exceed 1.2m in height.

2.Fences along any boundary that adjoins public open space, including the esplanade reserve, must have a maximum height of 1.5m and be a minimum of 70 percent visually permeable. The exception to this rule is where fences are proposed on retaining walls or structures that are more than 0.5m above the ground level at the base of the retaining wall or structure, the maximum fence height shall be 1m.

6.5 Garages

Purpose: To ensure garages are not a dominant feature of the streetscape.

1.A garage door facing a street must be no greater than 50 percent of the width of the front façade of the dwelling to which the garage relates.

2.Garage doors must not project forward of the front façade of a dwelling.

3.The garage door must be set back at least 5m from the site frontage.

6.6 On-site stormwater management - new impervious surfaces

1.In catchments shown on Hingaia Indicative Stormwater Management plan as draining to intermittent and permanent streams all new impervious surfaces of 50m² and over are designed to achieve the following:

a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.

b.provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

2.In catchments shown on Hingaia Indicative Stormwater Management plan as draining to coast the all new impervious surfaces of 50m² and over are designed to achieve the following:

a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area.

3.In catchments shown on Hingaia Indicative Stormwater Management plan shown as requiring retention and half the detention volume, all new impervious surfaces of 50m² and over are designed to achieve the following:

- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
- b. provide half the detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (5.75mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required; provided that
- c. the remaining detention volume (5.75mm) is directed to a communal device designed and sized to accommodate flows from the site.
4. In catchments shown on Hingaia Indicative Stormwater Management plan as draining to a wetland all new impervious surfaces are to be directed to a wetland that has been designed and sized to accommodate flows from the site OR are to be directed to devices designed to achieve the following:
- a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
- b. provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.
5. Stormwater runoff must be directed to an on-site device designed and sized to accommodate stormwater runoff from 1, 2, 3 (a) and (b), and 4 (a) and (b) above.
6. Stormwater device/s on private land:
- a. must be maintained by the site owner in perpetuity.
- b. if rainwater tanks are proposed for a dwelling to achieve the retention requirements of clause (a) above, the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum.
7. Compliance shall be demonstrated to the council in conjunction with any application for building consent or by way of a certificate of compliance, or at the time of subdivision.
8. Non-compliance with clauses 1-7 above is a restricted discretionary activity.

7. Subdivision activity table

1. The Activity Table 1 – General, and Activity Table 2 – Residential zones, and Table 4 – Standards for vacant site subdivision in the City Centre and Business zones in [H5 Subdivision](#) and related controls, apply in the Hingaia 2 precinct, except as specified in the following Activity Table 4:

Table 4 - Activity table Hingaia 2 precinct	
Subdivision activity	Activity status
Subdivision in accordance with the Hingaia 2 precinct plan	RD
Subdivision not in accordance with the Hingaia 2 precinct plan	D
Subdivision adjoining the existing or proposed esplanade in which all proposed sites are 600m ² net site area or more	RD
Vacant lot subdivision adjoining the existing or proposed esplanade with proposed sites of less than 600m ² net site area	NC
Subdivision of sites in accordance with an approved land use consent or a concurrent comprehensive subdivision and land-use consent for subdivision adjoining the existing or proposed esplanade with proposed sites of less than 600m ² net site area	RD
Subdivision of a site with road access to a vehicle access restriction (VAR) road	RD

8. Subdivision development controls

1.The subdivision controls in the Neighbourhood Centre zone of the Hingaia 2 precinct are those listed in [H5.2.3.1](#) Auckland-wide Rules- Subdivision.

2.The subdivision controls in the Mixed Housing Suburban and the Mixed Housing Urban zones of the Hingaia 2 precinct are those listed in [H5.2.3.1](#) Auckland-wide rules – Subdivision, except as specified in rule 6.32.9.3 below.

8.1 Residential zones - site size

1.In addition to the controls in Table 1 [of [H5.2.3.1](#) Subdivision rule] subdivision of a parent site of 1ha or more, and where 15 or more vacant sites are proposed, each site that will contain a building must comply with the average net site area below for the zone, provided that the proposed minimum net site area is no less than 20 percent of the required minimum net site areas for the relevant zone and that the average lot size is not less than:

a.600m² net site area for vacant sites adjoining the coast in the Mixed Housing Suburban zone

b.400m² net site area for the Mixed Housing Suburban zone

c.300m² net site area for the Mixed Housing Urban zone.

2.Any site which is 1,200m² or greater (and identified for future development) will be excluded from the calculation of average lot size in relation to clause 1 above.

8.2 Roading standards

1.Roads, apart from those local roads marked as “indicative”, must be provided in general accordance with the Hingaia 2 precinct plan.

2.The road network shall be constructed to the standards contained in Table 5: Road Construction Standards for Additional Road Types and be consistent with the applicable Figure or, where contained in Table 5, the relevant Auckland-wide rules shall apply.

Types of road	Road width (metres)	Carriage way (metres)	Footpath Width (metres)	Cycleway (metres)	Figure
Hingaia road	31	14	NA	3m combined footpath/cycleway (both sides)	1
Collector road (Oakland road)	22.5	7	1.8m (one side)	3m combined footpath/cycleway (one side)	N/A
Hayfield way	20	6.6	1.8m (one side)	3.6m combined footpath/cycleway (one side)	2
Swale street	20	6	1.8m (one side)	3m combined footpath/cycleway (one side)	3
Local road	16	6	1.8m (both sides)	N/A	4

3.Where local roads are proposed along the north-south pedestrian and cycle path shown on the precinct plan, the local road typology shall include a 3.0m combined cycle and footpath on one side.

4.Direct vehicle access to any Mixed Housing Urban lots located on the south side of the Swale street should not be obtained from the road.

5.Direct access to any lots located on the north side of Hingaia road shall not be obtained from Hingaia road.

6. Unsealed berm, free of planting and of sufficient dimensions, shall be made available immediately adjacent to the road boundary of all lots for the installation, operation, maintenance and upgrading of electricity supply infrastructure on all categories of road, consistent with the road construction standards in Table 5 and the applicable figure.

8.3 Riparian margin

1. Riparian margins shall be established either side of the banks of a stream (shown on the precinct plan as riparian corridor) to a minimum width of 10m measured from the bank of the stream, where the location of the bank can be physically identified by ground survey, or from the centreline of the stream where the bank cannot be physically identified by ground survey. These margins shall be planted in native vegetation and shall be offered to the council as local purpose drainage reserves.

8.4 Landscaping

Purpose: To ensure that landscaping on lots adjoining public open space, including the esplanade reserve, is provided in perpetuity.

1. A consent notice must be registered on the Titles for all lots that adjoin public open space, including the esplanade reserve, requiring that landscaping be undertaken in accordance with land use rule 6.32.5.4 and 6.32.5.5, 6.32.6.2 of the Hingaia 2 precinct.

2. The detailed design of landscaping in roads and public open spaces (including the esplanade reserve), and on lots that adjoin public open space areas, shall be undertaken in parallel with the Engineering Plans Approval process.

8.5 Fences

Purpose: To maintain and to enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and views to the coast from, sites located adjacent to the esplanade reserve.

1. A consent notice must be registered on the titles for lots requiring that fences are erected in accordance with the relevant land use rule 6.32.5.7, 6.32.6.4 of the Hingaia 2 precinct.

8.6 Affordable housing

1. Refer to the affordable housing clauses in the land use and development control sections above.

8.7 On-site stormwater management

1. Where the detention component of the On-site Stormwater Management rule (6.32.5.9, 6.32.6.6) is to be provided in a communal device, the device must be provided at the time of subdivision and be designed and constructed to council standards.

2. Stream channels shall be used to convey flood flows and shall be capable of passing the 1 percent AEP without generating effects on adjacent properties and designed to council standards.

9. Assessment of restricted discretionary activities

Matters for discretion

9.1 Subdivision in the Hingaia 2 precinct

The council will restrict its discretion to those matters listed for subdivision under the Auckland-wide rules as well as the following matters:

- 1.Consistency with the Hingaia 2 precinct plan;
- 2.Limitations or restrictions on access for future lots adjoining the Swale street (Mixed Housing Urban lots) and Hingaia road;
- 3.The extent to which the proposed subdivision facilitates views of, and access to, the coast;
- 4.The extent to which proposed subdivision at the coastal interface minimises the need for retaining structures and, where retaining structures are required, the extent to which the proposal minimises the length, height and visual prominence of all retaining structures;
- 5.The extent to which the proposed subdivision will provide for an appropriate connection between public open space and any esplanade reserves;
- 6.Opportunities to retain existing trees and vegetation where practicable and to integrate them into subdivision design and layout;
- 7.Consistency with the Hayfield way Stormwater Management plan;
- 8.The matters for discretion outlined in [H5.4](#) Subdivision, Table 13; and

i) Vehicle access:

9.Vehicle access:

The council will restrict its discretion on vehicle access to the following matters:

- a.the location and design of vehicle and pedestrian access.
- b.the effects on safety, particularly for pedestrians and cyclists.

9.2 Buildings on sites that have a net site area of less than 600m² that adjoin the esplanade reserve in the Hingaia 2 precinct

The council will restrict its discretion to the following matters:

- 1.Dwelling location, scale, form and design, and the extent to which the dwelling will maintain viewshafts to the coast from public places, support surveillance of the esplanade reserve, and present an overall design that respects high amenity values at the coastal edge.

9.3 Development control infringements

The council will restrict its discretion to those matters listed in [11.11](#) Residential, and [Chapter G, G2.3](#) General, for development in the Hingaia 2 precinct except where otherwise specified below.

- 1.Landscaping and Landscaping for Coastal Retaining Walls
 - a.those matters listed in [11.11.5.1](#)
 - b.the amenity values and landscape character of the esplanade reserve and coastal environment
 - c.the interface between residential lots and the esplanade reserve
 - d.the nature of the landscaping proposed at the interface with the esplanade reserve, including the species to be planted and the density of planting proposed.

2.Fences

- a.the matters listed in [11.11.5.1](#)
- b.the effect on amenity values and character of the public open space.

3.On-site Stormwater Management

Impervious areas unable to comply with rules: 6.32.5.9, 6.32.6.6 and 6.32.8.7:

The council will restrict its discretion to:

- i.items (a)-(d) listed in [H4.14.2.4.2.4.1](#) Stormwater Management – Flow in the Auckland-wide rules;
- ii.[H4.14.3.4.1](#) Stormwater quality management requirements for minimising adverse effects.

9.4 Assessment criteria

For development that is a restricted discretionary activity in the Hingaia 2 precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the Mixed Housing Suburban zone, Mixed Housing Urban zone, the Neighbourhood Centre zone and the Auckland-wide rules:

9.4.1 Subdivision

1.The structural elements of the Hingaia 2 precinct plan are incorporated into the subdivision design including:

- a.key roads;
- b.vehicle access or no access restrictions along Hingaia road and along the Mixed Housing Urban land on the southern side of Swale street
- c.riparian (green infrastructure) corridors; and
- d.neighbourhood Parks (which may be relocated).

2.Development is consistent with the Hingaia 2 precinct objectives and policies.

3.Where any lots are created that are affected by the Vehicle Access Restriction notation on the precinct plan, the lots shall be provided with rear vehicle accessways, and pedestrian access only should be provided off the road.

4.Where any lots are created adjacent to the esplanade reserve, or to a public open space, use of retaining structures should be minimised where possible. Where retaining structures are required, they will be assessed having regard to:

- a.the location of the retaining structure and its visual impact on the amenity of the public open space and/or the coast;
- b.the length, height and design of the retaining structure, including the materials to be used in its construction; and

c.what landscaping is proposed in order to minimise the prominence of the retaining structures.

5.Whether existing trees are to be retained, having regard to the following:

- a.the health, form and condition of the tree (or group of trees);
- b.the extent to which the tree (or group of trees) can be appropriately accommodated into the subdivision design and layout in a manner that will safeguard the future health, form and condition of the tree; and
- c.the amenity value of the tree (or group of trees) and its contribution to the overall landscape character and visual amenities of the precinct.

6.Compliance with the on-site stormwater management solutions in the approved Stormwater Management plan for the Hingaia 2 precinct;

7.The assessment criteria outlined in [H5.4](#) Subdivision.

9.4.2 Buildings on sites that have a net site area of less than 600m² that adjoin the esplanade reserve in the Hingaia 2 precinct

- 1.The location, scale, form and design of the building;
- 2.The extent to which the location, scale, form and design of any building will facilitate or maintain views of the coast;
- 3.The extent to which the building will respect the amenity values of the coastal environment; and
- 4.The extent to which the building will provide an appropriate interface with the coast, in particular the extent to which the design encourages surveillance of the esplanade reserve.

9.4.3 Landscaping and landscaping for coastal retaining walls

- 1.Those matters listed in [I.1.11.1.5](#);
- 2.Whether the proposed planting will eventually grow to soften the visual effects of the retaining wall/fencing as viewed from the esplanade reserve; and
- 3.Whether the materials selected for the retaining wall/fence are appropriate to the location and context.

9.4.4 Vehicle access

- 1.Vehicle crossings and accessways should be designed to reduce vehicle speed, be visually attractive by using quality paving and landscaping, and clearly signal the presence of a vehicle crossing or accessway.
- 2.Vehicle crossings and accessways should enable pedestrian access. The spaces may be integrated where designed as a shared space with pedestrian priority.
- 3.The design of pedestrian routes between dwelling entries, car park areas, private and communal open space and the street should provide equal physical access for people of all ages and physical abilities and provide a high level of pedestrian safety and convenience.
- 4.Whether vehicle access to lots adjoining shared paths on Oakland road and Hayfield way can be practicably provided by way of a rear access or from an alternative road boundary where possible. Where this is not practical or feasible, alternative solutions for access to individual properties should be provided which minimise the frequency and extent to which the berm is crossed by vehicles entering or exiting the properties and maximise the safety of users of the berm.
- 5.Ramps, where necessary, should be integrated into the design of the building and landscaping.
- 6.Effects on safety for all road users and on the streetscape amenity.

9.4.5 Impervious areas unable to comply with rules 6.32.6.9, 6.32.7.6 and 6.32.8.9.

- 1.The council will consider assessment criteria [H4.14.2.4.2 \(a\) – \(f\)](#) listed under Stormwater Management – Flow in the Auckland-wide rules; and
- 2.Assessment criteria [H4.14.3.4.2\(a\) to \(f\)](#) listed under Stormwater Management – Quality in the Auckland-wide rules.
- 3.Whether consent notices are required to be registered on the Certificates of Title for new lots to ensure compliance with the on-site stormwater management requirements.

10. Special information requirements

For subdivision, the relevant special information requirements in the Auckland-wide subdivision rules apply as well as the following:

1. A coastal erosion and geotechnical report should be provided with subdivision and land use applications.

11. Definitions

Community housing provider

Means a housing provider (other than the Housing New Zealand Corporation) that has, as one of its objectives, the provision of one or both of the following types of housing:

1. Social rental housing
2. Affordable rental housing

Household income

Household income shall include all taxable income as defined by the New Zealand Inland Revenue Department.

Relative affordable

Housing that is:

1. Bought by first home buyers, where the purchaser has a gross household income that does not exceed 120 per cent of the Auckland median household income as set at the date of signing the sale and purchase agreement.
2. Sold at a price that does not exceed 75 per cent of the Auckland region median house price published by the Real Estate Institute of New Zealand and calculated as an average of 3 calendar months previous to the date of application for resource consent is approved or the date on which all appeals to the resource consent application are finally resolved, whichever is the later.

Retained affordable

Housing that is:

1. Built by a registered community housing provider or the Housing New Zealand Corporation; or
2. Sold to a registered community housing provider or the Housing New Zealand Corporation; and
3. Sold at a price defined by the Auckland median household income as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

12. Precinct plans

Figure 1 - Zoning Plan

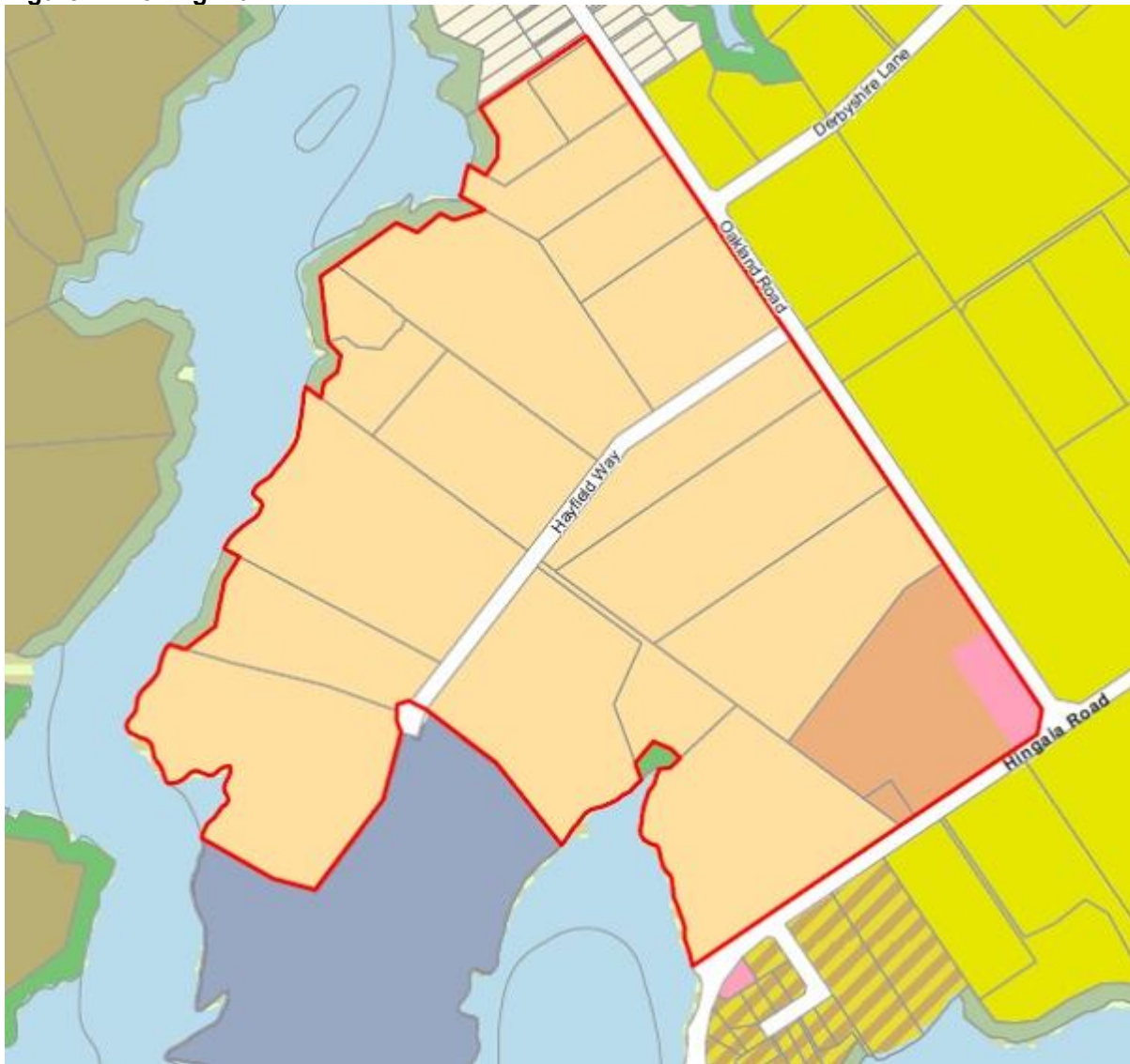


Figure 2 - Precinct Plan



Figure 3a - Stormwater Plan

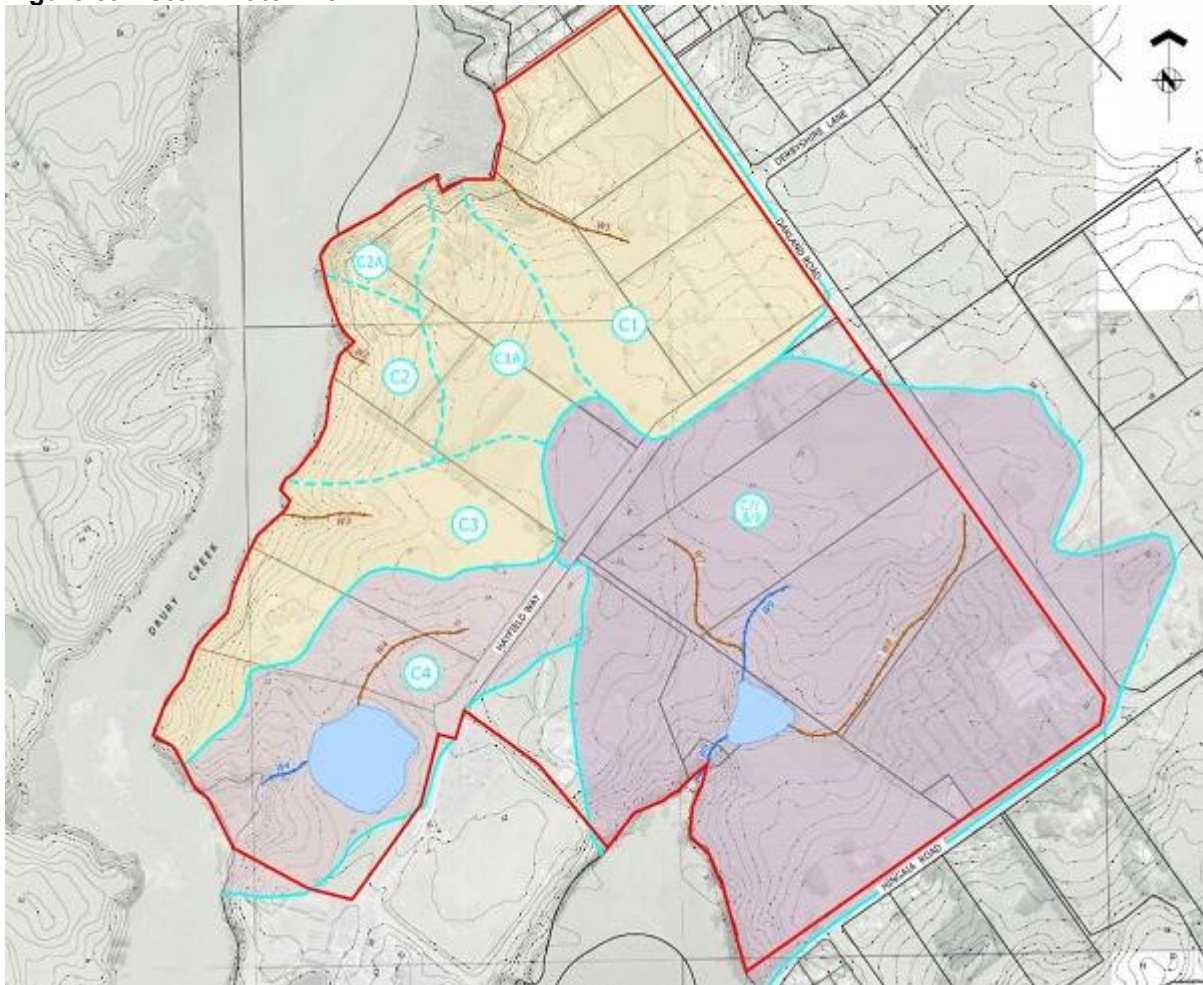


Figure 3b - Stormwater Plan

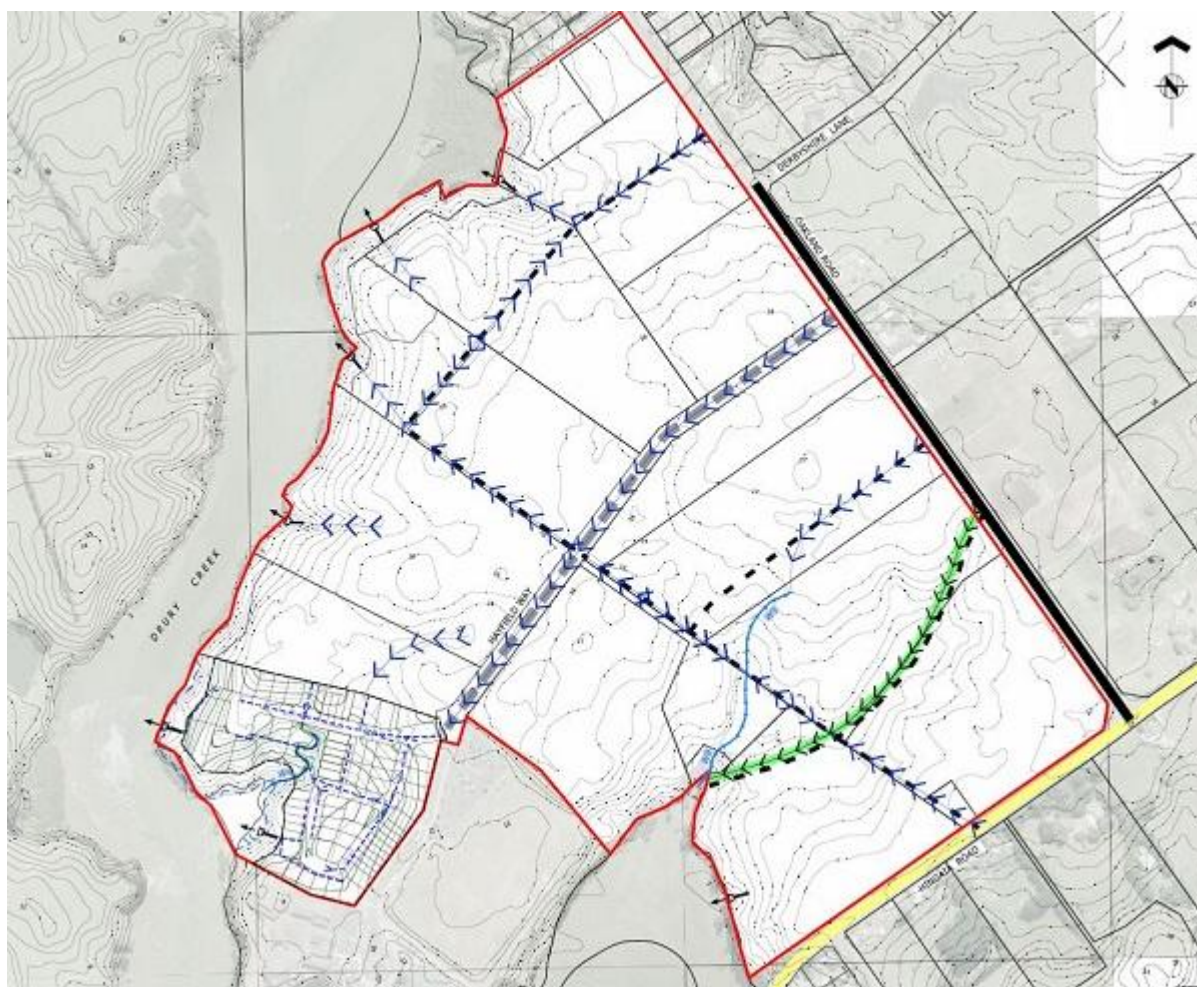


Diagram 1 - Hingaia Road (Arterial)



Diagram 2 - Hayfield Way (Connector)



Diagram 3 - Swale Street



Diagram 4 - Local Road



Diagram 5 - Local Road With Cyclepath



6.33 Hingaia 3

Precinct description

The objectives and policies of the underlying, Large Lot, Residential-Single House, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre and Mixed Use zones apply to this precinct unless otherwise specified. The location and extent of the precinct is shown on the precinct plans and maps.

No change is proposed to the underlying Special Purpose: School and the Public Open Space: Sport and Active Recreation zones objectives, policies or rules.

The area comprises approximately 202ha of relatively flat land which has been subject to structure planning analysis allowing for a mixture of development opportunities. The precinct is a natural extension of the Karaka Harbourside area and provides for new greenfields development extending as far as Oakland Road to the west and across Hingaia Road to the south into land in the south-west with frontage to the coast.

The intended outcome is to provide for a variety of residential environments across land with high capability for urban development. The precinct will provide large lot, medium density and medium-high density opportunities. The area is well served with a new primary school and a large public open space fronting Hingaia Road. A high quality residential amenity will be provided through street planting and connectivity to the coastal edge. The proposed stormwater management system will become the corridor for a future pedestrian and cycle linkage running from Hingaia Road to the coast. The presence of the large lot area has been managed to achieve a development option without requiring the installation of wastewater and water supply infrastructure through that part of Hingaia 3. This is the intended development enhancement of the Karaka large lot area that was supported and promoted through previous statutory planning instruments and the Southern Sector Agreement which set a pattern for urbanisation of this area in 2002.

Objectives

The general residential and business objectives and the objectives in the underlying Large Lot, Residential Single House, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre, and Mixed Use zones, and the Auckland-wide objectives apply in this precinct in addition to those specified below.

1. Subdivision and development maintains and enhances the coastal and estuarine environment, streams and riparian margins. Public access and public open space is provided adjacent to the coast and neighbourhood parks are provided in appropriate locations to ensure opportunities for recreation.
2. Subdivision and development occurs in a manner that achieves the coordinated delivery of infrastructure, including transport, wastewater, stormwater and water services.
3. Adverse effects of stormwater runoff on communities, the marine receiving environment and freshwater systems are avoided to the extent practical or otherwise mitigated using water sensitive design principles
4. Major overland flowpaths are retained or provided for in the site layout to manage risks from flood events up to the one percent AEP, taking into account maximum probable development in the upstream catchment.

Affordable housing

5. To promote increased housing supply, variety and choice by creating well-designed residential developments comprised of a range of housing densities, typologies, and price options (including the provision of affordable housing).

6.To ensure that affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.

7.To promote availability of affordable housing to first home buyers and/or Community Housing Providers.

Policies

The general residential and business policies and the policies of the Large Lot, Residential Single House, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre and Mixed Use zones and the Auckland-wide policies apply in this precinct in addition to those specified below.

1.Design subdivision and development in the Large Lot zone to protect the landscape features and character of the area.

2.Maintain the low density residential environment of the Large Lot zone to provide for on-site stormwater and wastewater provision.

3.Increase the intensity of development through reduced site size while maintaining the intended amenities of the zone.

4.Subdivision, land use and development should use water sensitive design as the core development approach to manage stormwater runoff, water quality and flooding, mimic the natural hydrological regime, and provide baseflow to streams.

5.Require subdivision and development to promote the restoration and enhancement of the stream network to achieve a natural appearance with appropriate native species and encourage pedestrian walkways along stream edges. Where possible, pedestrian walkways should integrate with existing linkages and open space areas, and should not preclude the ability for future development on neighbouring properties to connect to the pedestrian network.

6.Stormwater devices in public areas are designed to be integrated with the surrounding area and to contribute to multi-use benefits. Where appropriate they should also be natural in appearance.

7.Ensure that subdivision and land use activities provide an interconnected road network which:

a.provides for a quality urban form

b.makes appropriate provision for stormwater management and on-site stormwater management devices, consistent with the principles of the Network Discharge Consent and water sensitive design.

c.contributes to a positive sense of place and identity through in-street landscape elements, including retention of existing landscape features, and maximising coastal vistas.

8.Require subdivision and development to provide co-ordinated infrastructure, including stormwater, wastewater, water, public utilities and transport infrastructure.

9.Ensure that riparian margins and recreational and amenity spaces are provided in this precinct by requiring:

a.Restoration and enhancement of riparian margins by providing a minimum of 10m planting either side of a permanent or intermittent stream.

b.Vesting esplanade reserves adjacent to the coast.

c.Connectivity within and through this precinct to the coastal and riparian margins by providing and aligning, where practicable, north-south roads that provide viewshafts and public access to the coast, and by providing pedestrian and cycle paths and open space linkages.

Affordable housing

10.New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:

- a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers; or
- b. Five percent to be retained affordable, with the purchase price to be set relative to the median household income in the Auckland region and sold to Community Housing providers or the Housing New Zealand Corporation and owned for long term retention; or

11. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.

12. New retirement village developments containing 15 or more dwellings provide for affordable housing.

6.33 Hingaia 3

The activities, controls and assessment criteria in the underlying Large Lot, Residential Single House, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre and Mixed Use zones and the Auckland-wide provisions apply in this precinct unless otherwise specified below. Refer to the precinct planning map for the location and extent of the underlying zones.

1. Activity Tables

Activity table 1: Mixed Housing Suburban, Mixed Housing Urban and Terrace Housing and Apartment Buildings zones

Activity	Activity status
Commerce	
Show homes	RD
Accommodation	
Dwellings on sites that adjoin esplanade reserves and which have a maximum net site area of 600m ² per dwelling	RD
Integrated residential developments on sites with a minimum net site area of 1200m ²	RD
Retirement villages	RD

2. Activity table 2: Auckland-wide rules – transport and subdivision

Activity	Activity status
Transport	
Road Access to a vehicle access restriction ("VAR") road	RD
Subdivision	
Subdivision in accordance with the Hingaia North structure plan	RD
Subdivision not in accordance with the Hingaia North structure plan	D
Subdivision adjoining existing or proposed esplanade reserves in which all proposed sites are 600m ² net site area or more	RD
Vacant lot subdivision adjoining existing or proposed esplanade reserves with proposed sites of less than 600m ² net site area	NC
Subdivision of sites in accordance with an approved land use consent or a concurrent comprehensive subdivision and land use consent for subdivision adjoining existing or proposed esplanade reserves with proposed sites of less than 600m ² net site area	RD
Subdivision of a site with road access to a vehicle access restriction ("VAR") road	RD

2. Notification

The notification provisions in rules [G2.4](#) and [I1.2](#) apply in this precinct.

3. Land Use Controls

The underlying zones and Auckland-wide land use controls apply in this precinct unless otherwise specified below:

3.1 Maximum density: Residential zones

1.The number of dwellings on a site must not exceed the limits specified in Table 3 below:

Table 3:

Zone	Dwellings
Large Lot	One dwelling per 2,500m ²
Mixed Housing Suburban and Mixed Housing Urban	One dwelling per 300m ² where the parent sites frontage is at least 12.5m and the requirements of clause 2 below are met One dwelling per 260m ² where the parent sites frontage is between 10m and 12.49m and the requirements of clause 2 below are met

2.In the Mixed Housing Suburban and Mixed Housing Urban zones the densities above apply where:
a.the frontage specified must apply for at least 80 percent of the length of the side boundaries
b.sites with a frontage between 10m and 12.49m must include a legal mechanism that restricts the width of a garage and vehicle crossing for any subsequent building development to a single car width except where a rear lane provides legal access

3.Development that does not comply with the controls in rule [11.3.1](#) Maximum Density or clauses 1-2 above is a non-complying activity.

3.2 Affordable housing - general controls

Purpose: To ensure that this precinct contains affordable housing to help address Auckland's housing affordability needs.

1.New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/vacant sites that are either relative affordable or retained affordable that will meet the requirements of clauses 2-8 below.

2.All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.

3.Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.

4.For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with clause 3 above.

5.For apartments, no more than one-third of the total number of identified affordable dwellings must be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings must be located on a single level.

6.If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwellings (or vacant site) or one-half or more, that fraction is counted as one dwelling (or vacant sites) and any lesser fraction may be disregarded.

7.For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 ("HASHAA") as the provisions

specified in the relevant Order in Council amendment to that Act apply. The above provisions apply to consents that are not processed under the HASHAA.

8. Affordable housing that does not comply with clauses 1-7 above is a discretionary activity.

3.3 Number of relative affordable dwellings or sites

Purpose: To ensure that this precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:

a. the price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of three calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) that is published by the Real Estate Institute of New Zealand.

b. if the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) to ensure that the combined value of the building and the land on completion will meet that criterion or is a building associated with such a dwelling.

c. any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who must reside in the dwelling from the date of transfer.

2. Relative affordable housing that does not comply with clause 1 above is a discretionary activity.

3.4 Eligibility for relative affordable housing

Purpose: To ensure relative affordable housing is purchased by appropriate persons

1. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites identified for affordable dwellings), the consent holder must provide the Council with a statutory declaration that confirms the sale complies with the following eligibility requirements:

a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement becomes unconditional;

b. the consent holder has sold the dwelling (and any associated parking that is required by resource consent, and storage) at a price which is not more than that defined by the 75 percent median price in accordance with rule 3.3(1) (a) above;

c. the purchaser is a first home buyer and has never owned any other real property; d. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

2. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser shall be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in rule 3.3(1)(b) above or is a building associated with such a dwelling.

3. Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder shall provide the

Council with a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:

- a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of the sale and purchase agreement became unconditional; b. any development of the site shall be such that the combined value of the dwelling and the land upon completion, as confirmed by a registered valuation, shall be no more than that defined by the 75 percent median price in accordance with rule 3.3(1)(a) above;
- c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence from the date of purchase;
- d. the purchase is a first home buyer and has never owned any other real property
- e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

4. A consent notice shall be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria to be met for 3 years from the date of transfer to the first eligible purchaser.

5. Relative affordable housing that does not comply with clauses 1-4 above is a discretionary activity.

3.5 Eligibility for retained affordable housing

Purpose: To ensure that this precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.

- 1. Purchasers in respect of retained affordable housing must be a registered community housing provider or the Housing New Zealand Corporation.
- 2. Retained affordable housing that does not comply with clause 1 above is a discretionary activity.

This rule does not apply to Retirement Villages which are addressed by rule 3. 7 below.

3.6 Number of retained affordable dwellings or sites

Purpose: To ensure that this precinct contains price relative retained affordable housing available to first home buyers to help address Auckland's housing affordability needs.

- 1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least five percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria:
 - a. the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent application or any appeals to the decision on that application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:
 - i. the dwelling is purchased with a 10 percent deposit; and
 - ii. the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. The interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.

2.As part of the resource consent application evidence must be provided to demonstrate a Community Housing Provider will purchase the dwellings/sites. Prior to transfer of the retained affordable dwellings/sites a Council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.

3.Retained affordable housing that does not comply with clauses 1-2 above is a discretionary activity.

3.7 Affordable housing in retirement villages

Purpose: To ensure affordable housing is provided in retirement village complexes

1.For retirement village developments (including any redevelopment creating additional units) containing 15 or more units, either:

a.at least 10 percent of the total number of units must be relative affordable for three years from the date of purchase. If a dwelling is sold or otherwise transferred or licensed during this timeframe it must continue to meet the required price point set out below until such time that it does not apply:

i.the units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full calendar month preceding the date on which the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later;

ii.the price point as required by clause 1 above must include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates and insurance.

2.Affordable housing in a retirement village that does not comply with clause 1 above is a discretionary activity.

3.8 Eligibility for relative affordable in a retirement village

Purpose: To ensure relative affordable housing is purchased by appropriate persons

1.The purchaser(s)/resident(s) must have a gross household income that does not exceed 150 percent of the NZ superannuation income receivable, current at the date of purchase.

2.Relative affordable housing in a retirement village that does not comply with clause 1 above is a discretionary activity.

3.9 Total gross floor area: Neighbourhood Centre zone

1.The total gross floor area for all retail and commercial activities that establish in the Neighbourhood Centre zone must not exceed 1,000m².

2.Development that does not comply with clause 1 above is a non-complying activity.

4. Development Controls

The underlying zones development controls and Auckland-wide controls apply in this precinct unless otherwise specified below:

4.1 Building height – Mixed Housing Suburban and Mixed Housing Urban and Mixed Use zones

1.Buildings in the Mixed Housing Suburban zone must not exceed 9m in height.

2.Buildings in the Mixed Housing Urban zone must not exceed 11m in height.

3.Buildings in the Mixed Use zone must not exceed 13.0m in height.

4.2 Yards in the Mixed Housing Suburban and Mixed Housing Urban zones

1. Table 4

Yard	Mixed Housing Suburban	Mixed Housing Urban zone
Front	3m	3m
Rear	3m	3m
Side	1m	N/A

2. The rear yard in Table 4 above (clause 1) does not apply where the site adjoins a rear lane or access lot.

4.3 Building coverage – Mixed Housing Suburban and Mixed Housing Urban zones

1. Maximum building coverage for proposed sites in the Mixed Housing Suburban and Mixed Housing Urban zones, with a density less than or equal to one dwelling per 400m²: 50 percent.

2. Maximum building coverage for proposed sites in the Mixed Housing Suburban and Mixed Housing Urban zones with a density greater than one dwelling per 400m²: 40 percent.

4.4 Maximum impervious area – Mixed Housing Suburban and Mixed Housing Urban zones

Purpose: To provide for flexibility of built form for higher density development while managing stormwater runoff generated by development

1. The maximum impervious area in the Mixed Housing Suburban and Mixed Housing Urban zones must not exceed 70 percent.

4.5 Dwellings fronting the street in residential zones

Purpose: To ensure dwellings are oriented to provide for passive surveillance of the street and to contribute to streetscape amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:

a. glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door)

b. a main entrance door that is visible from the street.

4.6 Fences in residential zones

Purpose: To maintain and enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and view to the coast from sites that are located adjacent to the esplanade reserve.

1. Fences in the front yard must not exceed 1.2m in height.

2. Fences along any boundary that adjoins public open space, including the esplanade reserve, must have a maximum height of 1.5m and be a minimum of 70 percent visually permeable. The exception to this rule is where fences are proposed on retaining walls or structures that are more than 0.5m above the ground level at the base of the retaining wall or structure, then the maximum fence height must be 1m.

4.7 Garages in residential zones

Purpose: To ensure garages are not a dominant feature of the streetscape.

1. A garage door facing a street must be no greater than 50 percent of the width of the front façade of the dwelling to which the garage relates.
2. Garage doors must not project forward of the front façade of a dwelling.
3. The garage door must be set back at least 5m from the site's frontage.

4.8 Glazing in the Mixed Use zone

1. The ground floor of buildings in the Mixed Use zone subject to a key retail frontage overlay must have clear glazing for at least 75 percent of its width and 75 percent of its height.

4.9 Landscaping – all residential zones

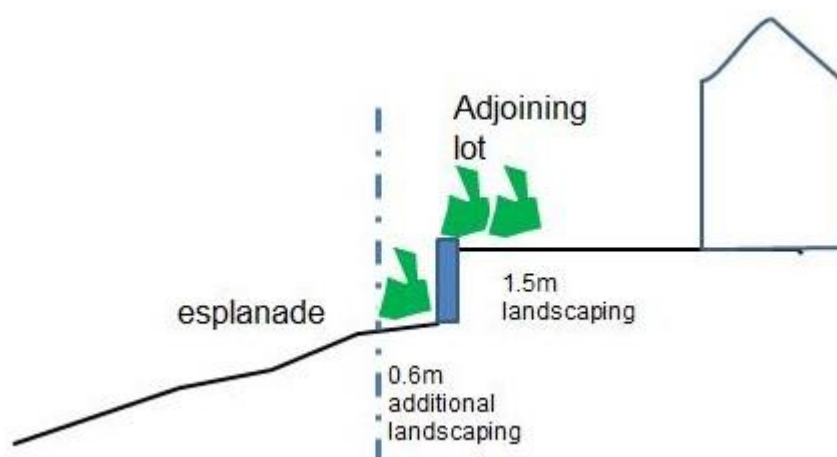
Purpose: To provide for on-site amenity and an attractive streetscape character, to improve stormwater absorption on site, and to provide for an attractive interface between residential lots located adjacent to the esplanade reserve, and the coast.

1. At least 40 percent of the front yard must comprise landscaped area.
2. For proposed sites that are adjacent to the esplanade reserve, landscaping must be provided along the esplanade reserve boundary in conjunction with any boundary fence that exceeds 1.2m in height.
3. Landscaping must be undertaken within the site (not within the esplanade reserve), have a minimum depth of 1.5m, and be provided along the entire length of the fence.

4.10 Landscaping for coastal retaining walls in the Large Lot, Mixed Housing Suburban and Mixed Housing Urban zones

Purpose: To soften the visual impact of the retaining wall from the esplanade reserve.

1. Retaining walls of 1.0m or more in height adjoining the esplanade reserve boundary must plant trees for a depth 0.6m in front of the retaining wall as illustrated in Figure 1 below.



4.11 On-site stormwater management – new impervious surfaces – all zones

1. In catchments shown on the Hingaia North structure plan as draining to streams all new impervious surfaces of 50m² and over must be designed to achieve the following:
 - a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.

b.provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

2.In catchments shown on the Hingaia North structure plan as draining to the coast (including via ephemeral streams) all new impervious surfaces of 50m² and over must be designed to achieve the following:

a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area.

3.In catchments shown on the Hingaia structure plan shown as requiring retention and half the detention volume; all new impervious surfaces of 50m² and over must be designed to achieve the following:

a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.

b.provide half the detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (5.75mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required, provided that

c.the remaining detention volume (5.75mm) is directed to a communal device designed and sized to accommodate flows from the site.

4.In catchments shown on the Hingaia North structure plan as draining to a wetland all new impervious surfaces must be directed to a wetland that has been designed and sized to accommodate flows from the site OR are directed to devices designed to achieve the following:

a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.

b.provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

5.Stormwater runoff must be directed to an on-site device designed and sized to accommodate stormwater runoff from clauses 1 to 4 above.

6.Stormwater device/s on private land:

a.must be maintained by the site owner in perpetuity. A consent notice to that effect must be registered on the Certificate of Title at the time the purchase is settled.

b.where rainwater tanks are proposed for a dwelling to achieve the retention requirements of clause 4(a), the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum

7.Compliance must be demonstrated to the Council in conjunction with any application for building consent, or by way of a certificate of compliance or at the time of subdivision.

4.12 Residential road access: dwellings fronting the street

1.Each site fronting or having direct access to a road shown as a vehicle access restriction road in the precinct diagram 2 must be able to provide sufficient on-site manoeuvring space to avoid vehicles reverse manoeuvring onto streets.

2.Sites fronting “no vehicle access” streets shown on precinct diagram 2 must not have driveways fronting onto those streets.

5. Subdivision Controls

The subdivision controls in the Auckland-wide rules, [H5 Subdivision](#) apply in this precinct unless otherwise specified below:

5.1 Minimum site sizes – Residential zones

1. Minimum site sizes must comply with Table 5 below:

Table 5: Minimum net site area

Zone	Minimum net site area
Large Lot	2,500m ²
Mixed Housing Suburban and Mixed Housing Urban	300m ² where the parent sites frontage is at least 12.5m and the requirements of clause.2 below are met 260m ² where the parent sites frontage is between 10m and 12.49m and the requirements of clause 2 below are met

2. In the Mixed Housing Suburban and Mixed Housing Urban zones the densities above apply where:

- the frontage specified must apply for at least 80% of the length of the side boundaries
- sites with a frontage between 10m and 12.49m must include a legal mechanism that restricts the width of a garage and vehicle crossing for any subsequent building development to a single car width except where a rear lane provides legal access.

5.2 Roading construction standards

- Roads must be provided in general accordance with the Hingaia North structure plan.
- The road network must be constructed to the standards contained in Table 6 below:

Table 6: Roading construction standards

Types of Road	Road width (metres)	Carriageway (metres)	Footpath width (metres)	Cycleway (metres)
Hingaia Road	31	14	N/A	3m combined footpath/cycleway (both sides)
Collector Roads (Papaka Road and Oakland Road between Hingaia Road and their respective intersections with Fleur Road	22.5	7	1.8m (one side)	Shared path 3m on one side
Connector Road (Derbyshire, Island View and Pararekau Drive etc)	18	6	1.8m (one side)	5.2m shared cycleway/footpath on one side
Local Road	16	6	1.8m (both sides)	N/A

3. Where local roads are proposed along the north-south key pedestrian and cycle path shown on the Hingaia North structure plan, the local road typology must include a 3.0m combined cycle and footpath on one side.

4. Direct access to lots located on the north side of Hingaia Road must not be obtained from Hingaia Road.

5. Unsealed berm, free of planting and of sufficient dimensions must be made available immediately adjacent to the road boundary of all lots for the installation, operation, maintenance, and upgrading of electricity supply infrastructure on all categories of road, consistent with the Road Construction Standards in Table 6 above.

5.3 Riparian margins

1. Riparian margins must be established either side of the banks of a stream (shown on the Hingaia North structure plan as riparian margin) to a minimum width of 10m measured from the bank of the stream, where the location of the bank can be physically identified by ground survey, or from the centreline of the stream where the bank cannot be physically identified by ground survey.

2. Riparian margins must be planted in native vegetation.

3. Riparian margins must vest in the Council as local purpose drainage reserves.

5.4 Landscaping

Purpose: To ensure that landscaping in lots adjoining public open space, including esplanade reserves, is provided in perpetuity.

1. A consent notice must be registered on the Certificates of Title for lots that adjoin land zoned Public Open Space, including the esplanade reserves, requiring that landscaping be undertaken in accordance with rule 4.9 of this precinct.

2. The detailed design of landscaping within roads and public open spaces (including the esplanade reserve), and on lots that adjoin public open space areas, must be undertaken in parallel with the engineering plan approval process.

5.5 Fences

Purpose: To maintain and enhance passive surveillance of the street and public open space, including esplanade reserves, and to enhance the visual amenity of, and views from, sites that are located adjacent to the esplanade reserve, to the coast.

1. A consent notice must be registered on the Certificates of Title for lots requiring that fences are erected in accordance with rule 4.6 above.

5.6 Affordable housing

1. Refer to the affordable housing land use controls in rules 3.2 to 3.8 above.

5.7 On-site stormwater management

1. Where the detention component of the on-site stormwater management in rule 4.11 above is to be provided in a communal device, the device must be provided at the time of subdivision and be designed and constructed to Auckland Council standards.

a. stream channels must be used to convey flood flows and must be capable of passing the 1 percent AEP without generating effects on adjacent properties and designed to Auckland Council standards;

b. overland flow paths that convey greater than two cumecs must be located on public land.

6. Assessment - Restricted Discretionary Activities

6.1 Matters for discretion

For activities and development that is a restricted discretionary activity in this precinct the Council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted activities in [H5.4.1](#) Matters for Discretion [Subdivision] and other Auckland wide provisions:

1. Show homes

- a.hours of operation
- b.parking and traffic.

2. Dwellings on Mixed Housing Suburban and Mixed Housing Urban zoned sites that adjoin esplanade reserves and which have a maximum net site area of 600m² per dwelling

- a.effects on the natural character and landscape values of the coast
- b.amenity and character of public open spaces
- c.landscaping
- d.fencing
- e.natural hazards.

3. Integrated residential development and retirement villages

- a.the Council will consider the matters of discretion applying to four or more dwellings in the Mixed Housing Suburban zone set out in [110.1.3\(a\)-\(g\)](#).

4. Vehicle access restrictions

- a.effects on pedestrian and streetscape safety and amenity
- b.effects on the transport network.

5. Subdivision

- a.consistency with the Hingaia North structure plan
- b.design, location and scale of development
- c.design and location of roads, accessways, cycle and pedestrian routes and public transport
- d.road access restrictions
- e.treatment of natural stream systems and riparian corridors
- f.landscaping
- g.coastal amenity
- h.subdivision adjoining existing or proposed esplanade reserves
- i.refer to matters of discretion in clause 2 above
- i.stormwater management
- j.natural hazards

6.2 Assessment criteria

The Council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the activity tables for this precinct, in addition to the criteria specified for the relevant restricted discretionary activities in [H5.4.2](#) Assessment criteria [Subdivision] and other Auckland-wide provisions:

1. Show homes

- a.hours of operation should respect the character of the surrounding neighbourhood
- b.the number of people involved and the traffic generated by the activity should be compatible with the street function

2. Dwellings on Mixed Housing Suburban and Mixed Housing Urban zoned sites that adjoin esplanade reserves and which have a maximum net site area of 600m² per dwelling

- a.the extent to which the dwellings complements the landscape character and amenity values of the coastal environment including esplanade reserves
- b.the design of buildings and associated driveways, parking areas and other structures should minimise the visual appearance of buildings and structures when viewed from the coastal environment by:
 - i.using low reflectivity glass and recessive colour schemes
 - ii.introduce visual interest through variety of architectural detail and building materials
 - iii.avoid buildings with long unrelieved frontages and excessive bulk
- c.landscape treatment should maintain and enhance the natural landscape character of adjoining esplanade reserves, natural drainage patterns, the coastal margin and views into the land from the Manukau Harbour
- d.existing trees should be retained to create a sense of place having regard to:
 - i.the health, form and condition of the trees (or group of trees)
 - ii.the extent to which the tree (or group of trees) can be appropriately accommodated into subdivision design and layout in a manner that will safeguard the future health, form and condition of the tree(s)
 - iii.the amenity value of the tree (or group of trees) and its contribution to the overall landscape character and visual amenities of the Hingaia North precinct
- e.a landscaping plan showing the species to be planted and the density of planting should be provided
- f.fencing designs should address how an active private-public interface can be achieved on residential land adjoining esplanade reserves
- g.development should provide for the maintenance and enhancement of coastal yards and esplanade reserves in a naturalised state to avoid or minimise coastal erosion
- h.the extent to which proposed subdivision at the coastal interface minimises the need for retaining wall structures and, where retaining structures are required, the extent to which the proposal minimises the length, height and visual prominence of the retaining structures

3. Integrated residential development and retirement villages

- a.the Council will consider the assessment criteria applying to four or more dwellings in the underlying Mixed Housing Suburban zone set out in [11.10.2.3\(a\)-\(g\)](#).

4. Vehicle access restrictions

- a.vehicle access restrictions for future lots adjoining Hingaia Road
- b.lots subject to a vehicle access restriction should be designed to provide rear lanes which are safe and visually attractive by using quality paving and landscaping and a street lighting theme

- c. pedestrian access to the front doors of buildings should be provided off the respective road
- d. the presence of vehicle crossings or accessways should be clearly signalled to pedestrians
- e. ramps, where necessary, should be integrated into the design of the buildings and landscaping
- f. where spaces are designed as shared spaces, pedestrians should have priority
- g. effects of the location and design of the access on the safe and efficient operation of the adjacent transport network.

5. Subdivision

- a. design location and scale of development
 - i. subdivision should be in general accordance with the:
 - Hingaia North structure plan
 - Objectives and policies for this precinct
- b. design and location of roads, accessways, cycle and pedestrian routes and public transport should
 - i. be of a suitable size and location to accommodate the proposed activity
 - ii. generally be consistent with the locations shown on the structure plan and provide a highly inter-connected and walkable roading network
 - iii. address Crime Prevention through Environmental Design principles
 - iv. be consistent with the roading typologies in Diagram 2
 - v. create roads which function as high quality public spaces and incorporate quality amenity features such as tree planting and footpath paving and a street lighting theme
 - vi. pedestrian and cycle paths should be of a scale, form, design and layout that facilitates public access to the coast and creates a high amenity interface between the urban area and the coast
- c. road access restrictions
 - i. refer to the assessment criteria in clause 4 above
- d. treatment of natural stream systems and riparian corridors
 - i. stream enhancement along existing streams should be preserved as shown on the structure plan
- e. landscaping
 - i. refer to the assessment criteria in clause 2(c) to (f) above
- f. coastal amenity
 - i. the extent to which the proposed subdivision will facilitate views of and access to the coast
 - ii. the extent to which proposed subdivision will provide for an active private-public interface on residential land adjoining esplanade reserves
- g. subdivision adjoining existing or proposed esplanade reserves
 - i. the Council will consider the assessment criteria in clause 2(a)-(h) above
- h. stormwater management
 - i. consistency with the approved Stormwater Management Plan

ii. the Council will consider the relevant assessment criteria listed under Stormwater Management – Flow in [H4.14.1.4.2.1\(a\)-\(e\)](#)

i. natural hazards

i. the extent to which proposed subdivision at the coastal interface minimises the need for retaining wall structures and, where retaining structures are required, the extent to which the proposal minimises the length, height and visual prominence of retaining structures

7. Assessment - Development Control Infringements

7.1 Matters of discretion

In addition to the general matters set out in rule [G2.3](#) of the general provisions, the assessment provisions for development control infringements in [1.11](#) [Residential] and [13.7](#) [Business] and the Auckland wide provisions, the Council will restrict its discretion to the matters specified below for development control infringements in this precinct.

1. On-site stormwater management – new impervious surfaces

For development that does not comply with rules 4.11 and 5.7 the Council will restrict its discretion to:

a. items (a)-(d) listed in [H4.14.1.4.1\(a\)-\(d\)](#) Stormwater Management – Flow

b. effects on sites intended for affordable housing.

c. stormwater quality.

7.2 Assessment criteria

In addition to the general matters set out in rule [G2.3](#) of the general provisions, the assessment provisions for development control infringements in [1.11](#) [Residential] and [13.7](#) [Business], and the Auckland wide provisions, the Council will restrict its discretion to the matters specified below for development control infringements in this precinct:

1. On-site stormwater management – new impervious surfaces

a. the Council will consider assessment criteria [H4.14.2.4.2.1\(a\)-\(e\)](#) [Stormwater Management – Flow] and assessment criteria [H4.14.3.4.1\(a\)-\(f\)](#) [Stormwater Management – Quality]

b. whether consent notices are required on the Certificates of Title for new lots to ensure compliance with the on-site stormwater management requirements

8. Special Information Requirements

The special information requirements in underlying zones and Auckland-wide provisions apply in this precinct, unless otherwise specified below:

1. An application for subdivision consent within 50m of the coast must be accompanied by a geotechnical and coastal erosion report.

9. Definitions

Retained Affordable

Housing that is:

a. built by a registered community housing provider or the Housing New Zealand Corporation; or

b. sold to a registered community housing provider or the Housing New Zealand Corporation; and

c. sold at a price defined by the Auckland median household income as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is later.

Relative affordable

Housing that is:

a.bought by first home buyers and intended to remain in the same ownership for three years from the date of first transfer, where the purchaser has a gross household income that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement becomes unconditional.

b.sold at a price that does not exceed 75 percent of the Auckland region median house price published by the Real Estate Institute of New Zealand and calculated as an average of three calendar months prior to the date the application for resource consent is approved or the date on which all appeals to the resource consent application are finally resolved, whichever is later

.

Community housing provider

Means a housing provider (other than the Housing New Zealand Corporation) which has as one of its objectives the provision of one or both of the following types of housing:

a.social rental housing

b.affordable rental housing.

Household income

Household income includes all taxable income as defined by the New Zealand Inland Revenue Department.

10. Precinct Plans

Figure 1 - Zoning Map

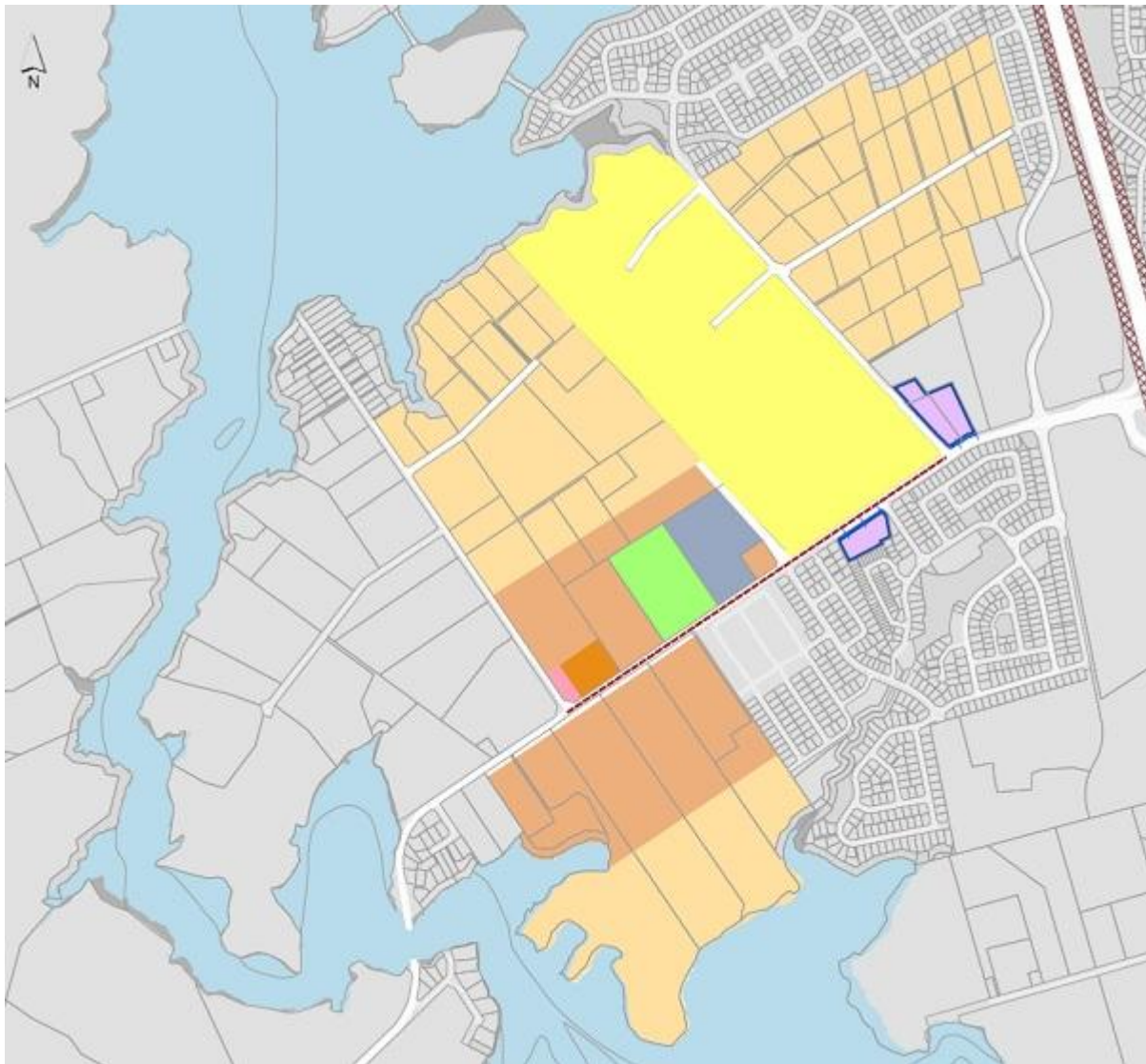


Figure 2 - Structure Plan

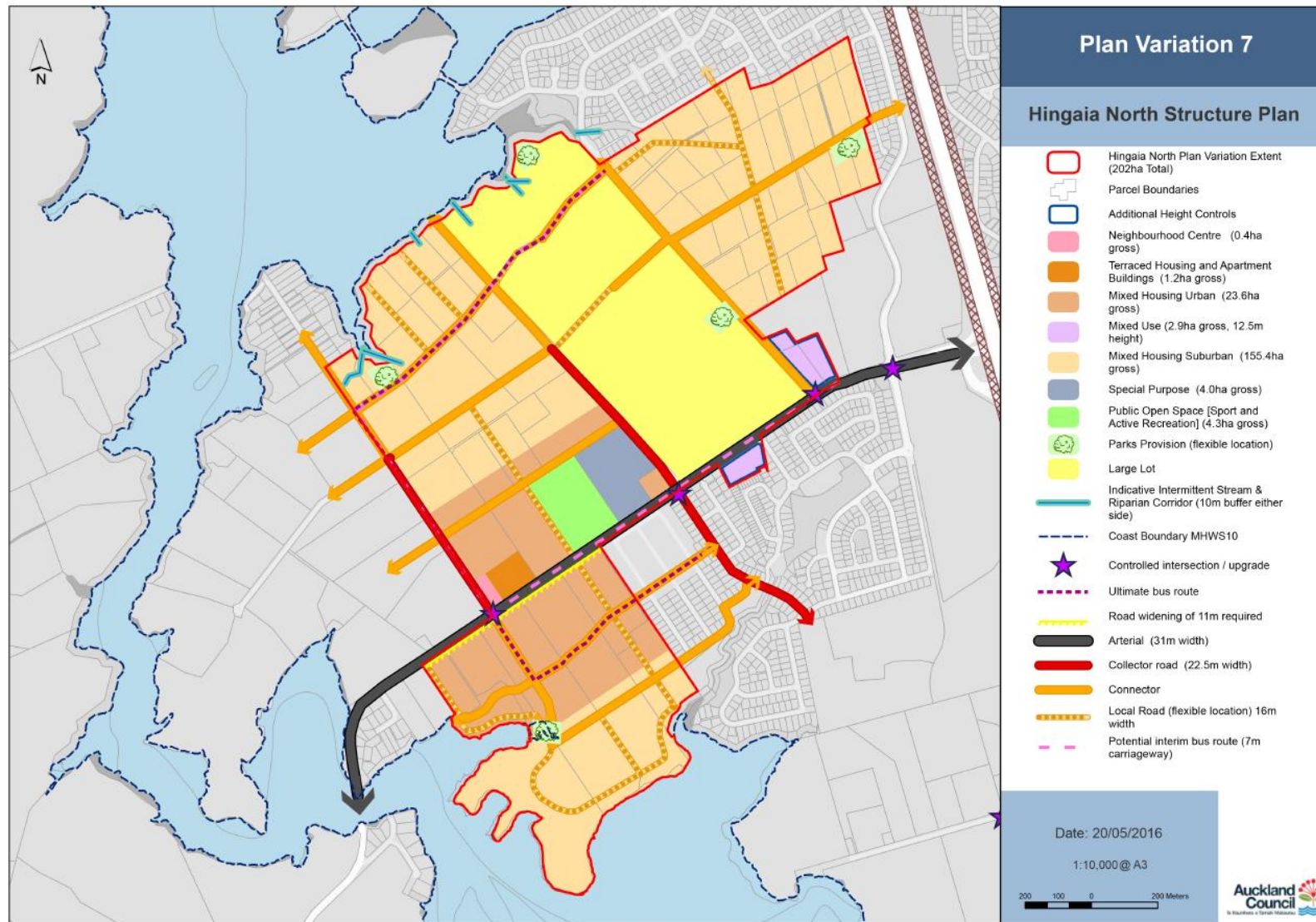
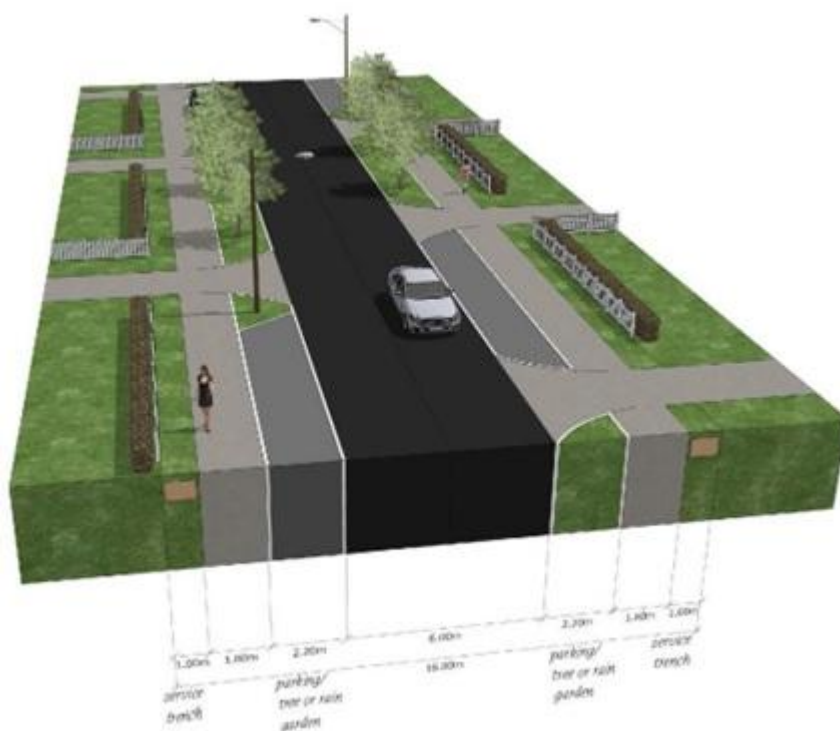


Figure 5 - Amenity Connector

Example only, to be determined at subdivision stage

**Figure 6 - Local Roads**

5.62 Huapai Triangle

Precinct Description

The Huapai Triangle precinct contains 65.37 hectares and is located east of Station road, north of Nobilo road, west of Huapai Stream and south of the main trunk railway line at Huapai. The land slopes gently towards the north-east with north-east trending rolling ridges and gullies extending over much of the land. The precinct is within easy walking distance of Huapai School, Huapai domain, the Huapai station, the main trunk railway line, State Highway 16, the Huapai town centre, and the employment areas at Access road. The precinct allows urban expansion in a logical location and supports Huapai/Kumeu's role as a compact centre.

Development layout within the precinct is to be consistent with the Huapai Triangle precinct plan and sub-precinct spatial plans to ensure that subdivision and development is co-ordinated and integrates with surrounding land. The precinct plan takes into account the topography and natural values of the land, and sets out the primary roading configuration within the precinct and connections with the existing traffic network; stormwater management systems, parks and open spaces, walkways and cycleways; intended linkages with other land; the location of a small neighbourhood centre; and sub-precincts based on the existing ownership structure within the precinct. Sub-precinct spatial plans will provide neighbouring landowners and the council with assurance as to the future roading network, infrastructure and connectivity between the neighbouring sub-precincts.

The Mixed Housing Suburban zone, with appropriate modifications for the Huapai Triangle precinct, is applied to the majority of the precinct to enable the development of a new neighbourhood. The Residential-Single House Zone is applied to one site. The Green Infrastructure Corridor zone, with appropriate modifications is applied to the northern and eastern periphery of the precinct containing stormwater management areas, susceptible to flooding, green linkages, and potential car parking close to Huapai station for future rail passenger services. The Neighbourhood Centre zone provisions are applied to the central neighbourhood centre.

Residential densities are intended to provide for a mix of choice and opportunity to cater to residential demands and affordability, to reflect the capacity of existing services, and to complement and support the existing social infrastructure of Huapai/Kumeu, including the school, town centre, parks, and the potential future expansion of bus and train services. The provisions enable development to a suburban medium density of 300-400m² properties, with opportunities for further intensity in some parts of the precinct.

A maximum total of 1200 dwellings applies across the precinct, based on infrastructural capacities and traffic limitations, with a maximum number of dwellings for each sub-precinct.

Objectives

Huapai Triangle precinct - Mixed Housing Suburban zone

The objectives of the Huapai Triangle precinct are as listed in the Mixed Housing Suburban zone, Residential Single House Zone and the relevant Auckland-wide objectives, except as specified below.

1. Efficient greenfields development that is co-ordinated by way of a precinct plan and sub-precinct spatial plans that provide for a range of housing types and densities, to achieve an integrated, connected, high quality suburban neighbourhood.
2. An attractive built environment that provides for and positively responds to streets and open spaces, and contributes to public safety.

3. Adequate parks and open spaces to meet the recreation and amenity needs of residents, and a network of pedestrian and cycle connections that are safe and convenient and which, along with the street network, allow easy connections within the precinct and with surrounding social infrastructure.

4. An appropriate total number of dwellings within the precinct in line with servicing capacities and residential amenities, and managed distribution of higher density dwellings across the precinct with emphasis on increased density adjacent to the two parks, stormwater corridor and Neighbourhood Centre zone.

5. Development implements a comprehensive stormwater management network that provides for the green linkages shown on the Huapai Triangle Stormwater Management precinct plan. The stormwater management network should be developed to integrate with the surrounding development and provide for other values such as movement, amenity, open space and ecological values.

6. Adverse effects of stormwater runoff on communities and freshwater systems are avoided to the extent practical or otherwise mitigated using water sensitive design principles.

7. A safe and efficient street network within the precinct that provides for all transport modes while also integrating with likely future development in surrounding areas.

8. Transport infrastructure necessary to mitigate the effects of development in the precinct is provided either before or concurrent with development.

9. Adequate linkages to public infrastructure systems and appropriate distribution of infrastructure through the precinct.

Huapai Triangle precinct - Green Infrastructure Corridor zone

The objectives of the Huapai Triangle precinct are as listed for the Green Infrastructure Corridor zone except as specified below:

10. To enable limited development within the green infrastructure corridor area within sub-precinct E only.

Huapai Triangle precinct - Neighbourhood Centre zone

The objectives of the Huapai Triangle precinct are as listed for the Neighbourhood Centre except as specified below:

11. A small neighbourhood centre in a convenient location to provide for the day to day needs of the residential neighbourhood, and to complement the existing Huapai town centre.

12. Increased housing supply, variety and choice by creating a well-designed residential development comprising a range of housing densities, typologies, and affordable price options.

13. The proportion of new dwellings that are affordable to households is increased in the application location.

Policies

Huapai Triangle precinct - Mixed Housing Suburban zone

The policies of the Huapai Triangle precinct are as listed in the Mixed Housing Suburban zone and the relevant Auckland-wide policies, except as specified below.

Precinct plan and integration

1. Ensure that development gives effect to the Huapai Triangle precinct plan, by:

- a. requiring that development proposals are generally consistent with the precinct plan features;
- b. discouraging any development proposal that does not provide for the precinct plan features;

c. requiring the development of the whole sub-precinct, or that subdivision applications for part of a sub-precinct are accompanied by a sub-precinct spatial plan with logical staging;

d. requiring development plans to demonstrate the interrelationship and future integration with adjoining sub-precincts.

Built environment, density and diversity

2. Require development to provide for a high quality public realm that is co-ordinated throughout the precinct, including by way of consistent street cross-sections, landscaping, street lighting and paving.

3. Require development to deliver sites that are an appropriate size and shape for the medium density residential development intended by the zone, and to enable sites that are capable of higher density residential development in locations where they are proximate to open spaces, the neighbourhood centre, the Huapai town centre, or public transport opportunities.

4. Manage the total number of dwellings within the precinct and within sub-precincts, and manage the height, bulk, location, form and appearance of buildings and site landscaping and fencing, to maintain a mixed medium and higher residential density and character of generally one to four storeys.

5. Require development to be of a height and bulk that allows immediate neighbours to have a reasonable standard of sunlight access and privacy and avoids excessive dominance effects.

6. Require dwellings to be designed to:

- a. have usable and accessible outdoor living space;
- b. provide privacy and outlook;

c. be of a size, have access to daylight and sunlight, and provide the on-site amenities necessary to meet the day to day needs of residents.

7. Require dwellings to be designed, with a particular emphasis on those parts of the dwelling visible from the street to:

- a. create visual interest;
- b. face the street and maximise passive surveillance of it;
- c. minimise the dominance of garage doors visible from the street.

8. Limit the density and scale of development to provide high-quality amenity on site and for adjoining sites and the surrounding area.

9. Provide for a range of dwelling types and sizes to help meet the housing needs of households on low to moderate incomes, while maintaining a high quality of urban and building design.

Parks and open spaces

10. Require development to provide for the recreation and amenity needs of residents by providing public open spaces required by the precinct plan, enabling passive surveillance of public open spaces, ensuring all public open spaces are fronted with roads, and requiring pedestrian and/or cycle linkages (including within the street environment to connect with the public open spaces, the neighbourhood centre, Huapai domain, the Huapai station and town centre, and Huapai School.

Infrastructure and transport

11. Require development to be designed to provide a street ad block pattern that is generally consistent with the Road Hierarchy & Movement Plan and Road Type Cross Sections and which:

- a. is easy and safe to use for pedestrians and cyclists;
- b. is connected by a variety of routes within the immediate neighbourhood and between adjacent sub-precincts;

c. is safely and efficiently connected to State Highway 16, public transport routes, the Huapai domain and Huapai town centre, Huapai School and employment areas;

d. limits cul-de-sac roads to where site and topographical constraints, or sub-precinct boundaries, inhibit connections;

e.is public;

f.incorporates principles of crime prevention through environmental design.

12.Ensure that the following upgrades to the external transport network necessary to mitigate the effects of the development occur either before or in connection with development:

a.upgrade of the Station road/State Highway 16 intersection;

b.upgrade of the Access road/State Highway 16 intersection;

c.complete upgrade of Station road and partial upgrade of Nobilo road to urban standards;

d.construction of a grade-separated pedestrian and cycling bridge across the adjacent railway line to provide access to the local shopping centre and public transport routes on State Highway 16.

13.Require development to provide servicing:

a.in a coordinated and integrated manner;

b.so that the network is or can be expanded or extended to adjacent land where that land is or may be zoned for urban development;

c.on the basis that the reasonable costs of providing or upgrading local infrastructure are met by the developer;

d.so that power and telecommunications services are reticulated underground to each site wherever practicable.

14.Require all sites capable of containing a building to individually connect to the following reticulated networks:

a.wastewater;

b.potable water;

c.electricity

15.Require development to be designed to manage stormwater in an integrated and cost-effective manner that prioritises water sensitive design and generally accords with the Stormwater Management Plan for the precinct, including methods to implement:

a.stormwater attenuation within the Green Infrastructure Corridor zone with the provision of vegetated swales sized to treat those areas that cannot practically provide SMAF or quality treatment for the Design Effluent Quality Requirements (DEQRs);

b.management of flows for up to 10 year ARI events in the piped drainage network. Gross Pollutant Traps will be used where appropriate. Management of flows above the 10 year ARI event and up to 100 year ARI events will be contained in overland flow paths within the road network and the vegetative swale;

c.devices designed to comply with the SMAF requirements of Table 2 in [Chapter H, Rule 4.14.2.4](#) of the Unitary Plan as notified within lots including storage tanks, rain gardens, permeable pavement and infiltration trenches.

d.devices within roads designed to comply with the SMAF requirements of Table 2 in [Chapter H, Rule 4.14.2.4](#) of the Unitary Plan as notified including rain gardens, tree pits and swales. The detention component may be met in communal devices including the vegetative swale.

e.the location, sizing, design, construction and zoning for stormwater infrastructure to be vested in council will be identified prior to subdivision and will generally be in accordance with council's requirements and the precinct plan.

16.To correlate the rate of development within the precinct with the timing of upgrades to key infrastructure items serving the development.

17. Protect the existing railway corridor and State Highway network from reverse sensitivity effects by providing suitable development setbacks including, where necessary, appropriate standards for building design in relation to noise and vibration attenuation.

18. Provide suitable fencing adjoining the rail corridor to avoid conflict between urban land uses and the safe and efficient operation of the rail network.

Huapai Triangle precinct - Green Infrastructure Corridor zone

The policies of the Huapai Triangle precinct are as listed for the Green infrastructure Corridor zone except as specified below:

19. Enable outdoor recreation (including commercial outdoor recreation), walking and cycling linkages.

20. Enable private ownership within sub-precinct E while ensuring that any fencing, landscaping and other modifications do not adversely affect the stormwater management and floodplain role of this land or provision for public pedestrian/cycleway linkages.

Huapai Triangle precinct - Neighbourhood Centre zone

The policies of the Huapai Triangle precinct are as listed for the Neighbourhood Centre zone except as specified below:

21. Provide for a neighbourhood centre with small scale retail, business services, and food and beverage premises of a scale and in a location to meet the local convenience needs of residents and passers-by.

22. Limit the extent of retail, and avoid larger-scale commercial activity, to avoid any significant adverse effects on:

a. the small scale character of the neighbourhood centre,

b. residential amenity in the vicinity,

c. the vitality of the Huapai town centre, and

d. the safe and efficient operation of the transport network

Affordable Housing

23. Require 7 percent of new dwellings to be relative affordable with the sale price based on the median house price in the Auckland region or, to be retained affordable with the sale price based on median household income in Auckland, in new medium to large scale residential subdivision or residential development.

24. Provide for affordable housing that is similar in external design to market rate housing within the development and that is located throughout the development.

5.62 Huapai Triangle

The activities, controls and assessment criteria in the underlying Mixed Housing Suburban zone, Green Infrastructure Corridor zone, Neighbourhood Centre zone and the Auckland-wide rules apply in the Huapai Triangle precinct unless otherwise specified in this section.

1. Activities

1. Mixed Housing Suburban zone

Table 1: Activity status within the Huapai Triangle precinct

Activity	Huapai Triangle precinct
Residential	
Home occupations	P
Dwellings up to 3 per site	P
Dwellings 4 or more per site	RD
Retirement villages	D
Supported residential care and boarding houses up to 200m ² GFA per site	P
Supported residential care and boarding houses not provided for above	D
Visitor accommodation up to 200m ² GFA per site	RD
Visitor accommodation not provided for above	D
Commerce	
Dairies, restaurants and cafés up to 100m ² GFA per site	D
Dairies, restaurants and cafés not provided for above	NC
Community	
Care centres up to 200m ² GFA per site	P
Care centres between 200m ² - 400m ² GFA per site	RD
Care centres not provided for above	D
Community facilities	D
Education facilities	D
Emergency services on arterial road	D
Healthcare facilities up to 200m ² GFA per site	RD
Healthcare facilities not provided for above	D
Development	
Alterations and additions to any dwelling on a site	P
Demolition of buildings	P
Buildings for the permitted and restricted discretionary non-residential activities listed above	RD
Buildings for all other activities listed in this table have the same activity status as the activity itself	

2.Green Infrastructure Corridor zone

The rules of the Green Infrastructure Corridor zone apply to the Green Infrastructure Corridor zone within the Huapai Triangle precinct, except where different provision is made in this section.

3.Neighbourhood Centre zone

The rules of the Neighbourhood Centre zone apply to the Neighbourhood Centre zone within the Huapai Triangle precinct, except where different provision is made in this section.

2. Land use controls

2.1 Density and number of units

1.No single dwelling may be built on a site greater than 700m²

2.The number of dwellings on a site must not exceed the limits specified below:

a.one dwelling per 400m² net site area; or

b.one dwelling per 300m² net site area where:

i.the site has a frontage of at least 7.5m in width for each dwelling and is the same width for the length required to accommodate the proposed density; and

ii.each proposed dwelling is setback at least 3m and no more than 6m from the frontage of the site.

c.no density limit applies where four or more dwellings are proposed and the site;

i.has a minimum net site area of 1200m²; and

ii.is a front site; and

iii.is at least 20m wide:

- At the frontage of the site; and

- For at least 80 percent of the length of its side boundaries; and

iv.is located:

- Adjoining or opposite any required open space of the Green Infrastructure Corridor zone shown on the precinct plan; or

- Within 400m walking distance of the intersection of Matua road and SH16 (provided that a footbridge is constructed over the railway line in approximately the location of the Huapai station); or

- Is within 200m walking distance of the Neighbourhood Centre zone; or

- Adjoining or opposite any other public or private open space area provided that the open space area is at least 500m² with a minimum dimension of 10m.

3.Where three or more dwellings are proposed on a front site the site must be at least 15m wide:

a.at the frontage; and

b.for at least 80 percent of the length of its side boundaries.

4.The maximum number of dwellings within each sub-precinct must not exceed the number in Table 2 below:

Table 2: Maximum number of dwellings per sub-precinct

Sub-precinct	Maximum number of total dwellings
A	452
B	185
C	152
D	171
E	116
F	124
Total	1200

5.Development that does not comply with Rule 2.1.1, Rule 2.1.2 or Rule 2.1.3 above is a discretionary activity. Development that does not comply with Rule 2.1.4 above is a non-complying activity.

2.2 Home occupations

- 1.At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence.
- 2.No more than two people who do not use the dwelling as their principal place of residence may work in the home occupation.
- 3.No more than four people in total may work in the home occupation.
- 4.The sale of goods or services from the home occupation that requires customers to come to the site, and the delivery to goods to and from the site, may not occur before 7am or after 7pm.
- 5.Car trips to and from and associated with the home occupation activity must not exceed 20 per day.
- 6.Heavy vehicle trips associated with the home occupation activity must not exceed two per week.
- 7.No more than one commercial vehicle associated with the home occupation may be on site at any one time.
- 8.Storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view.
- 9.Materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site.
- 10.With the exception of goods ordered and distributed electronically or by mail/courier, goods sold from the home occupation must be produced on site.
- 11.A home occupation that does not comply with clauses 2.2.1-2.2.10 above is a non-complying activity.

2.3 Number of affordable dwellings or sites

Purpose:

To ensure that the precinct provides for affordable housing to address Auckland's housing needs.

1. For new residential developments containing 15 or more dwellings or the creation of 15 or more vacant sites, either:

a. at least 7 percent of the total number of dwellings or vacant sites must be relative affordable.

i. a dwelling is classed as relative affordable if it may be sold for no more than 75 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full month of September, in relation to the date application for resource consent is made.

ii. if the application is for a subdivision consent, the applicant must identify the lots of the subdivision allocated for the building of dwellings that meet the median house price criterion in (i) above and must specify the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

2. If the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

3. All resource consent applications involving the provision of affordable housing or vacant lots must be accompanied by details of the location, number and percentage of relative and affordable housing. Where relevant, details of the staging of the development, including the timing of provision of the affordable housing must be supplied.

4. For staged developments, the required number of affordable dwellings or vacant lots must be provided at each respective stage.

3. Development Controls

3.1 Development control infringements

1. Buildings that infringe any development control are a restricted discretionary activity, unless otherwise stated below.

2. Buildings that infringe three or more of the following development controls are a discretionary activity:

a. building height

b. height in relation to boundary

c. yards

d. maximum impervious area

e. building coverage

f. landscaping

g. outlook space

h. separation between buildings

3.2 Building height

Purpose:

Manage the height of buildings to generally maintain a low-rise suburban residential character of the Huapai Triangle precinct (one to four storeys).

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

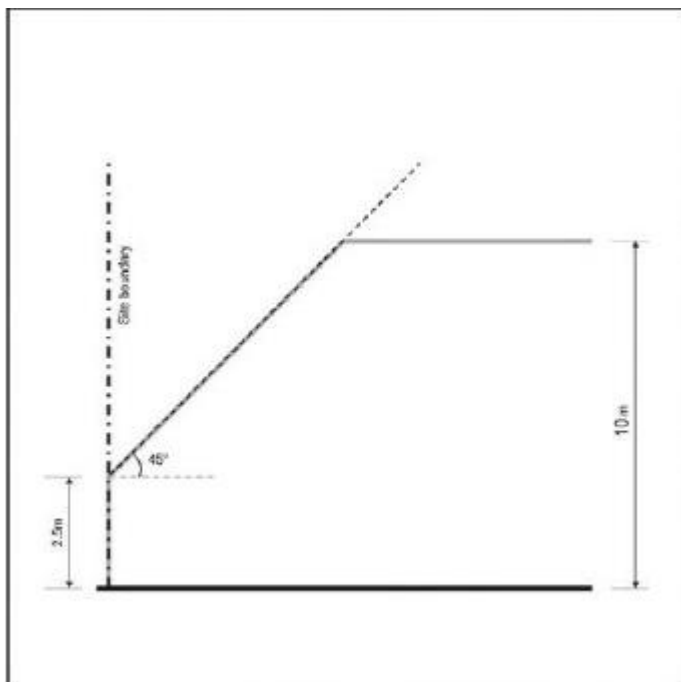
3.3 Height in relation to boundary

Purpose:

Manage the bulk and scale of buildings at boundaries to limit over-shadowing and dominance of neighbouring sites and provide space between buildings.

1. Buildings must not exceed a height of 2.5m measured vertically above ground level at side and rear boundaries. Above that, buildings must be set back 1m for every additional metre in height on an inclined 45 degree plane, as shown on Figure 1 below.

Figure 1: Height in relation to boundary

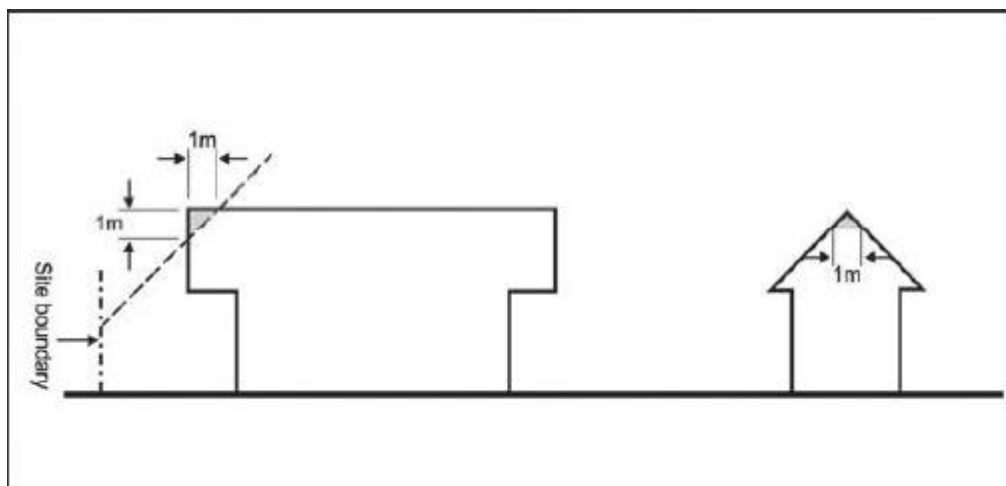


2. Where the boundary adjoins a legal right of way, pedestrian access way, or access site, the control applies from the farthest boundary of that legal right of way, pedestrian access way or access lot.

3. A gable end or dormer may project beyond the height in relation to boundary plane, as shown on Figure 2, where the projection is:

- a. no greater than 1m in height and width measured parallel to the nearest adjacent boundary; and
- b. no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary

Figure 2: Exceptions for gable ends and dormers



4.No more than two gable end or dormer projections are allowed for every 6m length of building.

3.4 Alternative height in relation to boundary

Purpose:

Enable the efficient use of the site by providing design flexibility for higher density development.

1.This development control is an alternative to the permitted height in relation to boundary control in Rule 3.3 above which may be used for development that is at a density greater than one dwelling per 400m² under Rules 2.1.2.b or 2.1.2.c above.

2.A building is a restricted discretionary activity if it complies with Rule 3.4.3 below.

3.Buildings must not exceed a height of 5.4m measured vertically above ground level at side boundaries. Above this, buildings must be set back one meter for every additional meter in height or an inclined 45 degree plane.

4.The exceptions to the permitted height in relation to boundary control listed in clause 3.3 above apply.

3.5 Yards

Purpose:

Maintain an open streetscape character and ensure dwellings are adequately set back from neighbours.

1.The yard setbacks for buildings must comply with table 3 below:

Yard	Minimum depth
Front	3m
Side (detached dwellings and end of row attached dwellings only)	1m
Rear	1m

3.6 Common walls

Purpose:

Enable attached dwellings.

1.The development controls for height in relation to boundary and yards do not apply where there is a common wall between two buildings on adjacent sites.

3.7 Maximum impervious area

Purpose:

Manage the amount of stormwater runoff generated by a development.

1.Maximum impervious area per site: 60 percent

3.8 Building coverage

Purpose:

Manage the amount of residential character of the Huapai Triangle precinct.

1.For a site 400m² or more, or with a density less than or equal to one dwelling per 400m², maximum building coverage per site: 50 percent.

2.For a site smaller than 400m², or with a density greater than one dwelling per 400m², maximum building coverage per site: 55 percent.

3.9 Landscaping

Purpose:

Provide for on-site amenity and an attractive streetscape character

Improve stormwater absorption on-site

1.For a site 400m² or more, or with a density less than or equal to one dwelling per 400m², at least 40 percent must comprise landscaped area.

2.For a site smaller than 400m², or with a density greater than one dwelling per 400m², at least 30 percent must comprise landscaped area.

3.For Rule 3.9.1-3.9.2 above, the following must be achieved:

a.at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is pB95 or larger at the time of planting

b.at least 50 percent of the front yard must comprise landscaped area.

3.10 Outlook space

Purpose:

Ensure a reasonable standard of visual and acoustic privacy between different dwellings, including their outdoor living space, on the same or adjacent sites.

Encourage the placement of habitable room windows to the site frontage or to the rear of the site in preference to side boundaries, to maximise both passive surveillance of the street and privacy, and to avoid overlooking of neighbouring sites.

1.An outlook space must be provided from the face of a building containing windows or balconies to a habitable room. Where the room has two or more external faces with windows or balconies the

outlook space must be provided from, in order of priority, the face with the largest balcony or largest area of glazing.

2.The minimum dimensions for a required outlook space are as follows:

a.principal living room: 6m in depth and 4m in width

b.principal bedroom: 3m in depth and 3m in width

c.all other habitable rooms: 1m in depth and 1m in width

3.The depth of the outlook space is measured at right angles to and horizontal from the window or balcony to which it applies. Where the outlook space applies to a balcony, it must be measured from the outside edge of the balcony.

4.The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies or from the centre point of the largest balcony.

5.The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the control applies.

6.Outlook spaces must comprise land within the site, and/or a private access way, and/or a road, or other public open space.

7.Outlook spaces must:

a.be unobstructed by buildings; and

b.not extend over adjacent sites or overlap with outlook spaces within the site required by another dwelling.

3.11 Separation between buildings within a site

Purpose:

Require reasonable separation between buildings on the same site to manage dominance, provide access to daylight and natural ventilation.

1.Buildings must be separated where any habitable room of a dwelling has windows or balconies that face out to the wall of another building on the same site (the facing wall). Where the primary room has two or more external faces with windows or balconies the building separation must be applied from, in order of priority, the face with the largest balcony or the largest area of glazing.

2.The separation space required must be free of buildings for the depth, width and height set out below.

3.The depth of the separation space is measured at right angles to, and horizontal from the window or balcony to which it applies across to the facing wall, excluding eaves or guttering. Where the building separation applies to a balcony, it is measured from the outside edge of the balcony.

4.For the principal living room the depth of the separation space required is equal to the height of the facing wall above the floor level of the habitable room or 15m, whichever is the lesser.

5.For the principal bedroom, the depth of the separation space required is 6m.

6.For other habitable rooms, the depth of the separation space required is 3m.

7.The width of the separation space is 50 percent of its depth and is measured equally either side of the centre point of the largest window in the habitable room on the building elevation to which it applies or equally either side of the centre point of the largest balcony.

8.The height of the separation space is from the height of the floor of the habitable room or balcony upwards, clear to the sky except that eaves or gutters may protrude into it.

9. Where the adjacent building is not perpendicular to the distance being measured, the minimum separation depth required must be measured as an average around the centre line of the window/balcony.

3.12 Outdoor living space

Purpose:

Provide dwellings with outdoor living space that is of a useable size and dimension for the type of dwelling and accessible from the principal living room.

1. A dwelling at ground level must have outdoor living space measured at least 40m² that:

- a. is free of buildings, parking spaces, and vehicle manoeuvring areas; and
- b. excludes any area with a dimension less than 1m.

2. Where a dwelling has the principal living room at ground level, part of the required outdoor living space must be able to contain a delineated area measuring at least 20m² that:

- a. has no dimension less than 4m
- b. is directly accessible from the principal living room
- c. has a gradient not exceeding 1 in 20.

3. Where a dwelling at ground level has the principal living room above ground level, part of the required outdoor living space must include a balcony or roof terrace that:

- a. is directly accessible from the principal living room
- b. has a minimum area of 8m²
- c. has a minimum depth of 2.4m

4. Where an entire dwelling is above ground level, it must have an outdoor living space in the form of a balcony or roof terrace that is at least 10m² and has a minimum depth of 2.4m.

3.13 Dwellings fronting the street

Purpose:

Ensure dwellings are orientated to provide for passive surveillance of the street and contribute to streetscape amenity.

1. The front façade of any dwelling must contain:

- a. glazing that is cumulatively at least 20 percent of the area of the front façade (excluding any garage door and roof)
- b. a main entrance door that is visible from a street frontage

3.14 Vehicle Access Restrictions and Cycleway - Station Road

Purpose:

To provide for the safe and efficient operation of the transport network including movements by cyclists, pedestrians and general traffic.

1. Vehicles from properties fronting Station road

- a. the Vehicle Access Restrictions provisions in [Part H.1.2.3.4.1](#) of the Unitary Plan, apply, in addition to b below:
- b. vehicles from properties fronting Station road may not reverse out of private driveways onto Station road. This may be achieved by one of the following methods:

- i. an on-site vehicle manoeuvring area to allow vehicles to turn around on-site and access Station road in a forward direction;
- ii. sites may have frontage to Station road but their vehicle access can be provided via a side road or rear lane;
- iii. sites may back onto Station road.

3.15 Upgrade of road frontages on Station road and Nobilo road

1. Development within the Huapai Triangle precinct adjoining Station road between SH16 and Nobilo road shall upgrade that part of Station road adjacent to the development to the edge of the existing carriageway in accordance with the 'Road Type Cross Section – Station road'.

2. Development within the Huapai Triangle precinct adjoining Nobilo road shall upgrade that part of Nobilo road adjacent to the development to the edge of the existing carriageway in accordance with the 'Road Type Cross Section – Nobilo road'.

3.16 Maximum building length

Purpose:

Manage the length of buildings along side and/or rear boundaries and the separation between buildings on the same site to visually integrate them into the surrounding neighbourhood.

1. The maximum length of a building along a side or rear boundary is 20m, after which there must be a separation of at least 5m along the same boundary to any other building on the same site.

3.17 Fencing

Purpose:

Enhance passive surveillance of the street and maintain the open character of front yards, and to provide security and safety in relation to the rail corridor.

1. Fences in a front yard must not exceed 1.2m in height

2. Any fence that is not visually permeable (i.e.: with not more than 50 percent solid material spaced evenly across the width of the fence) must be set back from the front yard boundary by at least 0.6m and the space between the fence and the front boundary must be landscaped (including in shrubs) provided this rule does not apply to a fence on a side boundary.

3. All timber fences visible from the public realm must be stained a dark colour.

4. Fences at the Green Infrastructure Corridor zone interface adjoining the railway line: a fence not exceeding 1.5m in height shall be provided at the boundary of any site that directly abuts the railway corridor.

4a. Close boarded fences or other solid fences will not be placed in such a way that the fence obstructs flood flows or overland flow paths.

5. Fences at the 'Green Finger Open Space Connection' interface: a fence not exceeding 1.5m shall be provided with planted hedge fronting the 'Green Finger Open Space Connection'. The hedge species selected must be capable of reaching and be maintained at a height of no less than 1.2m. The planted hedge will be subject to appropriate legal protection, arranged at the time of subdivision.

3.18 Garages

Purpose:

Reduce the dominance of garages as viewed from a road

Avoid parked cars over-hanging the footpath

- 1.A garage door facing a road must be no greater than 45 percent of the front façade of the dwelling to which the garage relates.
- 2.Garage doors must not project forward of the front façade of a dwelling.
- 3.The garage door must be set back at least 5m from the site frontage.

3.19 Minimum dwelling size

Purpose:

Dwellings are of a sufficient size to provide for the day-to-day needs of residents.

1.Dwellings must have a minimum net internal floor area as follows:

- a.40m² for studio dwellings
- b.45m² for one bedroom dwellings.

3.20 Minimum dimension of principal living rooms and principal bedrooms

Purpose:

Principal living rooms and bedrooms are of a size sufficient to accommodate standard size furniture and circulation space.

- 1.The principal living room within a dwelling must have no dimension less than 3m, measured perpendicularly from any point on the internal walls of the room.
- 2.The principal bedroom within a dwelling must be at least 3m in width and 3.5m in length measured perpendicular from the internal walls of the room. Cupboards and other storage space may be included in the minimum dimension.

3.21 Servicing and waste

Purpose:

Dwellings within medium to large-scale residential development have sufficient space within the building or site to accommodate the storage of waste.

1.A building or development containing 10 or more dwellings must provide a communal storage area for waste. The size of the communal storage area must be an aggregate of the minimum areas specified for the dwelling types below:

- a.studio and one bedroom – 0.3m² per dwelling
- b.two bedrooms – 0.5m² per dwelling
- c.three bedrooms – 0.7m² per dwelling
- d.four or more bedrooms – 1m² per dwelling.

2.An additional 30 percent of the total floor area required above must be provided within the communal storage area for manoeuvring or sorting within the waste storage area.

3.Rules 3.21.1 and 3.21.2 do not apply where the dwellings in any detached and attached housing are front sites.

3.22 Water and wastewater

Purpose:

Ensure development can be serviced by connections to the water supply and wastewater networks.

1. At the time of application for building consent, the applicant must demonstrate to the satisfaction of the council that there is an available connection to the water supply and wastewater networks.
2. Any proposal that does not comply with this development control shall be a non-complying activity.

3.23 Stormwater hydrology mitigation

Purpose:

To require on-site retention and detention of stormwater runoff from the roofs of dwellings to mitigate downstream effects of stormwater on water quality and quantity.

1. Each dwelling must provide onsite retention and detention of stormwater runoff from roofs by either providing:
 - a. a rain tank providing 1,000 litres of stormwater retention and 2,500 litres of stormwater detention per 100m² of roof area (total volume of 3,500 litres per 100m² of roof area); or
 - b. a rain garden or infiltration trench each of 3m² providing a similar retention/detention functionality as a rain tank described in (a) above; or
 - c. permeable paving of area equivalent to the driveway area of the lot.
2. If a rain tank is the preferred option, the retention component of the tank volume must be able to be reused for non-potable water needs, i.e. toilets or laundry.

Note: Retaining and detaining stormwater onsite in accordance with 3.23.1.a or b above is deemed to demonstrate compliance with the hydrology mitigation requirements of the SMAF1 zone in Table 2 of [Section H.4.14.2](#)

3.24 Storage

Purpose:

Ensure dwellings have sufficient space for the storage of everyday household items and bulky items, such as bicycles.

1. A building containing 5 or more dwellings must provide covered storage space of at least 4m³ for each dwelling, excluding storage within the kitchen and bedroom wardrobes, including a single covered storage space of at least 2m³. The storage space may be within the dwelling, or external to it within the site.

3.25 Additional development controls for the Neighbourhood Centre zone

1. The maximum gross floor area of any retail premise shall be 200m².
2. The total combined gross floor area of all retail premises shall be 2000m².
3. Any proposal that infringes Rule 3.25.1 or 3.25.2 above shall be a non-complying activity.

3.26 Sites in sub-precincts A, C and E within 40m of the boundary with the rail corridor

1.The High Land Transport Noise overlay provisions, in [Part J.1.5](#) of the Unitary Plan, apply to any sites within the distance specified in [Rule J.1.5](#) of the boundary with the rail corridor and the state highway corridor.

3.27 Infrastructure upgrades and timing of development

Purpose:

Ensure that rate of development is aligned with infrastructure upgrades.

1.The number of dwellings within the precinct may not exceed the numbers in Table 4 below until the relevant infrastructure item has been constructed and is operational. For the purposes of this rule 'dwelling' is a dwelling that has been granted building consent under the Building Act 2004.

Table 4: Rate of development and alignment with infrastructure upgrades

Infrastructure item	Trigger (completion of)
Right turn bay on Station road entrance to Main road	300 dwellings
Station road/SH16 intersection upgrade	300 dwellings
Station road from SH16 Nobilo road separated footpath and cycle lane	300 dwellings
Extension of two lane westbound approach to Access road intersection	400 dwellings
Extension of two lane eastbound exit from Access road intersection	1000 dwellings
A left turn lane on westbound approach to Access road intersection	1000 dwellings
Install half arm barrier on the Access road intersection railway crossing and fence unformed portion of crossing to the east of the level crossing	200 dwellings
Pedestrian/cycle crossing of north Auckland railway line in vicinity of Matua road	300 dwellings within sub-precincts C,D,E and F

2.Development that does not comply with Table 4 above shall be a restricted discretionary activity.

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

The council will restrict its discretion to the general matters in clause 2.3 of the general provisions, plus the matters below for the activities listed as restricted discretionary in the Huapai Triangle precinct Activity Table 1.

- 1.Four or more dwellings on a site
 - a.external building design and external appearance
 - b.topography, site, dwelling orientation and earthworks
 - c.internal design and internal layout of dwellings
 - d.design and implementation of landscaping
 - e.design of parking and access
 - f.infrastructure and servicing

g.water sensitive design.

2.Buildings accessory to the permitted or restricted discretionary non-residential activities listed in the activity table

a.building design and external appearance

b.design and implementation of landscaping

c.design of parking and access

d.infrastructure and servicing

e.water sensitive design.

3.Visitor accommodation up to 200m² GFA; care centres between 200m² - 400m² GFA; healthcare facilities up to 200m² GFA

a.the matters in 4.1.1 above

b.intensity and scale

c.noise, lighting and hours of operation.

4.2 Assessment criteria

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

1.Four or more dwellings on a site, and buildings accessory to the permitted or restricted discretionary non-residential activities listed in the activity table

a.building design and external appearance

Contributing to sense of place in the precinct

i.residential developments of increased density should be designed and located on the site to be consistent with a medium-density suburban residential character.

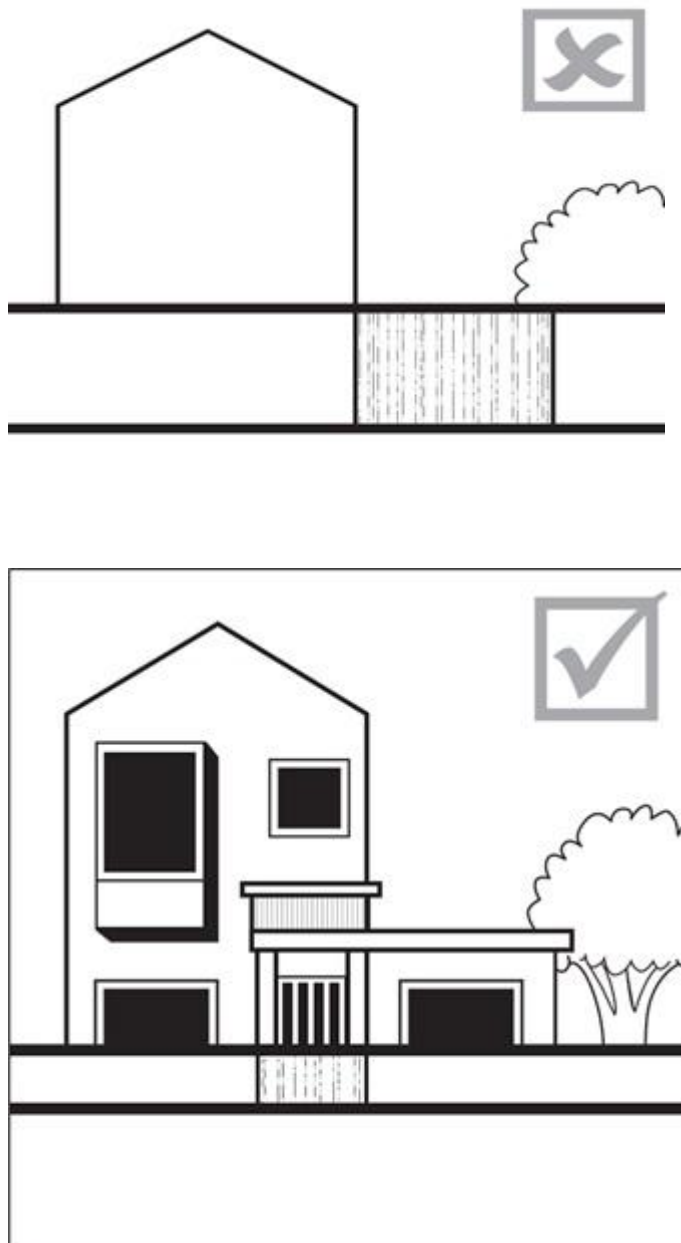
Creating a positive frontage

ii.buildings should have clearly defined public fronts, as illustrated in Figure 3 below, that positively contribute to the amenity and pedestrian safety of streets and public open spaces by:

- Maximising doors, windows and balconies over all levels on the front façade
- Introducing visual interest through a variety of architectural detail and building materials

•Clearly defining the boundary between the site and the street or public open space by planting or fencing.

Figure 3: Defined public fronts and clear sense of address



iii. ground level balconies or patios facing a street or public open space should be a height sufficient to provide privacy for residents while enabling sightlines to the public realm.

iv. the number of dwellings that directly front, align and orientate to public streets should be maximised.

v. ground level dwellings closest to the street should each have direct and clearly defined pedestrian access from the street in preference to a single building entrance.

Building design and external appearance - Visual interest and variation in building form

vi. buildings should be designed to:

- Avoid long unrelieved frontages and excessive bulk when viewed from streets and public open spaces

- Break up their mass into visually distinct elements, particularly when of a greater height or bulk than surrounding buildings, to reflect a human scale and the typical pattern of development in the area.

Techniques to achieve this include the use of physical separation, variations in building height and roof form, horizontal and vertical rhythms, façade modulation and articulation and building materials.

vii.blank walls should be avoided on all building frontages to streets, accessways and public open spaces. Side or rear walls should be designed to provide interest in the facade including modulation, relief or surface detailing.

viii.for larger scale developments:

- Balconies should be designed as an integral part of the building;
- Internal access to apartments is encouraged.

Materials and finishes

ix.quality, durable and easily maintained materials should be used on the façade of dwellings, with particular emphasis on frontages to the street and public open space.

b.topography, site orientation and earthworks

i.the topography, orientation, size and proportions of the site should be suitable to accommodate the housing type proposed. In particular, development with poor solar orientation or on narrow sites is discouraged unless sites are carefully designed to optimise on-site amenity values and complement the surrounding neighbourhood landform.

ii.building platforms, outdoor living spaces, car parking areas and driveways should be located and designed to respond to the natural landform and site orientation in an integrated manner.

ii.earthworks should be minimised and retaining avoided where possible. However, where retaining or earthworks are required they should be incorporated as a positive landscape or site feature by:

- Integrating retaining as part of the building design
- Stepping and landscaping earthworks or retaining over 1.5m in height, to avoid dominance or overshadowing effects
- Ensuring all earthworks or retaining visible to the public, including neighbours, is attractively designed and incorporates modulation, landscaping and quality materials to provide visual interest.

c.design and layout of dwellings

i.dwellings should be located, proportioned and orientated within a site to maximise the amenity of future residents by:

- Clearly defining communal, semi-private and private areas, including outdoor living space, within the development
- Maximising passive sunlight access, particularly for high density development, by methods including maximising north facing windows, while balancing the need for dwellings to front the street.
- Providing for natural cross ventilation by window openings facing different directions.

ii.dwellings should be designed to provide a good standard of internal amenity by providing adequate circulation space around standard sized household furniture. The Auckland Design Manual illustrates possible ways of achieving this.

iii.outdoor living space should balance the need to achieve the following, in order of priority:

- Avoid a southerly orientation and be located on site to maximise the number of hours that the majority of the outdoor living space receives winter sunlight

- Maintain privacy between the outdoor living space of adjacent dwellings and between outdoor living space and the street. Outdoor living space should be located away from street frontages, where practicable

- Be sheltered from the prevailing wind

- Be located to take advantage of any views or outlook from or within the site.

iv.in addition to the above, any communal open spaces should be designed to:

- Provide an attractive, functional and high quality outdoor environment, located within the site to form a focus of the development

- Be conveniently accessible to all residents

- Be overlooked by the principal living rooms and balconies of dwellings, where at ground or lower levels, to enhance safety.

v.the size of the communal outdoor living space should be adequate for the number of people the development is designed to accommodate.

vi.appropriate management and maintenance systems should be provided for communal outdoor living space dependent on the scale of development and the extent of communal access to ensure it is available for all residents of the development.

d.design and implementation of landscaping

i.development should integrate and retain significant natural features including trees, streams and ecological areas.

ii.site landscaping should be located and designed to:

- Assist with blending new developments with the surrounding streetscape and/or any adjacent public open space

- Allow space for the planting of large trees

- Enhance energy efficiency and stormwater management, including shading and swale systems

- Enhance on-site amenity and improve privacy between dwellings.

iii.landscape implementation and maintenance requirements should be considered to ensure that approved landscaping is implemented and maintained so that it achieves its intended objective.

e.design of parking and access

Connections to the neighbourhood

i.developments on larger sites with frontages to two or more streets should extend and connect pedestrian and cycle links or, where practicable, a public street through the site. Cul-de-sac roads should be avoided unless there is no practical alternative available.

Location and design of parking

ii.individual or communal car parking areas should be located and designed to:

- Be close and convenient to dwellings

- Be secure, well lit, or visible from dwellings

- Be well ventilated if enclosed

- Minimise noise and fumes by providing separation from bedroom windows

- Avoid surface car parking areas fronting streets and public open spaces

- Provide visual interest and an attractive appearance, including the use of paving patterns and different material types in combination with landscaping.

iii.parking areas and garages should be designed and grouped to make efficient use of land.

iv.parking areas should be attractively landscaped.

Location and design of vehicle and pedestrian access

v.vehicle crossings and access ways should be generally consistent with the Huapai Triangle precinct provisions for road crossings, particularly on Station road, and be designed to reduce vehicle speed, use quality paving and landscaping, and clearly signal to pedestrians the presence of a vehicle crossing or access way.

vi.vehicle crossings and access ways should be clearly separated from pedestrian access. The spaces may be integrated in accordance with the precinct diagrams and vehicle access rules.

vii.the design of pedestrian routes between dwelling entries, car park areas, private and communal open space and the street should provide equal physical access for people of all ages and physical abilities and provide a high level of pedestrian safety and convenience.

viii.ramps, where necessary, should be integrated into the design of the building and landscaping.

Accessibility of common areas

ix.common areas within buildings should be designed to provide equal physical access for people of all ages and abilities. Common areas should also allow for standard household furniture to be easily moved in and out. This includes providing corridors and circulation spaces of sufficient dimension. The Auckland Design Manual illustrates possible ways of achieving this.

f.infrastructure and servicing

i.there must be adequate capacity in the existing stormwater and wastewater network to service the proposed development.

ii.required infrastructure should integrate into the design of the site. This includes green infrastructure devices, overland flow paths/floodplains, wastewater systems, and water supply.

iii.rubbish storage areas should be either incorporated into the design of the building or screened from public view.

iv.plant, exhaust, intake units and other mechanical and electrical equipment located on the roof of a building should be integrated into the overall design and be contained in as few structures as possible.

g.water sensitive design

i.new dwellings should be designed to incorporate water sensitive design principles for stormwater management to minimise adverse effects and protect and enhance the values and functions of natural ecosystems. This may include:

- A water sensitive design approach that is appropriate to the scale of the development

- Maximising localised water collection, and re-use

- Using stormwater retention and detention to mitigate stormwater flows generated by impervious surfaces

- Avoiding the use of high contaminant generating building products

- Minimising stormwater runoff by maximising vegetated areas and soil infiltration

- Using ecologically sensitive techniques to reduce and treat stormwater flows.

2. Visitor accommodation up to 200m² GFA, care centres between 200m² - 400m² GFA, healthcare facilities up to 200m² GFA:

a. the matters in 4.1.2 above

b. intensity and scale

i. the intensity and scale of the activity, in particular the number of people involved and traffic generated by the activity, size and location of buildings and associated car parking, should be compatible with the existing and planned future form and character of the precinct.

ii. for care centres, the site should be of an adequate size and road frontage to accommodate the activity. In particular, sufficient space will need to be provided for a safe pick-up and drop-off area.

c. noise, lighting and hours of operation

i. noise and lighting from the activity should not adversely affect the amenity of surrounding residential properties. In determining this consideration will be given to the location of any potentially noisy activities e.g. outdoor play areas associated with a care centre, and any proposed measures to mitigate noise including:

- Locating noisy activities away from neighbouring residential boundaries
- Screening or other design features

• The proposed hours of operation.

3. Affordable housing

a. the objectives and policies of the precinct for affordable dwellings.

5. Assessment - Development control infringements

5.1 Matters of discretion

The council will restrict its discretion to the general matters set out in [clause 2.3](#) of the general provisions, plus the matters listed below for the relevant development control infringement:

1. Building height, height in relation to boundary, side and rear yards, building coverage

a. effects of additional building scale on neighbouring sites, streets, and public open spaces (sunlight access, dominance, visual amenity)

2. Maximum impervious area

a. the relevant matters in [Chapter H, Rule 4.14.1.4.1.6](#)

3. Outlook space

a. effects of reduced privacy and outlook.

4. Separation between buildings within a site, maximum building length

a. dominance effects

b. effects of reduced daylight and sunlight access and ventilation.

5. Landscaping

a. effects on streetscape amenity

b. effects on stormwater absorption.

6. Front yards, dwellings fronting a street, garages, fencing

a. effects on streetscape amenity and safety.

7. Minimum dwelling size, storage, servicing and waste, outdoor living space, minimum dimension of principal living rooms and principle bedrooms

a. effects of reduced living space, sunlight/daylight access, storage space and outdoor living space on residential amenity.

8. Stormwater detention

a. the relevant matters in [Chapter H, Rule 4.14.2.4.1](#)

9. Infrastructure upgrades and timing of development

a. effects of additional development on the efficiency of the operation and safety of the transport network.

10. Vehicle access restrictions and cycleway – Station road

a. the relevant matters listed in the Auckland-wide transport rules [Chapter H, Rule 1.2.5.1.5](#).

5.2 Assessment criteria

In addition to the general assessment criteria for development control infringements in clause 2.3 of the general provisions the council will consider the relevant criteria below for the listed development control infringements.

1. Building height, height in relation to boundary, building coverage, side and rear yards, dwellings fronting the street

a. effects of additional building scale on neighbouring sites, streets, and public open spaces, dominance, visual amenity

i. the building should not dominate or unreasonably shade the outdoor living space or windows to habitable rooms of adjoining dwellings.

ii. the building should be designed to avoid dominance, over-shadowing, or reduced access to sunlight of the adjoining dwellings and their outdoor living spaces. Methods to achieve this include providing variations in building heights building setbacks, or breaks in building massing.

2. Outlook space

a. development that infringes the outlook control will need to demonstrate that there will be a reasonable standard of visual and acoustic privacy between dwellings, including their outdoor living space. Methods to achieve this include off-setting or changing the orientation of balconies and windows to avoid direct over-looking, the use of screening devices and landscaping.

3. Front yards, dwellings fronting a street, garages, fencing

a. effects on streetscape amenity and safety

i. development that infringes the front yard control will need to demonstrate that the proposed setback is consistent with the typical depth of yard in the surrounding neighbourhood, particularly those of adjoining sites.

ii. development that infringes the fences control will need to demonstrate that the proposed fence will enable direct sightlines to the dwelling from any adjoining street or public open space and vice versa.

4. Minimum dwelling size, storage, servicing and waste, outdoor living space, minimum dimension of principal living rooms and principal bedrooms

a. effects of reduced living and circulation space, daylight access and storage on residential amenity

i. all habitable rooms in dwellings should be naturally lit and should not rely on borrowed light from other rooms.

ii. dwellings should have adequate natural light that avoids the need for the dwelling to be artificially lit during daylight hours.

iii. consideration will be given to the configuration and orientation of the dwelling so that sunlight access is maximised to principal living rooms.

5. Separation between buildings within a site, maximum building length

a. dominance effects

- i. development that infringes this control should not result in the building visually dominating the outdoor living space or windows to habitable rooms of dwellings on the same site.
 - b. effects of reduced daylight and sunlight access and ventilation
 - i. development that infringes this control will need to demonstrate that the dwellings will receive a good degree of daylight and ventilation, and will not reduce access to sunlight, particularly for dwellings at lower building levels.
6. Maximum impervious area
- a. the relevant matters in [Chapter H, Rule 4.14.1.4.2.1](#).
7. Landscaping
- a. the matters in Rule 4.2.1 d. above
8. Stormwater detention and retention
- a. the relevant matters in [Chapter H, Rule 4.14.2.4.2](#).
 - b. the degree of compliance with the relevant controls set out in clause 6.23 and any reasons for non-compliance.
9. Transport network upgrades and timing of development
- a. development that exceeds the trigger in relation to a specific infrastructural upgrade item will need to demonstrate that the actual trip generation of the additional development proposed will not have unacceptable adverse effects on the effectiveness, efficiency and safety of the transport network.
10. Vehicle access restrictions and cycleway – Station road
- a. the relevant matters in [Chapter H, Rule 1.2.5.2.6](#).

5.3 Special information requirements

1. Design statement

A design statement is required for the activities specified in Table 5 below. The design statement is required to include as a minimum the matters indicated within the table as set out in [clause 2.7.2](#) of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the Auckland Design Manual for guidance on the preparation of design statements.

Table 5: Design statement requirements

Activity	4 - 15 dwellings	15+ dwellings	Apartments
A. Context analysis			
1. Site analysis			
a. existing site plan	X	X	X
b. streetscape character	X	X	X
2. Neighbourhood analysis			
a. natural and cultural environment	X	X	X
b. movement	X	X	X
c. neighbourhood character		X	X
d. use and activity		X	X
e. urban structure		X	X

3. Opportunities and constraints analysis				
a.	opportunities and constraints diagram	X	X	X
B. Design response				
a.	concept design	X	X	X
b.	proposed site plan	X	X	X
c.	proposed elevations	X	X	X
d.	sunlight access	X	X	X
e.	landscape	X	X	X
f.	streets, access ways and lanes	X	X	X
g.	urban structure		X	
h.	public open space		X	

6. Subdivision Controls

6.1 Activities

1. Activity Table

The Activity Table 1 – General and Activity Table 2 – Residential zones in [Chapter H, Section 5](#) (subdivision) of the Unitary Plan, and related controls, apply to the Huapai Triangle precinct, except as specified in Table 6 below.

Table 6: Subdivision Activity - Huapai Triangle precinct	
Subdivision Activity	Activity Status
Subdivision in accordance with the Huapai Triangle precinct plan	RD
Subdivision that does not comply with the development controls in Rule 6.2 below	D, except where specified otherwise
Subdivision that is not for an entire sub-precinct as shown on the precinct plan and which is not accompanied by a sub-precinct spatial plan required under Rule 6.2.2	NC
Any other subdivision not listed in this Table 1 or Rule 6.1.2	D

2. Any subdivision for the following purposes shall have the activity status as set out in [Chapter H, Section 5](#) (subdivision – Activity tables 1 and 2) of the Unitary Plan, and the relevant controls, matters of control or discretion, and assessment matters in [Chapter H, Section 5](#) shall apply:

- a. subdivision around existing buildings and development;
- b. subdivision in accordance with an approved land use resource consent;
- c. lease in excess of 35 years of a building or part of a building where a cross-lease, company lease or unit title subdivision is not involved;
- d. boundary adjustment which do not exceed 10 percent of the net site area of each site;

e.new cross leases and amendments to cross-leases, including additions and alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners, and company lease, unit title and strata title subdivisions;

f.subdivision of a site within the 1 percent AEP floodplain;

g.subdivision for a network utility.

6.2 Development controls

1.Huapai Triangle precinct plan

All subdivision must generally be in accordance with the Huapai Triangle precinct plan in respect of the location of roads, public open spaces, and stormwater management. A location variation of up to 30m shall be considered to be in accordance with the precinct plan.

Any subdivision not complying with this rule is a non-complying activity.

2.Sub-precinct spatial plan

a.any application for subdivision for less than an entire sub-precinct as shown on the Huapai Triangle precinct plan must be accompanied by a sub-precinct spatial plan for the entire sub-precinct. A sub-precinct spatial plan must show, in addition to the information required by Rule 6.2.1 above, the locations of:

i.main roads throughout the sub-precinct and locations of where such roads will connect to adjoining sub-precincts and other neighbouring land;

ii.public parks and open spaces;

iii.walkways and cycleways, and where these will connect to adjoining sub-precincts and other neighbouring land;

iv.three waters infrastructure (water, wastewater and stormwater), including open spaces required for stormwater management, and where these will connect to adjoining sub-precincts and other neighbouring land.

b.rule 6.2.2.a above does not apply to any subdivision where a sub-precinct spatial plan has already been approved for the sub-precinct within which the subdivision is proposed.

c.any application for subdivision of land for which a sub-precinct spatial plan has already been approved must be in accordance with the approved sub-precinct spatial plan. Subdivision that is not in accordance with the latest approved sub-precinct spatial plan, or an approved amendment to the sub-precinct spatial plan, is a non-complying activity.

3.Site size and shape

a.all sites to be created for residential purposes must:

i.be in accordance with an approved land use resource consent; or

ii.comply with the minimum net site area between 300m² and 700m² provided that any lots less than 400m² in size must have a minimum frontage of 7.5 metres; or

iii.be greater than 1200m² (to allow further development in accordance with future land use consents).

Subdivision that does not comply with i. or ii. above is a discretionary activity.

b.all sites to be created for residential purposes must meet the following minimum size and shape factor requirements:

i.site shape factor: Each proposed vacant site must contain the following:

- Access and manoeuvring that meets the requirements of the Auckland-wide and zone rules;
- Outdoor living space required by Rule 3.12 of this precinct;

- A rectangle measuring 8m by 15m with slopes no greater than an average of 1 in 5 must be able to be located outside any network utility installations, including private and public lines; right-of-way easements; on-site manoeuvring for vehicles, overland flow path; private open space, and yard setbacks required.

ii.rear sites: On a parent site greater than 1ha where 15 or more vacant sites are proposed, the total number of rear sites must not exceed 5 percent of the total number of proposed sites.

iii.access to vacant rear sites:

- A single jointly owned access lot or right-of-way easement must not serve more than eight proposed vacant rear sites;
- Vehicle access to proposed vacant rear sites must be by way of an entrance strip, jointly owned access lot or right-of-way easement over adjoining land or by a combination of these, provided the total width and other dimensions of the access complies with the controls in Table 7 below. Any application that infringes this rule will be a restricted discretionary activity.

Table 7: Access to rear sites

Subdivision Activity	1	2-5	6-8
Minimum legal width	3m	3m	6.5m
Minimum formed width	2.5m	2.5m	5.5m
Service strip	0.5m	0.5m	1m
Maximum length	50m	50m	50m
Maximum gradient	1 in 5		
Minimum vertical clearance from buildings or structures	4.5m		
Minimum inside turning radius for bends	6.5m		

iv.pedestrian access to vacant rear sites:

a.driveways serving six or more vacant rear sites must provide separate pedestrian access, which can be located within the formed driveway. The pedestrian access:

- i.must have a minimum width of 1m;
- ii.can include the service strip;

iii.must be distinguished from the vehicle carriageway through the use of a raised curb or different colour or surface treatment.

4.Access and entrance strips

a.All proposed sites must be provided with legal and physical access to a road, unless they:

- i.are being created for reserves or road closure, or
- ii.will be amalgamated with another site that already has legal and physical access to a road.

b.entrance strips must be less than 7.5m wide. Any entrance strip 7.5m or more in width shall be considered a front site.

5.Services

a.all proposed sites capable of containing a building, or in the case of a cross-lease or unit title, strata title, or company lease, each building, must be designed and located so that provision is made for:

- i.collection, treatment (where necessary), retention, detention and disposal of stormwater;
- ii.collection, and disposal of wastewater, via a connection to a wastewater network;

iii.underground water, electricity supply and telecommunications

b.the services required by clauses (i)-(iii) above must comply with the council's current engineering standards.

6.Staging

a.where a subdivision is to be carried out in stages, the applicant must provide the indicative timetable and sequencing of the staging at the time they apply for the first subdivision consent. This detail must include:

- i.the time period over which the development is intended to take place;
- ii.the area of land subject to the different proposed stages.

7.Roading cross-sections

a.roads shall be constructed in general accordance with the Road Types shown on the Huapai Triangle Road Hierarchy/Movement Plan, and with the Road Type Cross Sections.

b.stormwater management devices shall be provided that are sized to provide retention and detention in accordance with Table 2 in [Chapter H, Rule 4.14.2.](#)

c.stormwater detention (temporary storage) with a volume equal to the runoff volume from the 95th percentile, 24 hour rainfall event for the impervious area for which hydrology mitigation is required shall be provided in the communal devices shown on the precinct plan, including the vegetative swale. In the event that insufficient detention volume is available the detention component shall be provided in the road reserves.

6.3 Restricted discretionary activity: matters of discretion

For subdivision that is in accordance with the Huapai Triangle precinct plan, the council will restrict its discretion to the matters in Table 8 below:

Table 8: Matters for discretion

Matters of discretion	Subdivision for up to 4 proposed sites	Subdivision for between 5 and 15 proposed sites	Subdivision for over 15 proposed sites	Sub-precinct spatial plan
Giving effect to the Huapai Triangle precinct plan				
1. The requirements of the precinct plan	X	X	X	X
Neighbourhood, blocks and roads				
2. The integration of the subdivision with its surrounding neighbourhood	X	X	X	X
3. The layout and connections of blocks and roads		X	X	X
4. Provision of, and linkages to, public transport routes		X	X	X
5. Solar orientation of blocks and sites	X	X	X	X
6. Diversity of site sizes		X	X	
7. Staging of subdivision		X	X	
8. Consistency with an approved sub-precinct spatial plan for the sub-precinct	X	X	X	
Site design				

9. The ability to provide for future development which will comply with the rules of the Unitary Plan and/or any resource consent	X	X	X	
Access				
10. The design, safety, location construction of any access, off-road pedestrian and cycling facilities, car parking, on-site-manoeuvring areas	X	X	X	
Cultural and natural features				
11. The extent of earthworks and landscape modification	X	X	X	
Reserves				
12. The provision, design, purpose and location of any reserve other than those shown on the Huapai Triangle precinct plan		X	X	X
Infrastructure and servicing				
13. The provision, location, design, capacity, connection, upgrading, staging and integration of infrastructure	X	X	X	X
14. The management of wastewater and potable water	X	X	X	
15. Having regard to the precinct plan, and the stormwater management plan; the use of water sensitive design, to develop: a. the layout and design of the subdivision b. the location, design, capacity, integration and appropriateness of infrastructure c. flood management areas, and, overland flow paths d. stormwater retention, detention, quality and disposal devices e. staging of development	X	X	X	X
16. The vesting of infrastructure	X	X	X	
17. Implementation of a relevant integrated catchment management	X	X	X	

plan or network discharge consent				
18. Effects on significant infrastructure	X	X	X	X
Site suitability				
19. Avoidance or mitigation of natural or man-made hazards and site contamination	X	X	X	
20. The location of sites in proximity to high voltage transmission lines	X	X	X	
Controls on buildings				
21. The proposed building design controls to be imposed by covenants on new titles	X	X	X	

6.4 Restricted discretionary activity: assessment matters for subdivision

For subdivision that is in accordance with the Huapai Triangle precinct plan, the council will consider the relevant assessment criteria in Table 9 below:

Table 9: Restricted discretionary activity assessment criteria

Matters of discretion	Subdivision that creates 4 additional sites	Subdivision that creates between 5 and 15 additional sites	Subdivision that creates over 15 additional sites	Sub-precinct spatial plan
Giving effect to the Huapai Triangle precinct plan				
1. Subdivision should implement the Huapai Triangle precinct plan. Required roads, open spaces, and land for stormwater management (including the green finger open space connection and the stormwater attenuation areas) and the stream edge/ floodplain areas should be in the general locations and dimensions shown on the precinct plan	X	X	X	X
Neighbourhood, blocks and roads				
2. The layout and design of roads and blocks should maximise the ability to provide front site		X	X	X
3. The layout and pattern of roads and blocks should maximise convenient and legible access to: a. station road and Nobilo road b. bus routes and the		X	X	X

Huapai train station c. Huapai School, Huapai domain, and the Huapai town centre				
4. Connection and integration with the surrounding neighbourhood and other sites should be provided through roads which provide for pedestrian and cycle use		X	X	X
5. Subdivision should be designed and laid out to reflect the planned function of the road within the roading hierarchy		X	X	
6. Local roads should be aligned generally north/south to establish blocks and site layouts that are oriented east/west to enable proposed sites and future buildings and associated private open space to derive maximum possible benefit from solar gain. The shape factor for each site should demonstrate a future dwelling (or group of dwellings) and private open space can achieve maximum solar gain		X	X	X
7. Provide pedestrian and cycle routes that are safe, efficient, convenient and legible. Roads should be generally consistent with the roading cross-sections for the precinct (Rule 6.2.7) and should be multimodal by integrating cycle and pedestrian movement		X	X	
8. Any proposed road shall be designed, and located to meet the road's intended primary transport function as well as support the intended land use outcomes	X	X	X	X
9. Blocks should be of a scale, length and shape to achieve a connected road layout with a choice of routes that prioritises walking and cycling		X	X	X
10. Block layout and design should enable the creation of sites which can meet the development standards of		X	X	

the precinct and the precinct plan				
11. Subdivision should provide a mix of site sizes	X	X	X	
12. Where staging is to occur, detail should be given as to the area and number of sites included in each stage and the anticipated timeframes for the development		X	X	
13. The subdivision should be consistent with the layout of roads, open spaces and other features shown on the approved sub-precinct spatial plan for the sub-precinct	X	X	X	
Site design				
14. Proposed sites should be able to accommodate development intended by the underlying zone. Where this is not demonstrated, a land use resource consent should be approved for that development prior to the approval of the subdivision	X	X	X	
Assessment criteria				
15. Proposed front sites intended for detached dwellings should have a frontage width to length ratio of between 1:1.3 and 1:4. The ratio can be determined by measuring from the midpoints along the site's width and length		X	X	
16. Proposed sites should front onto a legal road with a single road frontage (except corner sites or where defined setbacks are proposed in the application) and except where a lane or private way provides direct access		X	X	
17. Proposed sites should ensure that safe, legible and convenient pedestrian and vehicle access can be achieved	X	X	X	
18. Proposed sites should be designed to maximise opportunities to create private outdoor space on-site	X	X	X	

19. A proposed site's shape factor and its layout should provide: a. site size and shape b. the intended building area, required open space and any car parking proposed c. vehicle and pedestrian access and manoeuvring	X	X	X	
20. Proposed sites should be designed and located to prioritise solar gain. Proposed site location, shape and orientation should enable future buildings (including the windows to habitable rooms) and private open space to achieve appropriate solar gain Proposed sites with a frontage facing south should be narrower in width and have longer length to allow for a dwelling to the front and the private outdoor space to the rear	X	X	X	
Access				
21. Access to proposed sites should achieve an attractive streetscape appropriate to the location and character of the neighbourhood	X	X	X	
22. Proposed residential sites should be located within 135m from a fire hydrant. Proposed sites for business activities should be located within 90m of a fire hydrant.	X	X	X	
23. Proposed sites should provide vehicle access, manoeuvring areas and vehicle crossings that enable the safe movement of pedestrians, cyclists and vehicles	X	X	X	
24. Any pedestrian access strip proposed should employ colours and materials to clearly identify to vehicles that pedestrians have priority		X	X	
25. All shared driveways should be designed as low speed environments	X	X	X	

(approximately 10km/h or slower)				
26. Driveways serving over eight rear sites or over 50m in length should be avoided, unless it can be demonstrated that a shared driveway can provide safe and convenient access and can be reasonably managed and maintained through private ownership		X	X	
27. Shared driveway design should, where appropriate, provide for the storage of rubbish bins		X	X	
28. Shared service lanes or driveways (if any) in the neighbourhood centre must be designed to accommodate the anticipated volume of traffic, including any heavy vehicle movements, to maximise safety	X	X	X	
29. The position of any on-street car parking bays should take account of the likely position of driveway crossings		X	X	
30. Cul-de-sac roads should be avoided. They should only be used where connected road patterns are not possible because of natural features, sub-precinct boundaries, or where a connecting road network will result in a significant loss of developable land. Where cul-de-sac roads are provided, they should be short in length, straight, and include pedestrian and cycle links to surrounding roads		X	X	X
31. Where an interconnected road network is not possible, pedestrian and cycle links that are of adequate width, observable from adjacent dwellings, landscaped and accessible, should be provided			X	X
32. Pedestrian and cycle links should run along the fronts of sites and not the rear of sites			X	

Cultural and natural features				
33. Subdivision should: a. retain, where practicable, existing vegetation where it contributes to the future desired character of the area b. protect, restore and enhance, where practicable, natural water bodies, riparian margins and other ecological sites and corridors	X	X	X	
34. Subdivision should respond to identified topographical features, characteristics and landscape patterns to: a. form a focal point for the subdivision layout b. ensure access is maintained to those features	X	X	X	X
35. Any earthworks associated with subdivision should ensure efficient land use and: a. be minimised as far as practicable unless it serves to limit the visual impact of future development or to provide acoustic mitigation and its effects can be managed b. be undertaken, as far as practicable, in one stage rather than having prolonged or repeat land modification works c. avoid the need for large retaining. Land modification should be graded to appear as natural as possible by distributing cuts and fills across a site	X	X	X	
36. Subdivision design should ensure that any natural and cultural features are accessible to the public and, where appropriate, form prominent features within the overall design	X	X	X	X
Public open space				
37. Development of reserves and public open spaces should be suitably designed for the intended	X	X	X	

function and demonstrate good design principles				
38. Location of reserves and public open spaces should ensure integration with the wider open space network, including suitable walking and cycling connectivity to Huapai Domain	X	X	X	X
39. Public access to public open space should be secured in perpetuity	X	X	X	
40. The public open space administering body should provide written advice that a proposed open space is acceptable for addition to the public open space network	X	X	X	
41. Clear sight lines into all areas of reserves should be available from public roads or nearby proposed sites intended for residential use	X	X	X	
Infrastructure and servicing				
42. Subdivision should provide coordinated and appropriately designed and located infrastructure consistent with the standards and specification that meet the requirements of Auckland Transport and Watercare and any relevant service provider as well as any other relevant Code of Practice	X	X	X	X
43. Proposed sites should connect to infrastructure that has sufficient capacity for the intended development. Where necessary, subdivision should provide an appropriate contribution to the upgrade of existing infrastructure to accommodate the additional sites	X	X	X	X
44. Subdivision should provide for the appropriate management of stormwater through using water sensitive design as a core development approach that: a. enable design of	X	X	X	

developments so that the greatest intensity of future development (impervious area) is located in places where necessary earthworks and resulting stormwater discharges are minimised and have least impact on the amenity and ecological values of ecological areas and natural drainage systems, and Mana Whenua values b. identify and avoid, where practicable, floodplains and major overland flow paths c. identify, maintain and enhance, where practicable, natural hydrology and freshwater systems, d. implement water sensitive design elements when designing roads, reserves and sites by: (i) minimising impervious areas (ii) using green infrastructure and bio-retention systems such as grassed or vegetated swales and other vegetated areas, wetlands, rain gardens, living roofs and planting. (iii) using other devices that can recharge groundwater such as infiltration trenches e. ensure sites can accommodate on-site retention and detention of stormwater where this is necessary f. where appropriate, provide for decompaction of soils after earthworks or other remediation to enhance natural absorption capability of soils g. consider communal and catchment scale mitigation together with local or site based approaches				
45. Subdivision should have regard to the recommendations of an integrated stormwater catchment management plan or an approved	X	X	X	

network stormwater discharge consent				
46. Subdivision should provide for the appropriate management of stormwater, including treatment, detention and disposal as relevant that will avoid or mitigate adverse effects of subsequent land use development	X	X	X	
47. Drainage reserves should: a. be integrated into the layout of the subdivision and neighbourhood, including reserve and pedestrian links in accordance with the Huapai Stormwater Management precinct plan b. be designed to fit in with the surrounding landscape and appear as a natural component of the overall setting c. be limited to the areas shown on the precinct plan	X	X	X	
Site suitability				
48. The design and layout of subdivision on land that may subject to a hazard should: a. avoid or remedy the relevant hazard b. avoid the potential for future damage to property or infrastructure, or risk to life resulting from any hazard event c. account for the geotechnical constraints that may exist d. give regard to the land being physically suited to the proposed development, having considered topography, stability, proximity to waterways, significant infrastructure, the possibility of inundation from flooding	X	X	X	X
49. The extent to which the design of the subdivision allows for earthworks, building and structures to comply with the New	X	X	X	

Zealand Electrical Code of Practice (NZECP34:2001)				
50. Whether, in instances where contaminants have been identified as being present: a. appropriate remediation works can be undertaken to satisfactorily deal with any potential adverse effects on human health b. mitigating measures can be adopted to deal with any potential effects of undertaking these works	X	X	X	
Controls on buildings				
51. Building design controls to be provided for by way of covenants on titles	X	X	X	

6.5 Special information requirements

A design statement is required for the activities specified in the Table 10 below. The design statement is required to include as a minimum the matters indicated within the table as set out in [clause 2.7.2](#) of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the Auckland Design Manual for guidance on the preparation of design statements.

Table 10: Design statements

Activity	Creation of fee simple sites in the Huapai Triangle precinct			Sub-precinct spatial plan
	1 - 4 sites	5 - 15 sites	15+ sites	
Number of proposed sites				
A. Context analysis				
1. Site Analysis				
a. existing site plan	X	X	X	X
b. streetscape character		X	X	
2. Neighbourhood analysis				
a. natural and cultural environment		X	X	
b. movement		X	X	X
c. neighbourhood character		X	X	
d. use and activity			X	
e. urban structure			X	X
B. Design response				
a. concept design	X	X	X	X
b. proposed site plan	X	X	X	
c. sunlight access	X	X	X	
d. landscape	X	X	X	
e. streets, accessways and lanes	X	X	X	X
f. urban structure		X	X	X
g. public open space		X	X	X

7. Precinct Plans

Figure 5 - Huapai Triangle Zoning Map



Figure 6 - Road Hierarchy/Movement Plan



Figure 7 - Stormwater Management



Figure 8 - Main Road

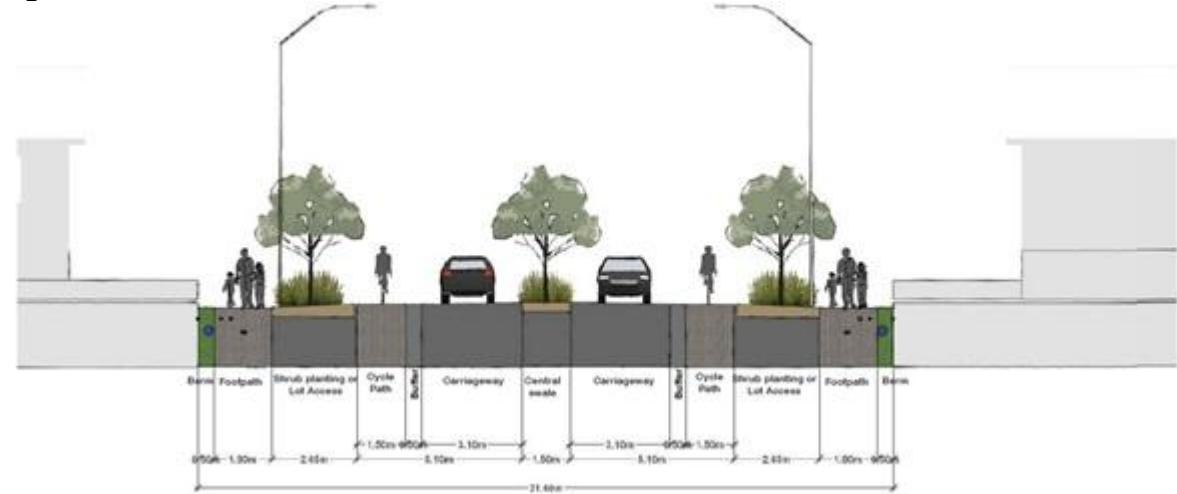


Figure 9 - Green Finger Type 1

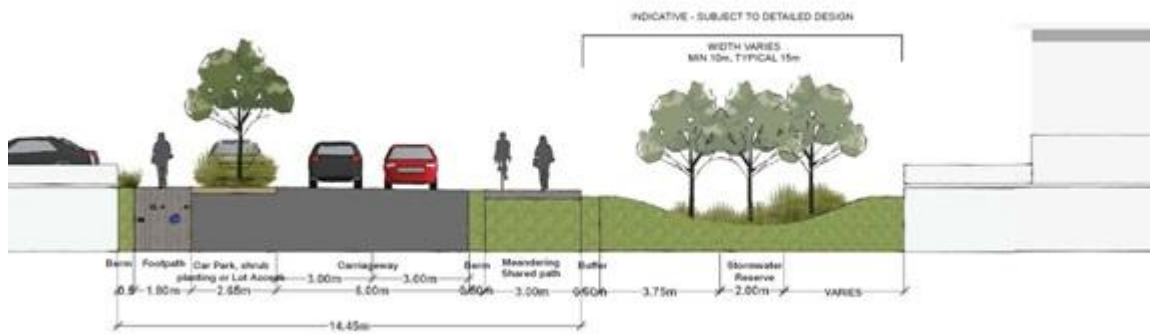


Figure 10 - Green Finger Type 2

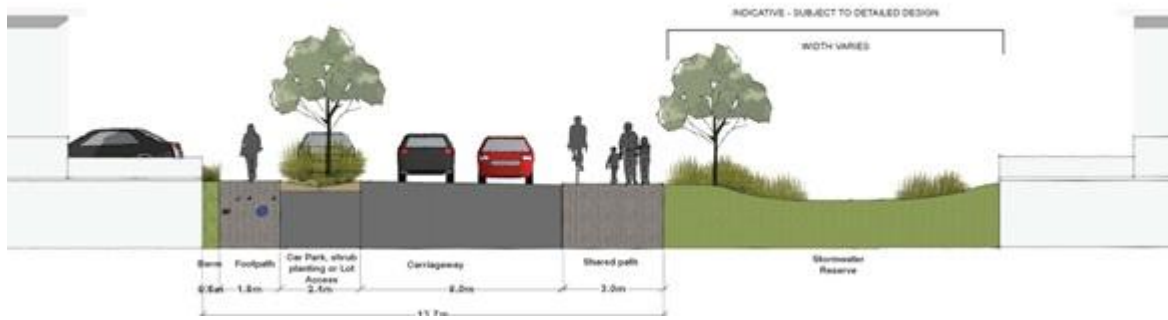


Figure 11 - Reserve Side Road

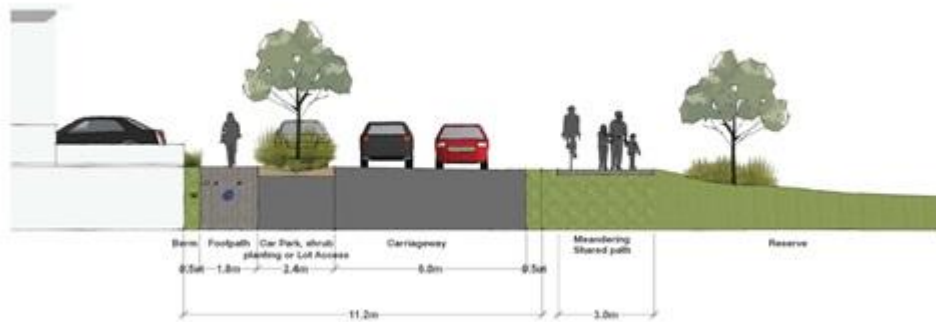


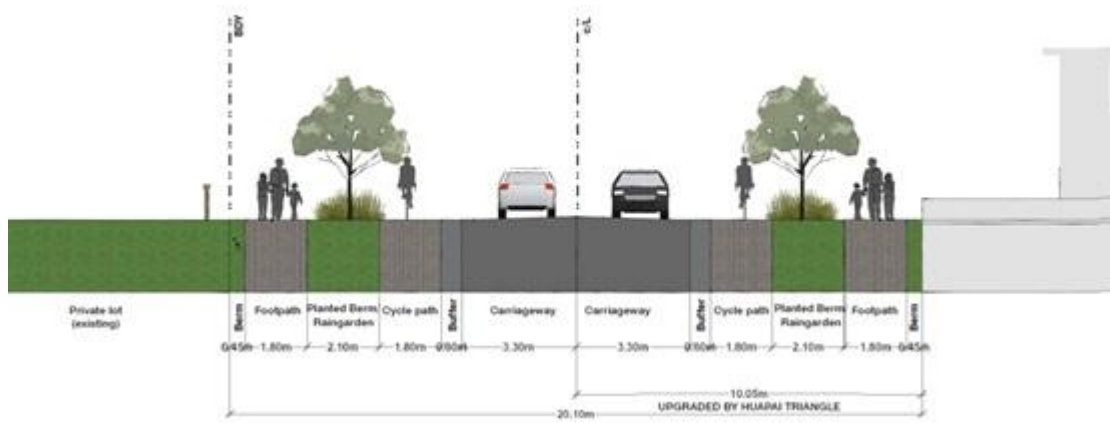
Figure 12 - Cycle Road



Figure 13 - Nobilo Road



Figure 14 - Station Road



I454 Opaheke 1

I454.1 Precinct description

The Opaheke 1 precinct comprises some 27 hectares of land between Bellfield Road and Opaheke Park, approximately 1.5km south of the Papakura Metropolitan Centre.

The purpose of the precinct is to provide for comprehensive and integrated development of the site, making efficient use of land resources and infrastructure, and increasing the supply of housing in the Papakura area. Development within the precinct is envisaged to provide approximately 500 new dwellings comprising a mixture of attached and detached typologies.

The development of the precinct will be integrated with Opaheke Park through the alignment of proposed roads, pedestrian linkages, and the enhancement of specified green corridors.

The zoning of land within the precinct is Residential Single House, Mixed Housing Urban, Mixed Housing Suburban, Neighbourhood Centre, and Open Space: Conservation. Refer to the planning maps for the location and extent of the precinct.

I454.2 Objectives

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

- (1) Opaheke 1 precinct is subdivided and developed in a comprehensive and integrated way, providing a mix of housing densities, typologies and affordable price options and incorporating opportunities for a neighbourhood centre.
- (2) A high quality built form and landscaped streetscape has developed, reflecting an urban character and amenity.
- (3) A safe, efficient and integrated road network provides strategic connections and improvements, encourages walking and cycling and the use of public transport, and provides strong legible connections to and through the precinct.
- (4) A high quality and safe public open space and green corridor network that integrates stormwater management, ecological amenity and recreational functions.
- (5) Indigenous biodiversity is maintained and enhanced through riparian margin re-planting at the time of development, building set-backs and landscaping.
- (6) Stormwater runoff is managed to respect natural processes, minimise flood risk and implement water sensitive design.
- (7) Housing affordability is enhanced by facilitating the efficient use of land for residential development.

- (8) To ensure that affordable housing provided in any residential development is distributed throughout the precinct.
- (9) To promote availability of affordable housing to first home buyers and/or Community Housing Providers.

I454.3 Policies

The underlying zones and Auckland-wide policies apply in this precinct, in addition to those specified below.

Subdivision and development

- (1) Require that the design of any subdivision and development within the precinct is undertaken in general accordance with the Opaheke 1 precinct plan.
- (2) Require a built urban form and character that transitions from a reasonably high density (typically attached dwellings) around key roads, public open space and green corridors to progressively lower densities (detached dwellings) within the central areas of the precinct and adjacent to established neighbouring development.
- (3) Ensure a network of high quality landscaped public open spaces and green corridors, predominately edged by roads and served by walkways and cycleways and /or appropriately addressed by adjoining residential development.
- (4) Enable the expansion of, and improved access to Keryn Reserve.
- (5) Encourage the establishment of land use activities or development within the residential areas to ensure that the precinct is developed in a coordinated, integrated and comprehensive manner.

Built form

- (6) Require new buildings to be located and designed so that they:
 - a. contribute to the streetscape and sense of place by responding to the planned future form and character of the surrounding area.
 - b. complement the character of adjoining buildings and development
 - c. provide clearly defined public fronts that positively contribute to the amenity and pedestrian safety of streets and public open spaces;
 - d. maximise outlook onto streets and public open spaces
 - e. avoid long unrelieved frontages and excessive bulk when viewed from streets and public open spaces;

- f. create visual interest through massing, articulation, roof form, materials and colour;
- g. provide clearly defined semi-private and private areas, including outdoor living space within the site;
- h. address both street frontages for corner lots. This can be achieved by:
 - i. placement of windows, massing, materials or articulated elements on both frontages;
 - ii. eliminating blank walls facing the street;
- i. avoid carports and garages being the dominant feature of the streetscape
- j. screen exterior rubbish storage areas from public view or incorporate them into the design of the building

(7) Require residential development to:

- a. be of a scale and form that is complementary to the character of adjacent or planned development;
- b. maintains adequate sunlight access to adjoining residential sites;
- c. minimises bulk and dominance effects;
- d. avoids rear lots;
- e. provides privacy; and
- f. have usable and accessible outdoor living space

(8) Require retaining walls to be a positive site or landscaping feature through building design and site landscaping.

Infrastructure

(9) Require a safe and interconnected road network which provides for:

- a. improvements to Opaheke Road where it adjoins the precinct;
- b. restricted vehicle access for new lots fronting Opaheke Road, to increase the safety and efficiency of Opaheke Road;
- c. signalisation of the intersection of Bellfield Road, Great South Road and Taonui Road to ensure the effective and safe movement of vehicles and pedestrians;
- d. road connections to Bellfield Road and Keryn Place;

- e. future road connections to the south; and
 - f. pedestrian and cycle linkages to and through the precinct, including two pedestrian bridges to Opaheke Park and walkways to Opaheke Road and Coulthard Place.
- (10) Require the internal road network, to be consistent with the precinct specific road cross sections to achieve an appropriate balance between movement and sense of place functions and to maintain a high quality, safe, slow speed environment.
- (11) Require rear lanes to be designed to address safety, lighting, landscaping and visual amenity.

Streams and wetlands

- (12) Require subdivision and development to provide for the restoration and enhancement of the riparian margins of streams and wetlands, as shown on the Opaheke 1 precinct plan to:
- a. achieve a natural appearance through planting using eco-sourced native species;
 - b. provide walkways these areas adjacent to riparian margins along both sides of streams, and boardwalks through wetlands where appropriate.

Stormwater

- (13) Integrate the precinct's stormwater management network, with the surrounding development by providing for values such as pedestrian movement, amenity, open space and ecology.
- (14) Maintain the existing catchment hydrology through management of stormwater onsite and employing water sensitive design principles prior to the discharge of stormwater.
- (15) Require subdivision and development to achieve SMAF1 mitigation through the use of a single device or combination of devices and generally accord with any relevant approved Network Discharge Consent and Stormwater Management Plan.
- (16) Restrict maximum impervious area on a site to ensure that the overall maximum impervious area for the Opaheke Precinct does not exceed 70 percent excluding roads and green corridors.
- (17) Ensure stormwater management devices (including outlet structures on land zoned Open Space are located and designed to complement the context, character and the natural, ecological and landscape values of the area.

Affordable Housing

- (18) New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:
- 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers; or
 - 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in the Auckland region and sold to Community Housing providers or the Housing New Zealand Corporation and owned for long term retention.
- (19) New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the precinct.

I454.4 Activity table

- (1) The provisions in any relevant zone and Auckland-wide provisions apply in this precinct unless otherwise specified below. A blank table cell with no activity status specified means that the underlying zone provisions apply.

Tables I454.4.1 and I454.4.2 Activity table specifies the activity status of development and subdivision activities in the Opaheke 1 Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I454.4.1 Activity table – Residential and Neighbourhood centre zones

Activity	Activity status		
	Mixed Housing Suburban	Mixed Housing Urban	
Residential			
(A1) One dwelling per site of 320m ² or greater	P		
(A2) One dwelling per site on sites 319m ² or less outside of the Detached Dwelling Buffer Area as shown on the Opaheke 1 precinct plan	D		
(A3) Two or more dwellings per site in the Detached Dwelling Buffer Area as shown on the Opaheke 1 precinct plan	NC	NC	

(A4) Comprehensive Residential Development on sites outside the Detached Dwelling Buffer Area as shown on Opaheke 1 precinct plan	RD	RD	
(A5) Comprehensive Residential Development on sites within the Detached dwelling buffer area as shown on Opaheke 1 precinct plan	NC	NC	
(A6) Supported residential care			D
(A7) Visitor accommodation and boarding houses			D
Commerce			
(A8) Show homes	P	P	P
(A9) Drive through restaurants			NC
(A10) Supermarkets greater than 300m ² gross floor area per tenancy			NC
(A11) Offices at ground level			D
(A12) Service stations	NC	NC	NC
Community			
(A13) Emergency services			NC
Industry			
(A14) Repair and maintenance services			NC

Table I454.4.2 Activity table - Subdivision – All zones

Activity	Activity status
Subdivision	
(A1) Subdivision in accordance with the Opaheke 1 precinct plan	RD
(A2) Subdivision not in accordance with the Opaheke 1 precinct plan	NC

I454.5 Notification

- (1) Any application for resource consent for a restricted discretionary activity for comprehensive residential development on sites listed in activity table I454.4.1 above, will be considered without public notification subject to meeting the standards of I454.7.1.1.
- (2) Any application for resource consent for an activity listed in activity tables I454.4.1 and I454.4.2 and not listed in I454.5(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\(4\)](#).

I454.6. Affordable housing controls

I454.6.1. General Controls

Purpose: To ensure that this precinct contains affordable housing to help address Auckland's housing affordability needs.

- (1) New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/vacant sites that are either relative affordable or retained affordable that will meet the requirements of clauses 2-7 below.
- (2) All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.
- (3) Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.
- (4) For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with clause 3 above.
- (5) For apartments, no more than one-third of the total number of identified affordable dwellings must be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings must be located on a single level.
- (6) If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwellings (or vacant site) or one-half or more, that fraction is counted as 1 dwelling (or vacant sites) and any lesser fraction may be disregarded.
- (7) Affordable housing that does not comply with clauses 1-6 above is a discretionary activity.

I454.6.2 Number of relative affordable dwellings or sites

Purpose: To ensure that this precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

- (1) For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:
 - a. The price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of 3 calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) that is published by the Real Estate Institute of New Zealand.
 - b. If the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) to ensure that the combined value of the building and the land on completion will meet that criterion or is a building associated with such a dwelling.
 - c. Any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who must reside in the dwelling from the date of transfer. Any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who must reside in the dwelling and retain ownership for three years from the date of transfer.
- (2) Relative affordable housing that does not comply with clause 1 above is a discretionary activity.

I454.6.3 Eligibility for relative affordable housing

Purpose: To ensure relative affordable housing is purchased by appropriate persons

- (1) Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites identified for affordable dwellings), the consent holder must provide the Council with a statutory declaration that confirms the sale complies with the following eligibility requirements:
 - a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement becomes unconditional;
 - b. the consent holder has sold the dwelling (and any associated parking that is required by resource consent, and storage) at a price which is not more than that defined by the 75 percent median price in accordance with Rule I454.6.2(1)(a) above;

- c. the purchaser is a first home buyer and has never owned any other real property;
 - d. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.
- (2) Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser shall be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in Rule I454.6.2(1)(a) above or is a building associated with such a dwelling.
- (3) Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder shall provide the Council with a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:
- a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of the sale and purchase agreement became unconditional;
 - b. any development of the site shall be such that the combined value of the dwelling and the land upon completion, as confirmed by a registered valuation, shall be no more than that defined by the 75 percent median price in accordance with Rule I454.2(1)(a) above;
 - c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase;
 - d. the purchase is a first home buyer and has never owned any other real property;
 - e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.
- (4) A consent notice shall be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria to be met for 3 years from the date of transfer to the first eligible purchaser.
- (5) Relative affordable housing that does not comply with clauses 1-3 above is a discretionary activity.

I454.6.4 Eligibility for retained affordable housing

Purpose: To ensure that this precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.

- (1) Purchasers in respect of retained affordable housing must be a registered community housing provider or the Housing New Zealand Corporation.

- (2) Retained affordable housing that does not comply with clause 1 above is a discretionary activity.

I454.6.5 Number of retained affordable dwellings or sites

Purpose: To ensure that this precinct contains price relative retained affordable housing available to first home buyers to help address Auckland's housing affordability needs.

- (1) For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria:
 - a. The price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent application or any appeals to the decision on that application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:
 - i. The dwelling is purchased with a 10 percent deposit; and
 - ii. The balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. The interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.
- (2) As part of the resource consent application evidence shall be provided to demonstrate a Community Housing Provider will purchase the dwellings/sites. Prior to transfer of the retained affordable dwellings/sites a Council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.
- (3) Retained affordable housing that does not comply with clauses 1-2 above is a discretionary activity.

I454.7 Standards

The standards applicable to the Residential - Mixed Housing Urban, Mixed Housing Suburban and Business – Neighbourhood Centre and Open Space – Conservation zones, and Auckland-wide provisions apply in this precinct except for the following:

Standard [H4.6.7](#) Yards

Standards [H4.6.14](#) and [H5.6.15](#) Front, side and rear fences and walls

Standards [H4.6.8](#) and [H5.6.9](#) Maximum impervious area

Standards [H4.6.9](#) and [H5.6.10](#) Building coverage

Standards [H4.6.10](#) and [H5.6.11](#) Landscaped Area

All permitted and restricted discretionary activities listed in Tables I454.4.1 and I454.4.2 must comply with the following activity standards unless otherwise specified.

I454.7.1.1 Comprehensive Residential Developments

Purpose: To encourage integrated and comprehensively designed developments by enabling efficient use of the site and providing for design flexibility while maintaining a reasonable level of sunlight access and minimising visual dominance effects to immediate neighbours.

- (1) A Comprehensive Residential Development must:
 - a. have a minimum site size of 1,000m²
 - b. have road frontage of at least 37.5m
 - c. be outside of the Detached Dwelling Buffer Area
- (2) The height in relation to boundary and yards development standards do not apply to internal site boundaries within the application area.
- (3) Development that does not comply with clause 1 above is a non-complying activity.
- (4) Development must comply with the following standards: [H4.6.4](#) and [H5.6.4](#) Building height, I454.7.1.3 On site stormwater management, - new impervious surfaces, I454.7.1.4 Front, side and rear fences and walls and Standard I454.7.1.5 Retaining walls,
- (5) Development that does not comply with clause 4 above is a restricted discretionary activity.

I454.7.1.2 Dwellings fronting Opaheke Road

Purpose: To ensure that dwellings front and have direct pedestrian access from Opaheke Road to provide for passive surveillance of the street and contribute to streetscape amenity.

- (1) The front facade of any dwelling on a site that adjoins Opaheke Road must contain:
 - a. glazing to habitable rooms that is cumulatively at least 20 percent of the area of the front facade; and
 - b. a main entrance door that is visible and accessible from the street.

I454.7.1.3 On-site stormwater management – new impervious area

Purpose: To manage stormwater runoff from the development of impervious areas onsite to mitigate adverse effects on catchment hydrology.

- (1) A Development of new impervious areas greater than 50m² is a permitted activity provided that:

- a. stormwater from the total site impervious area must be directed to an on-site device designed and sized to accommodate stormwater runoff from the site and achieve retention (volume reduction) of 5mm runoff plus detention (temporary storage) of 19.4mm of runoff with a draw down period of 24 hours.
- b. stormwater runoff may be directed to one or more on-site device to achieve the volume requirements in Table I454.7.1.3.1 where:
 - i. the retention volume must be achieved; and
 - ii. where the total volume requirement is met then a greater retention volume and a corresponding decrease in detention volume can be provided.
- c. any stormwater management device or system is built generally in accordance with design specifications by a suitably qualified service provider and is fully operational prior to use of the impervious area.
- d. 'as built' plans for any stormwater management device or system are provided to council within three months of practical completion of the works.
- e. the stormwater device/s: any stormwater management device or system is operated and maintained in accordance with best practice for the device or system.

Table I454.7.1.3.1 Retention and detention volume requirements			
M²	Retention (m³)	Detention (m³)	Combined total to be provided (m³)
1	0.005	0.0194	0.0244

I454.7.1.4 Front, side and rear fences and walls

Purpose: Enable fences and walls to be constructed within yards to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the street, green corridors and public open space,
 - minimise visual dominance effects to immediate neighbours and the street and maintain the open character of front yards.
- (1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:
- a. within the front yard or any yard adjoining a green corridor or public open space: 1.2m in height
 - b. within any yard adjoining a Jointly owned access lot: 1.8m in height where the fence is at least 25 percent visually open

- c. for all other side and rear yards: 2m in height

I454.7.1.5 Retaining walls

Purpose: To avoid visual dominance or overshadowing effects as viewed from the street or the boundary of the precinct.

- (1) Any retaining walls within 3m of a precinct boundary or site boundary must not exceed 1.2m in height, as measured by the vertical distance from the top to the bottom of the wall.

I454.7.2 Mixed Housing Suburban zone

I454.7.2.1 Yards

- (1) The purpose and yard controls for the Mixed Housing Suburban zone apply in the precinct unless otherwise specified below:
 - a. Front yard: 2.5m

I454.7.2.2 Maximum Impervious Area

Purpose: manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks, support the functioning of riparian yards and stream water quality and ecology and accommodate integrated development that will make efficient use of the site

- (1) Maximum impervious area must not exceed:
 - a. 60 percent of the site area for sites 320m² or greater; or
 - b. 70 percent of the site area for sites 319m² or less
- (2) Maximum impervious area within a riparian yard: 10 percent.

I454.7.2.3 Building coverage

Purpose: manage the extent of buildings on a site to achieve the planned built character of buildings anticipated within the Opaheke 1 precinct.

Maximum building coverage 50 percent of net site area.

I454.7.2.4 Landscaped area

Purpose: provide for high quality living environments consistent with the planned built character of buildings anticipated within the Opaheke 1 precinct and maintain the landscaped character of the streetscape within the zone.

- (1) Minimum landscaped area: 30 percent of net site area
- (2) At least 50 percent of the front yard must comprise landscaped area.

I454.7.3 Mixed Housing Urban zone

I454.7.3.1 Maximum Impervious Area

Purpose: manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks, support the functioning of riparian yards and stream water quality and ecology and accommodate integrated development that will make efficient use of the site

- (1) Maximum impervious area must not exceed:
 - a. 60 percent of the site area for sites 320m² or greater; or
 - b. 70 percent of the site area for sites between 319m² and 200m²
 - c. 85 percent of the site area for sites less than 200m²
- (2) Maximum impervious area within a riparian yard: 10 percent.

I454.7.3.2 Building coverage

Purpose: manage the extent of buildings on a site to achieve the planned urban built character of buildings anticipated within the Opaheke 1 precinct.

1. Maximum building coverage must not exceed 60 percent of net site area for attached dwellings; or.
2. The maximum building coverage must not exceed 50 percent for the net site area for detached dwellings.

I454.7.3.3 Landscaped area

Purpose: provide for high quality living environments consistent with the planned urban built character of buildings while recognising the proximity of Opaheke Park and to contribute to the landscaped character of the streetscape within the zone.

1. Minimum landscaped area: 15 percent of net site area
2. At least 50 percent of the front yard must comprise landscaped area.

I454.8 Subdivision Standards – All zones

I454.8.1 Minimum Net Site area

- (1) All proposed sites must comply with the following minimum net site areas for vacant lot subdivision as set out in Table I454.8.1.1:

Table I454.8.1.1

Zone	Minimum Net Site Area
Mixed Housing Suburban	320m ²
Mixed Housing Urban	Refer Rule E38.8.3.1

- (2) Subdivision that does not comply with clause 1 above is a discretionary activity except in the Detached Dwelling Buffer Area.
- (3) Subdivision in the Detached Dwelling Buffer Area that does not comply with clause 1 above is Non-complying activity.

I454.8.2 Riparian margins

Purpose: Riparian yards ensure development is adequately set back from the open space and stream network within the precinct to provide protection from natural hazards and to maintain a sense of open space.

- (1) Riparian margins identified on the Opaheke 1 Precinct Plan must be planted on either side of the banks of a permanent or intermittent stream to a minimum width of 10m measured from the bank of the stream or the edge of the stream determined by the extent of the 2.3 year Mean Annual Flood (MAF) Event. This rule does not apply to crossings of streams.
- (2) Riparian margins identified on the Opaheke 1 Precinct Plan must be planted and maintained in accordance with a council approved landscape plan and must use eco-sourced native plants, be consistent with local biodiversity and planted at a density of 10,000 plants per hectare.
- (3) Pedestrian/cycle paths must be located adjacent to and not within the 10m planted strip.
- (4) Riparian margins identified in clause 1 above must be offered to Council for vesting.
- (5) Where the esplanade provisions apply in clause 1 above, 15m of the full esplanade reserve must be planted in accordance with clause 1 above.

- (6) Subdivision that does not comply with clauses 1 to 5 above is a discretionary activity.

I454.8.3 Roding Construction Standards

Purpose: to provide a safe and legible street network

- (1) All roads within the precinct must be located in general accordance with the Opaheke 1 Precinct Plan.
- (2) All road provided within the precinct must be constructed to the standards contained within Table I454.8.3.1: Road Construction Standards within the Opaheke 1 Precinct and cross-section diagrams in Figures 1 to 7 below or, where not contained in Table I454.8.3.1 below, the relevant Auckland-wide rules apply.

Table I454.8.3.1: Road Construction Standards – Opaheke 1 Precinct

Road typology	Road Width	Carriageway	Footpath Width	Cycle Lane	Shared Cycle Lane/ Footpath	Median
Park Road A	24.2m	3.0 per lane	1.8m	1.8m	3.0m	1.8m
Park Road B	23.0m	3.0 per lane	1.8m	1.8m	N/A	2.8m
Typical Road	16.0m	2.7m per lane	1.8m	N/A	N/A	N/A
Bellfield Road	11.3m	3.0m per lane	1.8m	N/A	N/A	N/A
Wetland Road	10.7m	2.7m per lane	1.8m	N/A	N/A	N/A
Laneway	8.0m	5.4m	N/A	N/A	N/A	N/A
East-West Laneway	8.0m	4.9m	1.8m	N/A	N/A	N/A
Pedestrian walkways	N/A	N/A	N/A	N/A	8m	N/A

- (3) Subdivision that does not comply with clauses 1 and 2 above is a discretionary activity.
- (4) Cul de sac roads are a non-complying activity. This rule does not apply to staged road construction as part of a staged subdivision or balance site.

Figure I454.8.3.1 : Park Road A

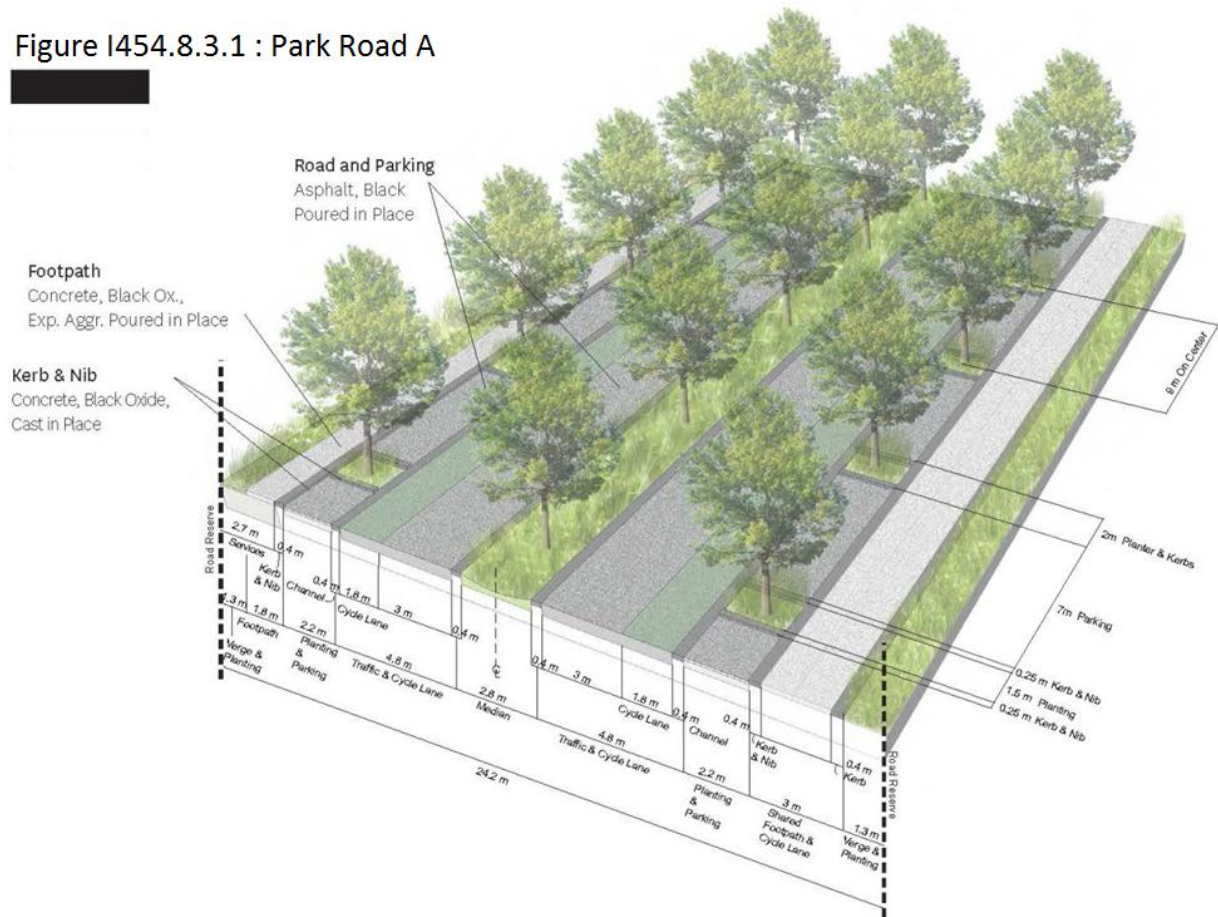


Figure I454.8.3.2 : Park Road B

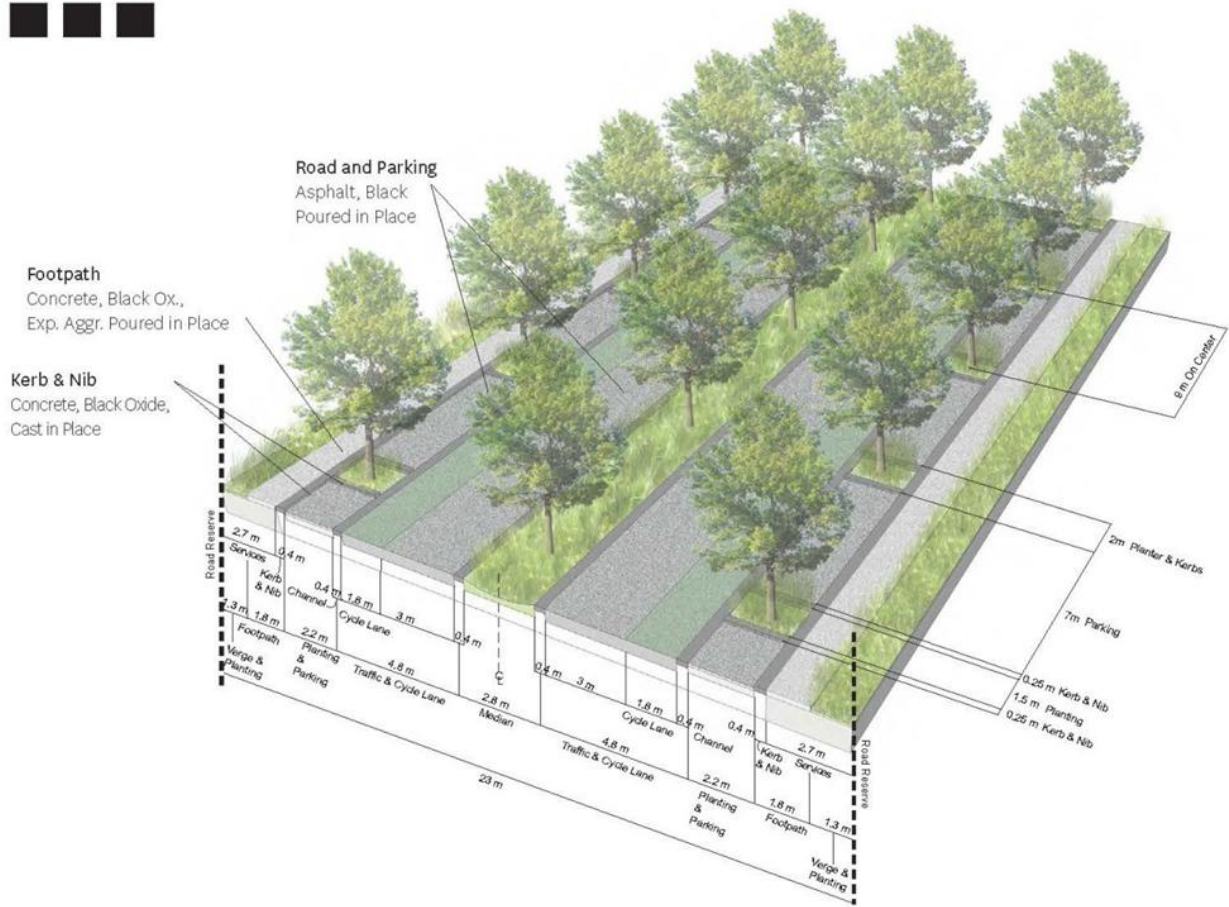


Figure I454.8.3.3 : Typical Road

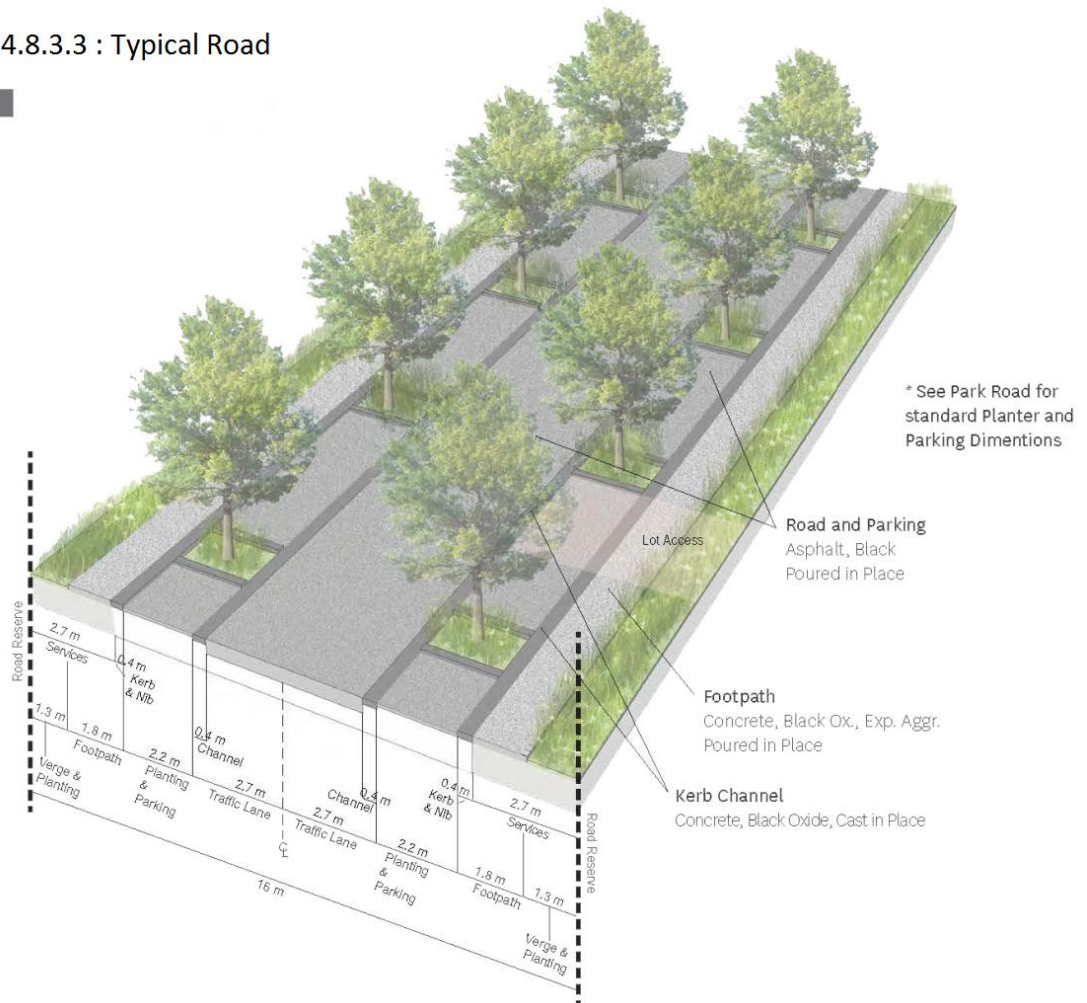


Figure I454.8.3.4 : Bellfield Road

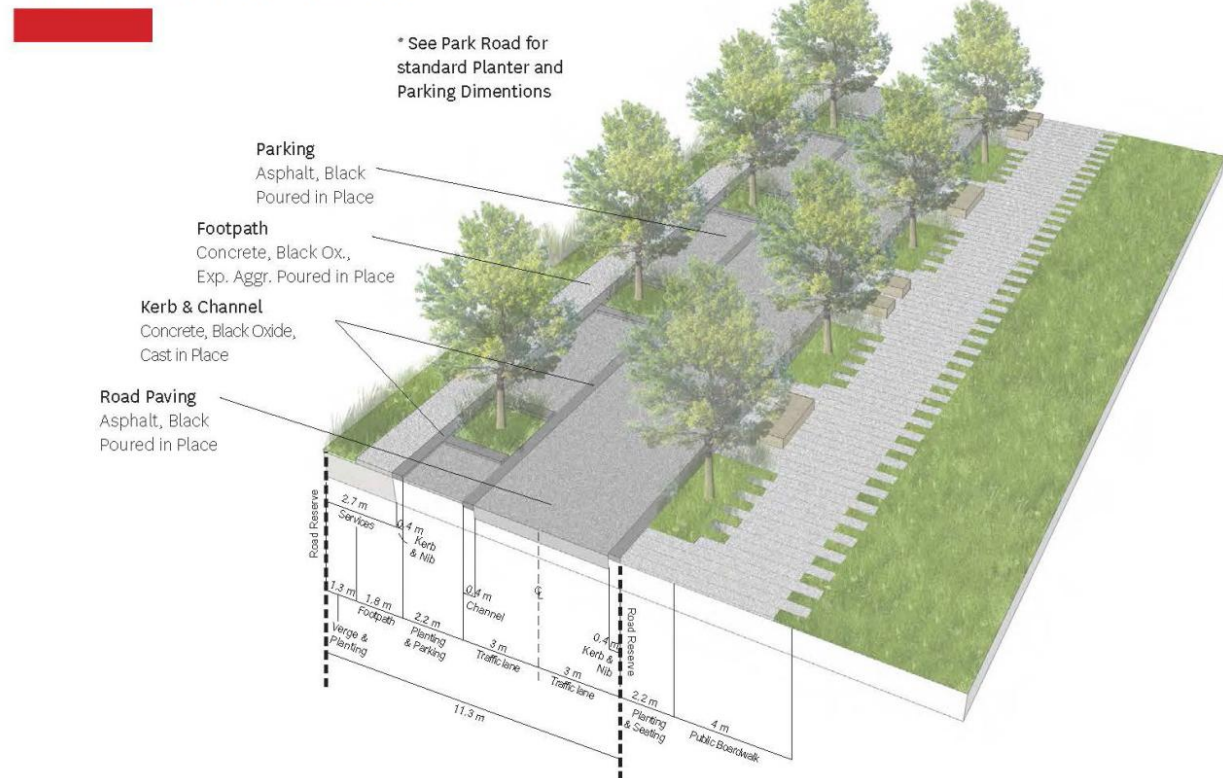


Figure I454.8.3.5 : Wetland Road

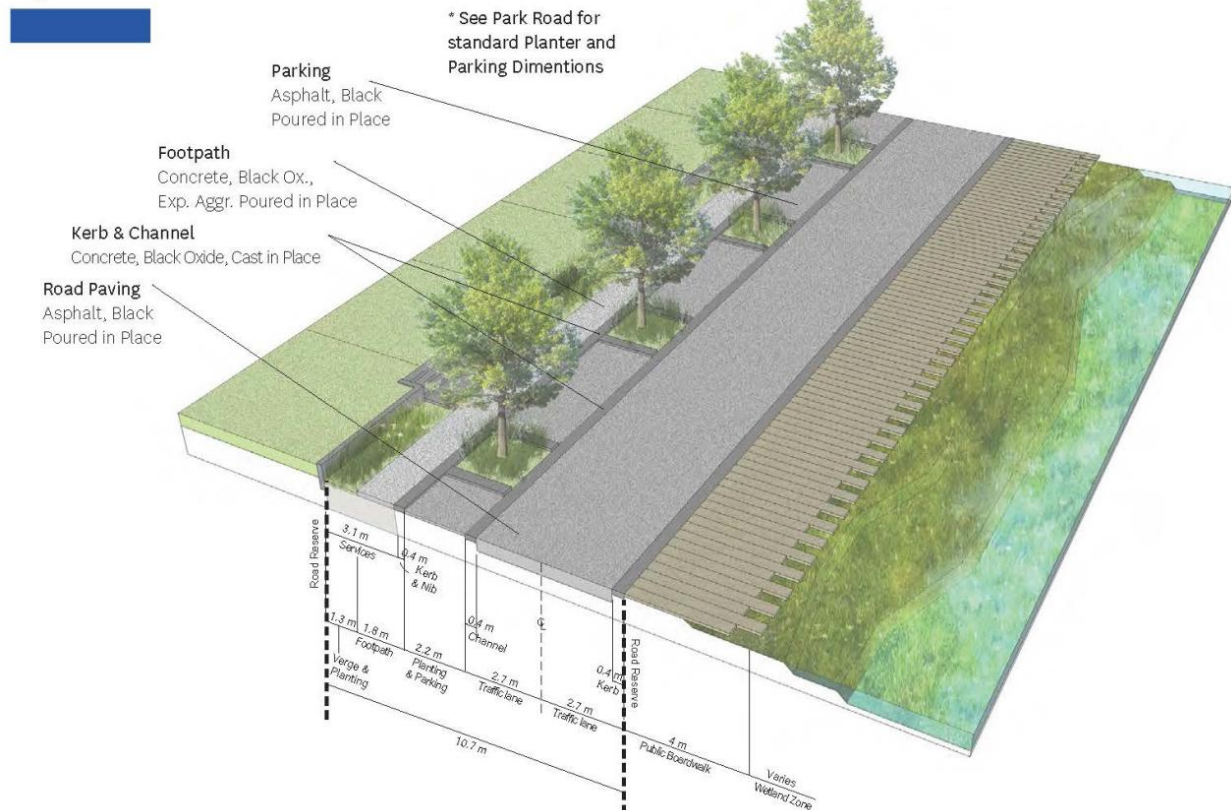


Figure I454.8.3.6 : Laneway

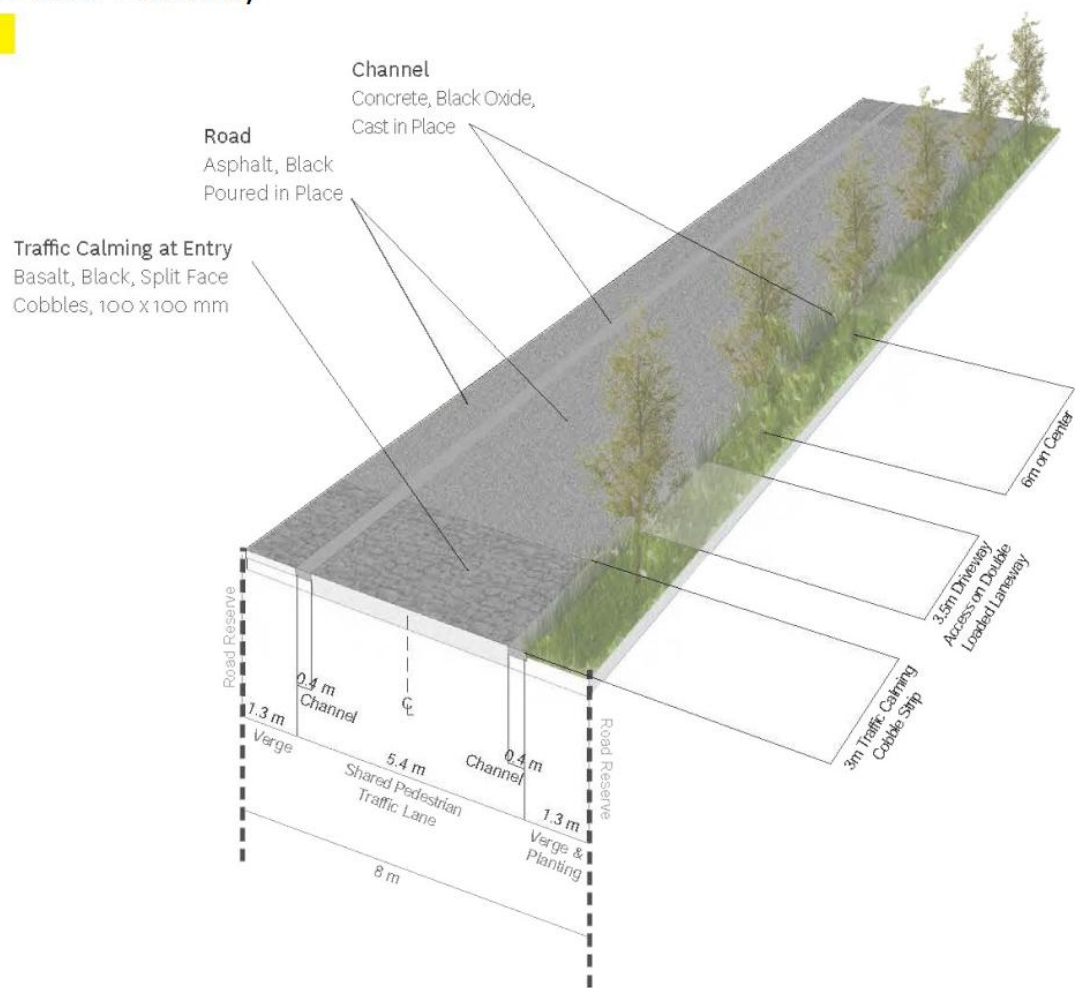
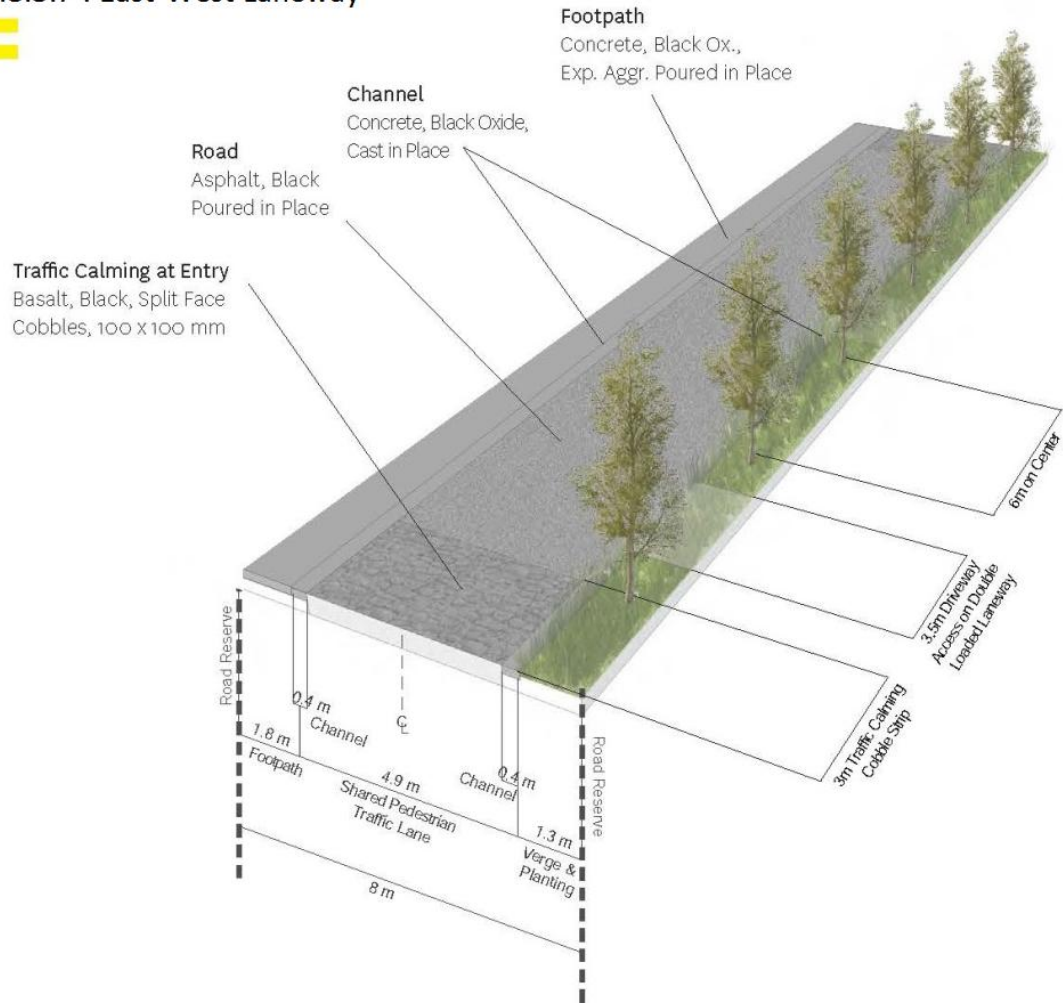


Figure I454.8.3.7 : East-West Laneway



Legend : Road materials



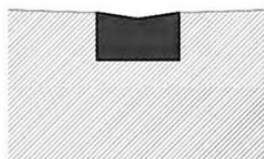
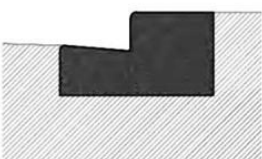
Parking
Concrete, Black Ox., Exp. Aggr.
Poured in Place



Parking Pavers
Basalt, Black, Split Face
Cobbles, 100 x 100 mm



Road Paving
Asphalt, Black
Poured in Place



I454.8.4 Roading improvements

Purpose: To ensure an interconnected roading network is provided in a coordinated and timely manner.

- (1) Subdivision within Area A, as shown on the Opaheke 1 precinct plan, must provide roading connections to Bellfield Road and Keryn Place, unless those connections have already been provided.
- (2) The signalisation of the Great South Road, Bellfield Road and Taonui Place intersection must be provided prior to or at the same time of the construction of any new road connection to Bellfield Road or Keryn Place.
- (3) Subdivision not in accordance with clauses 1 or 2 above is a non-complying activity.

I454.9 Assessment – controlled activities

There are no controlled activities in this precinct.

I454.10 Assessment – Restricted discretionary activities

I454.10.1 Matters of discretion

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

- (1) Subdivision and development
 - a. Consistency with the Opaheke 1 precinct plan
 - b. Stormwater
 - c. Transport
 - d. Design and appearance, location and integration
- (2) New residential buildings and Comprehensive Residential Development
 - a. Design and appearance, location and integration
 - b. In addition, Comprehensive Residential Developments should assess:
 - i. consistency with the Opaheke 1 precinct plan
 - ii. in the Mixed Housing Suburban zone the matters listed under [H4.8.1\(2\)\(a\) and \(c\)](#) and in the Mixed Housing Urban zone the matters listed in [H5.8.1\(2\)\(a\) and \(c\)](#) [for three or more dwellings per site]
 - iii. all of the following relevant standards:

- Standards I454.7.2.2 and 7.3.1 Maximum impervious areas;
- Standards I454.7.2.3 and 7.3.2 Building coverage;
- Standards I454.7.2.4 and 7.3.3 Landscaped area;
- Standards [H4.6.11](#) and [H5.6.12](#) Outlook space;
- Standards [H4.6.12](#) and [H5.6.13](#) Daylight;
- Standards [H4.6.13](#) and [H5.6.14](#) Outdoor living space;
- Standards [H4.6.15](#) and [H4.6.16](#) Minimum dwelling size.

iv. design of landscaping

(3) For development that does not comply with precinct standards the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- a. the matters listed under [C1.9\(3\)](#);
- b. for buildings that do not comply with Standard I454.7.1.4 Front, side and rear fences and walls, Standard I454.7.2.1 Yards; Standards I454.7.2.3 and 7.3.2 Building coverage; Standards I454.7.2.4 and 7.3.3 Landscaped area;
 - i. in the Mixed Housing Suburban zone the matters listed under [H4.8.1\(4\)\(a\) to \(c\) and \(e\) to \(i\)](#) and in the Mixed Housing Urban zone the matters listed under [H5.8.1\(4\)\(a\) to \(c\) and \(e\) to \(i\)](#); and
- c. for Standard I454.7.1.2 Dwellings fronting Opaheke Road, the matters listed under:
 - i. design and appearance of buildings
 - ii. [E27.8.1\(11\)\(a\) and \(b\)](#).
- d. for Standard I454.7.1.3 on-site stormwater management – new impervious areas the matters listed under [E10.8.1\(1\)\(a\) – \(d\)](#) [Stormwater Management – Flow]
- e. for Standard I454.7.1.5 Retaining walls, the purpose of the control
- f. for Standards I454.7.2.1 or I454.7.3.1 Maximum impervious areas:
 - i. stormwater runoff
 - ii. maximum impervious areas
 - iii. housing typology

I454.10.2 Assessment criteria

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

activities in addition to the assessment criteria specified for the relevant restricted discretionary activities in the zones or Auckland-wide provisions.

I454.10.2.1 Consistency with the Opaheke 1 Precinct Plan

- (1) All subdivision and development should implement and be in general accordance with the Opaheke 1 Precinct Plan;
- (2) Refer to Policy I454.3.1;
- (3) Refer to Policy I454.3.2;
- (4) Refer to Policy I454.3.3;
- (5) Refer to Policy I454.3.4;
- (6) Refer to Policy I454.3.5;
- (7) New neighbourhood parks should be located and configured so that they are:
 - a. highly visible and accessible;
 - b. bounded by at least two street frontages; and
 - c. integrated with surrounding development and, where practical, existing parks;
- (8) Refer to Policy I454.3.12; and
- (9) Refer to Policy I454.3.13

I454.10.2.2 Stormwater

- (1) Stormwater management infrastructure required by any Network Discharge Consent (and associated Stormwater Management Plan) and shown on the Opaheke 1 Precinct plans is provided in accordance with the creation of impervious surfaces within the corresponding stormwater catchment.
- (2) The approach to stormwater management for roads and future lots should take into account the recommendations of any Network Discharge Consent (and associated Stormwater Management Plan) and should provide sufficient space to achieve hydrology mitigation at-source.

Note: Consent Notices may be required on the titles of all new lots to ensure compliance with the onsite stormwater management requirements of this precinct.

- (3) Refer to Policy I454.3.13
- (4) Refer to Policy I454.3.14
- (5) For communal stormwater devices:
 - a. the extent to which the devices to be invested with council can be accommodated within the green corridors identified on the Opaheke 1 precinct

plan to allow efficient operation and maintenance;

- b. the extent to which the devices integrate with the amenity, ecological, recreational and pedestrian movement values of the green corridors
- c. the extent to which adequate provision is made for efficient operation and maintenance of devices not vested to council; and
- d. whether the use of communal devices achieves the best practicable option to manage stormwater runoff.
- e. Refer to Policy I454.3.17

I454.10.2.3 Transport

- (1) Refer to Policy I454.3.1
- (2) Refer to Policy I454.3.3
- (3) Refer to Policy I454.3.9
- (4) Refer to Policy I454.3.10
- (5) Refer to Policy I454.3.11
- (6) Refer to Policy I454.3.13
- (7) An integrated street lighting and landscaping theme should be implemented which is consistent with the overall environmental context.
- (8) Landscape treatment of roads should maintain and enhance views into Opaheke Park (where practical).

I454.10.2 4 Design, Location and Integration

- (1) Refer to Policy I454.3.1
- (2) Refer to Policy I454.3.2
- (3) Refer to Policy I454.3.3
- (4) Refer to Policy I454.3.5
- (5) Refer to Policy I454.3.6
- (6) Refer to Policy I454.3.7
- (7) Refer to Policy I454.3.8
- (8) Refer to Policy I454.3.11

I454.10.2.5 Development Standard infringements

- (1) The standard of Rule C1.9
- (2) For buildings that do not comply with Standard I454.7.1.4 Front, side and rear fences and walls, Standard I454.7.2.1 Yards; Standard I454.7.2.3 or 7.3.2 Building coverage; Standard I454.7.2.4 or 7.3.3 Landscaped area:
 - a. Refer to Policy I454.3.2;
 - b. Refer to Policy I454.3.6; and
 - c. Refer to Policy I454.3.7
- (3) For infringement of standard I454.7.1.2 Dwelling fronting Opaheke Road:
 - a. Access should be provided by way of a rear access, Jointly Owned Access Lot or from an alternative road boundary;
 - b. The assessment criteria of [E27.8.2\(11\)\(a\)\(i\)](#); and
 - c. Refer to Policy I454.3.9.b
 - d. Refer to Policy I454.3.6.a to d
- (4) For infringement of standard I454.7.1.3 On-site stormwater management:
 - a. The assessment criteria [E10.8.2.1\(a\) and \(b\)](#) [Stormwater Management Area – Flow 1 and Flow 2]
 - b. Where the non-compliance occurs on sites/lots where space for on-site devices is constrained, whether runoff from the impervious surfaces can be accommodated on-site for retention and within the public stormwater system/network for detention; or
 - c. Refer to Policy I454.3.15
- (5) For infringement of Standard I454.7.1.5 Retaining walls:
 - a. The degree of overshadowing or adverse visual amenity effects from the retaining walls on on-site amenity and on neighbouring properties; and
 - b. The degree to which the retaining visible to the neighbours, is attractively designed and incorporates modulation, landscaping and quality materials.
 - c. Refer to Policy I454.3.6
 - d. Refer to Policy I454.3.7
 - e. Refer to Policy I454.3.8
- (6) For infringement of standards I454.7.2.2 or I454.7.3.1 Maximum impervious area

- a. Subdivision and development should restrict maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- b. The extent to which subdivision and development restricts maximum impervious area to 70 percent for the application area (excluding roads and green infrastructure corridors) where there are multiple dwelling typologies.
- c. Whether adequate provision for on-site stormwater management is provided for within Terrace Housing typologies consistent with the Network Discharge Consent (and associated Stormwater Management Plan).
- d. Refer to Policy I454.3.15

I454.10.2.6 Comprehensive Residential Developments

- (1) In addition to I454.10.2.4, the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:
 - a. In the Mixed Housing Suburban Zone:
 - i. Standard I454.7.2.2 Maximum impervious areas;
 - ii. Standard I454.7.2.3 Building coverage;
 - iii. Standard I454.7.2.4 Landscaped area;
 - iv. Standard [H4.6.11](#) Outlook space;
 - v. Standard [H4.6.12](#) Daylight;
 - vi. Standard [H4.6.13](#) Outdoor living space;
 - vii. Standard [H4.6.15](#) Minimum dwelling size.
 - b. In the Mixed Housing Urban zone:
 - i. Standard I454.7.3.1 Maximum impervious areas;
 - ii. Standard I454.7.3.2 Building coverage;
 - iii. Standard I454.7.3.3 Landscaped area;
 - iv. Standard [H5.6.12](#) Outlook space;
 - v. Standard [H5.6.13](#) Daylight;
 - vi. Standard [H5.6.14](#) Outdoor living space;
 - vii. Standard [H4.6.16](#) Minimum dwelling size.

I454.11 Special information requirements

I454.11.1 Landscaping plan for roads, private laneways, private lots, comprehensive residential development, and riparian and wetland planting

- (1) Any application for subdivision or development creating roads, private laneways, private lots, comprehensive residential developments, and riparian and wetland planting must provide a concept landscaping plan, which includes the following key elements:
 - a. for roads, Jointly Owned Access Lots, Comprehensive Residential Development, and the planting of riparian, wetland and green corridors:
 - i. species, Pb sizes, planting density;
 - b. for riparian and wetland planting only
 - i. the depth of planting within riparian margins,
 - ii. cross sections of planting within riparian margins
 - iii. details on how eco-sourcing planting will be achieved; and
 - iv. integration into the landscape of infrastructure including stormwater outfall devices
 - c. for comprehensive residential developments only:
 - i. the proposed landscaping within front yards; and
 - ii. retaining wall and fencing details, boundary treatment, the location of bollards, cycle parking design, bin enclosures and letterboxes;
 - d. for roads to vest and proposed Jointly Owned Access Lots only
 - i. pavement plan, detailing materiality and colour, and identifying surface treatments to slow traffic and promote pedestrian movement throughout the development site and at key intersections of the Jointly Owned Access Lots with the public road;
 - ii. a 'way finding' signage plan for pedestrian connections from Opaheke Road through the development and to Opahake Park; and
 - iii. a lighting plan for Jointly Owned Access Lots

I454.12 Definitions specific to Opaheke 1 precinct

Attached housing

Attached housing is a self-contained dwelling that adjoins another dwelling, sharing walls and/or intermediate floors. All ground floor dwellings has direct street access.

Community Housing Provider

means a housing provider (other than Housing New Zealand Corporation) that has, as one of its objectives, the provision of one or both of the following types of housing:

- a. social rental housing:
- b. affordable rental housin

Detached dwellings

Detached housing is a free standing dwelling that does not share walls with another dwelling. The ground floor plan shape may or may not have one edge on a side boundary known as a zero lot condition. The zero lot setback typically occurs in the southern or eastern quarters giving a more efficient use of private open space to the opposing side and capitalising on good solar orientation to the north and west. Parking and servicing is from the street or a rear lane and can be integrated with the house or be detached.

Household Income

Household income must include all taxable income as defined by the New Zealand Inland Revenue Department.

Relative Affordable

Housing that is:

- a. bought by first home buyers with the intention to remain in the same ownership for three years from the date of first transfer, where the purchaser has a gross household income that does not exceed 120 percent of the Auckland median household income as set at the date of signing the unconditional sale and purchase agreement.
- b. sold at a price that does not exceed 75 percent of the Auckland region median house price published by the Real Estate Institute of New Zealand and calculated as an average of 3 calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later

Retained affordable

Housing that is:

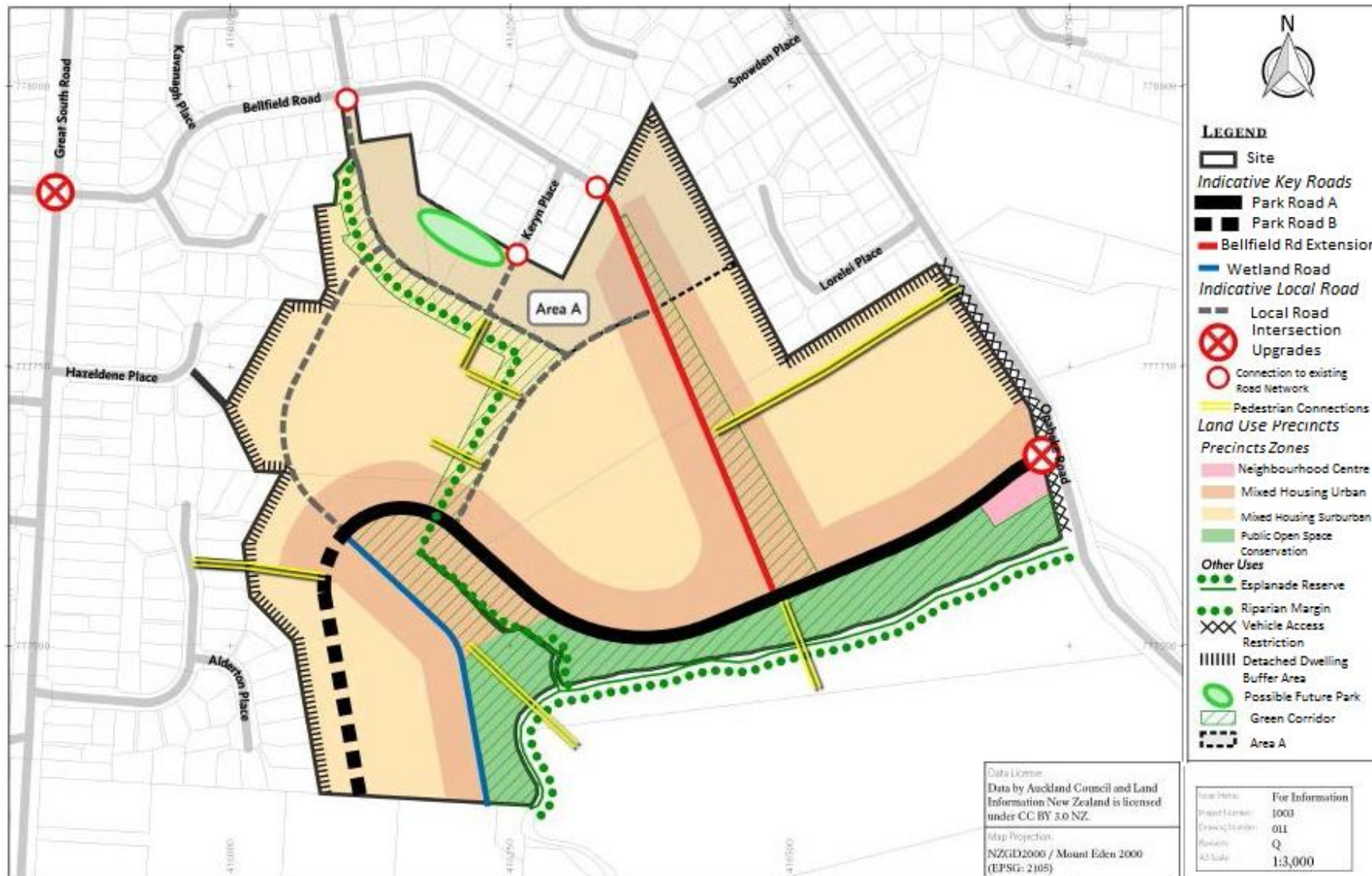
- a. built by a registered community housing provider or Housing New Zealand Corporation; or
- b. sold to a registered community housing provider or Housing New Zealand Corporation; and
- c. sold at a price defined by the Auckland median household income as published by

Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the latter.

Show home

A house on a newly built subdivision which is furnished and decorated to be shown to prospective buyers

I454.13 Precinct plan



5.59 Whenuapai 1

Precinct Description

The Whenuapai 1 precinct comprises 31.4 hectares of land located approximately 23 kilometres to the northwest of central Auckland, bound by Dale road to the north, Totara road to the east and Brigham Creek road to the south, as illustrated on the Whenuapai 1 precinct plan. The underlying zones are Residential Mixed Housing Urban, Residential Single House Zone and Open Space Informal Recreation Zone.

The purpose of the precinct is to provide for comprehensive and integrated development to increase the supply of housing (including affordable housing), and to encourage the efficient use of land and the provisions of infrastructure. The precinct will provide for a residential area integrated with key road links, areas of public open space, and a range of housing options.

It is envisaged that future land use and subdivision resource consents will give effect to the key elements of the Whenuapai 1 precinct plan to facilitate residential development in a co-ordinated manner.

Objectives

The objectives are as listed in the Mixed Housing Urban zone except as specified below:

1. Subdivision and development occurs in a coordinated manner that implements the Whenuapai 1 precinct plan.
2. The precinct is supported by a safe, efficient, and legible movement network with low speed internal streets and appropriate connections to future development areas surrounding the precinct.
3. Subdivision and development is integrated with the external road network and provides for improvements of the adjoining portions of Brigham Creek road, Totara road and Dale road to an urban standard.
4. Subdivision and development occurs in a manner that recognises the presence, ongoing operation and strategic importance of the RNZAF Base Whenuapai.
5. A network of three attractive, safe and functionally distinct open space areas comprising a town park, neighbourhood reserve, and a drainage reserve, which enhance the amenity of the precinct and of Whenuapai Village.
6. A town park that integrates with:
 - a. the village of Whenuapai and its main street; and
 - b. a community facility or café building immediately adjoining the south-western edge of the park.
7. Increased housing supply, variety and choice by creating a well-designed residential development comprising a range of housing densities, typologies, and affordable price options.
8. Implementation of a stormwater management network that uses water sensitive design as a core development approach, protects the ecological values of the receiving environment and integrates with the public open space network.
9. A landform outcome that uses site platforming and retaining wall design to maximise construction efficiencies and, when houses are constructed, site and street amenity.
10. The proportion of new dwellings that are affordable to households in the intermediate housing market is increased in Whenuapai.

Policies

The policies are as listed in the Mixed Housing Urban zone except as specified below:

1. Require structural elements of the Whenuapai 1 precinct plan to be incorporated into all subdivision and development to achieve:

a. a network of three open space areas, as specified in Objective 5, predominantly edged by roads or otherwise front-onto by adjoining residential development.

b. a town park which anchors and visually terminates the Whenuapai Village main street, and has a mixed recreational, site heritage, and civic function.

c. a neighbourhood park that provides for the recreational needs of the developed precinct.

d. a drainage reserve which provides attractive and functional stormwater management areas, and includes off-road pedestrian and cycleway connections linking the neighbourhood park to the western boundary of the precinct.

e. a logical and visually distinct north-south local road connection through the precinct, linking Brigham Creek road with Dale road.

f. a logical east-west local road connection through the centre of the precinct which links with Totara road to the east, and provides a road connection to the land to the west of the precinct.

g. a limited number of driveway access points onto Brigham Creek road.

h. no less than four road connections to the land to the west of the precinct.

i. visual differentiation of key road sections connecting the precinct with the surrounding road network through the provision of in-road “gateway” features.

2. Require the internal road network to comply with precinct specific road cross-sections to achieve an appropriate balance between movement and sense of place functions, recognising that appropriate calming measures may be required on some local roads to maintain a low vehicle speed environment.

3. Require development to be designed to:

a. provide for improvements to Brigham Creek road where it adjoins the precinct to balance its function as an arterial road with its future role as part of Whenuapai Village.

b. provide for improvements to Totara road and Dale road where they adjoin the precinct to safeguard their future transport function in Whenuapai.

c. facilitate the effective and safe movement of all modes of transport between the precinct and the main street of Whenuapai Village through the establishment of a signalised intersection at the corner of Brigham Creek road and Totara road. No more than 160 lots should be titled prior to the signalised intersection being established.

4. Ensure that reverse sensitivity effects in respect of noise from the RNZAF Base Whenuapai operation on residential activities, and effects of road and residential lighting on the RNZAF Base Whenuapai, are appropriately avoided, remedied and mitigated.

5. Enable the establishment of restaurant, café and community facility activities on the site immediately adjoining the town park to enhance the amenity and local identity of the Whenuapai Village (as identified on the precinct Diagram below).

6. Enable the relocation of the existing villa (located at 36 Brigham Creek road) to the site immediately adjoining the town park earmarked for a possible community facility or café building (as identified on the precinct diagram in Chapter [K7.12.6](#)).

7.Ensure that development provides a mix of lot sizes, housing typologies and densities to reflect a choice in living environments and affordability.

8.Ensure that, where practical, sites on roads abutting the open spaces of the development are utilised for more intensive housing typologies.

9.Encourage the use of rear lane developments for more intensive housing typologies as part of the mix of intensive housing solutions.

10.Install stormwater devices within the road corridors to retain the first 10mm of a 24hr rain event for new impervious areas associated with the road network except for:

a.roads over a grade of 5 percent; and

b.the north-south road (indicated on the Whenuapai 1 precinct plan) where the space within the berm has been allocated to parking.

11.Require site platforms and retaining walls to be designed to:

a.recognise likely housing and outdoor space layout, aspect and configuration on the site;

b.create opportunities for views and for the visual connection between the house and the street;

c.minimise the use and height of any retaining walls on street boundaries; and

d.improve the overall yield by enhancing the contour of the existing landform in conjunction with a landscape and built form strategy to mitigate any effects.

12.Require 10 percent of new dwellings to be relative affordable, or 5 percent to be retained affordable.

5.59 Whenuapai 1

The activities, controls and assessment criteria in the underlying Mixed Housing Urban zone and Auckland-wide rules apply in the following precinct unless otherwise specified. Refer to the Planning Maps for the location and extent of the precinct.

1. Activity Table

The activities in the Mixed Housing Urban zone and Auckland-wide rules apply in the Whenuapai 1 precinct unless otherwise specified in the activity table below.

Table 1

Activity	Activity status
Commerce	
Restaurants and cafes up to 150m ² gross floor area utilising the relocated villa on the site immediately adjoining the town park as shown on the precinct plan	P
Community facilities up to 150m ² gross floor area utilising the relocated villa on the site immediately adjoining the town park as shown on the precinct plan	P
Restaurants and cafes up to a maximum of 300m ² gross floor area utilising the relocated villa and extensions or additional buildings on the site immediately adjoining the town park as shown on the precinct plan	C
Community Facilities up to a maximum of 300m ² gross floor area utilising the relocated villa and extensions or additional buildings on the site immediately adjoining the town park as shown on the precinct plan	C

2. Notification

The notification provisions outlined in [Chapter G2.4](#) and [Chapter I1.2](#) apply.

3. Development Controls

1. The development controls in the Mixed Housing Urban zone apply in the Whenuapai 1 precinct unless otherwise specified below.

3.1 Landscaping

Purpose:

Provide for on-site amenity, traffic safety and an attractive streetscape character.

Provide for stormwater retention in accordance with [Chapter H4.14.2, Activity Table 2.1](#).

1. For proposed sites with a density less than or equal to one dwelling per 300m² at least 40 percent of the site must comprise landscaped area.

2. For proposed sites with a density greater than one dwelling per 300m² that comply with the requirements of clause 3.1.3 below, at least 30 percent must comprise landscaped area.

3. For clause 2 above the following must be met:

a. as part of the initial development at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is PB95 or larger at the time of planting; and

b. at least 50 per cent of the front yard of residential lots must comprise landscaped area.

3.2 Dwellings fronting the street

Purpose:

Ensure dwellings are orientated to provide for passive surveillance of the street and contribute to streetscape and amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:

- a. glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door).
- b. a door that is the main entrance to the dwelling.

3.3 Garages

Purpose:

Reduce dominance of garages as viewed from the street.

Avoid parked cars over-hanging the footpath.

1. A garage door facing the street must be no greater than 45 percent of the width of the front façade of the dwelling to which the garage relates.

2. Garage doors must not project forward of the front façade of the dwelling.

3. The garage door must be set back at least 5m from the site's frontage.

3.4 Brigham Creek Road vehicle access/crossing restriction

Purpose:

Limit the number of vehicle crossing directly accessing Brigham Creek road.

Reduce traffic effects on Brigham Creek road.

Avoid traffic/pedestrian/cyclist conflicts on Brigham Creek road.

1. In the location shown on the Whenuapai 1 precinct plan, a maximum of eight paired vehicle crossings may serve up to 16 individual lots (two lots for each paired vehicle crossing) fronting Brigham Creek road.

2. Sufficient vehicle manoeuvring space must be provided on-site for each lot provided with direct vehicle access to Brigham Creek road to ensure vehicles can exit the site without the need to reverse manoeuvre off, or on to, Brigham Creek road.

3.5 Lighting

Purpose:

Ensure that street lighting and outdoor lighting does not affect aircraft operations.

1. Street lighting must comply with [Chapter H6.1 Lighting](#).

2. No person must illuminate or display the following outdoor lighting between 11:00pm and 6:30am:

- a. searchlights; or
- b. outside illumination of any building or public recreational facility by floodlight.

3.6 Noise

Purpose:

Ensure that potential reverse sensitivity effects of noise from the adjacent RNZAF Whenuapai Base on residential amenity are appropriately addressed and provided for within the precinct.

1.A no-complaints covenant shall be included on each title issued within the precinct. This covenant shall be registered with the deposit of the subdivision plan, in a form acceptable to the Council under which the registered proprietor will covenant to waive all rights of complaint, submission, appeal or objection it may have under the Resource Management Act 1991 or otherwise in respect of any subdivision, use or development of the New Zealand Defence Force's land at Whenuapai Airbase.

3.7 Affordable Housing

Purpose:

Ensure that the precinct provides for affordable housing to address Auckland's housing shortage.

1.A total of 10 per cent of proposed dwellings must be relative affordable or 5 percent for retained affordable dwellings. At the time of subdivision, the applicant must:

- a. identify the lots of the subdivision allocated for the building of dwellings that are affordable; and
- b. specify the mechanism for ensuring that any building constructed on those lots is a dwelling that will meet the affordability criteria outlined in the Housing Accords and Special Housing Areas Act 2013 – (Auckland) Amendment Order 2014 for the Whenuapai Special Housing Area Act 2013 – (Auckland) Amendment Order inserted on 31 July 2014 for Whenuapai Village, Whenuapai special housing area.

4. Subdivision Controls

The controls in the Auckland-wide rules – Subdivision apply in the Whenuapai 1 precinct unless otherwise specified below.

4.1 Activity Table

The Activity Table 1 – General and Activity Table 2 – residential zones in [Chapter H5.1](#) of the Unitary Plan, apply to the Whenuapai precinct, except as specified in Table 2 below:

Table 2

Subdivision Activity	Activity status
Subdivision in accordance with the Whenuapai 1 precinct plan	RD
Subdivision not in accordance with the Whenuapai 1 precinct plan	D

4.2 Development Controls

4.2.1 Roading Standards

Purpose:

Provide a safe and legible street network within the precinct, and appropriate improvements to existing roads immediately adjoining the precinct.

- 1.Roads within the precinct must be located generally as illustrated on the Whenuapai 1 precinct plan.
- 2.All roads provided within the precinct must be constructed to the standards contained within Table 3: Road Construction Standards within (and immediately adjoining) the Whenuapai 1 precinct plan Area or, where not contained in Table 3, the relevant Auckland-wide rules will apply.

3.Subdivision applications must be accompanied by a programme detailing the upgrading of existing public roads immediately adjoining the proposed subdivision area, including a description of the road upgrade works that will be undertaken, and the timing of the upgrade works. All road upgrade works must be undertaken in accordance with the standards contained in Table 3: Road Construction

5.59 Whenuapai 1

Standards and road upgrade works must be undertaken along the full road frontage of all existing public roads within, or adjacent to, the area to be subdivided.

4. Traffic calming measures (such as road build-outs/pinch-points) must be provided on local roads in appropriate and logical locations, taking into consideration the location of street trees, street lighting, vehicle crossings, and on-street parking spaces.

5. All internal roads within the precinct must be constructed to local road standards, except for any jointly owned access lots.

Note: It is expected that all existing public roads within, and adjacent to, a proposed subdivision area will be upgraded prior to or concurrent with subdivision and that upgrade works must be undertaken in a manner consistent with the standards contained in Table 3: Road Construction Standards. Road upgrade works will be funded by the developer and constructed as part of the subdivision works unless otherwise agreed with the council.

Table 3: Road Construction Standards within (and immediately adjoining) the Whenuapai 1 precinct plan area

Road	Road width	Carriageway	Footpath width	Cycle Lane	Figure
Brigham Creek road	24.0m	7.0m (plus 2.5m central flush median)	1.8m	1.8m (plus 0.6m buffer on precinct side)	Figure 1
Totara road	24.5m	7.0m (plus 2.5m central flush median)	1.8m east 2m west	1.8m (plus 0.6m buffer)	Figure 2
Dale road	20.0m	6.0m	1.8m	N/A	Figure 3
North-South road	17.0m	6.0m	1.8m	N/A	Figure 4
Local road	17.0m	7.8m	1.8m	N/A	Figure 5
Parkside road	Varies	6.0m	1.8m (development side only)	N/A	Figure 6
Entrance road	17.0m	2.9m movement lanes (plus 2m central swale)	1.8m	N/A	Figure 7

4.2.2 In road gateway feature

Purpose:

Provide for the visual differentiation of key road intersections connecting the precinct with the surrounding road network.

1. Key road sections identified as Entrance road on the Whenuapai 1 precinct plan must be designed to provide an in-road gateway feature. These sections must be constructed in accordance with the Entrance road detail shown in Figure 7 which includes a central road swale. Gateway features must be designed to provide appropriate pedestrian crossing/pram crossing facilities at intersections. Gateways may be created in a number of additional ways, including but not limited to:

- a. feature planting, such as groups of tree/shrubs that are different to those used in other streets.
- b. feature signage and/or public art.

4.2.3 Road connections

Purpose:

Provide opportunities for appropriate future road connections to the west of the precinct.

1.A minimum of four road connections capable of being extended to the west of the precinct must be provided as part of the development of the Whenuapai 1 precinct.

4.2.4 Totara Road/Brigham Creek Road/Mamari Road Intersection

Purpose:

Provide an appropriate signalised intersection at any early state in the development of the precinct.

1.No more than 160 dwellings should be constructed prior to the Brigham Creek road/Totara road/Mamari road intersection being signalised.

5. Assessment

5.1 Controlled Activities

5.1.1 Matters of Control

The council will reserve its control to the matters below for the activities listed as controlled in the precinct activity table:

- 1.Impervious areas in the Whenuapai 1 precinct unable to comply with activity controls.
- 2.The design, size, and location of buildings required to be erected on the site.
- 3.The relationship between the built form and the adjoining park.
- 4.Management of parking and access arrangements.
- 5.Noise levels and hours of operation.

5.1.2 Assessment Criteria

- 1.The scale and location of buildings should comply with the development controls of the Mixed Housing Urban zone.
- 2.The relevant assessment criteria under the Stormwater Management – Flow in the Auckland-wide rules.
- 3.The design and layout of buildings should be sympathetic to the adjoining park.
- 4.Buildings should promote an active frontage facing the park.
- 5.Any parking provided should be managed appropriately to avoid conflict with the surrounding road network.
- 6.The hours of operation and noise levels for the proposed uses should ensure that the residential amenity of adjacent properties is protected.

5.2 Restricted Discretionary Activities

5.2.1 Matters of Discretion

Subdivision in accordance with the Whenuapai 1 precinct plan

1. The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table:

- a. the Whenuapai 1 precinct plan.
- b. the design and location of the subdivision.
- c. landscaping.
- d. the matters for discretion outlined in [Chapter H5.4, Table 13](#).

Development Control Infringements

2. The council will restrict its discretion to those matters listed in [Chapter I1.11](#) and [Chapter G2.3](#), for development within the Whenuapai 1 precinct unless otherwise specified below.

Brigham Creek Road vehicle access/crossing restriction

3. The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table to the following matters:

- a. effect on safe operation of the transport network.
- b. the total number, location and design of vehicle crossings.
- c. the ability for vehicles to safely manoeuvre on to Brigham Creek road.

5.2.2 Assessment Criteria

Impervious areas in the Whenuapai 1 precinct unable to comply with the activity controls

1. The council will consider the relevant assessment criteria listed under Stormwater Management – Flow in the Auckland-wide rules.

Subdivision in accordance with the Whenuapai 1 precinct plan

2. The council will consider the relevant assessment criteria below for the activities listed as restricted discretionary in the activity table for the Whenuapai 1 precinct.

Subdivision should implement and generally be consistent with:

- a. the Whenuapai 1 precinct plan.
- b. the roading typologies set out in Figures 1 to 7 (Road Construction Standards) to the Whenuapai 1 precinct
- c. the objectives and policies for the precinct.
- d. the rules of the Mixed Housing Urban zone.
- e. the assessment criteria outlined in [Chapter H5.4.2](#).

Development Control Infringements

3. The council will consider the relevant assessment criteria listed in [Chapter I1.11](#) and [Chapter G2.3](#), for development within the Whenuapai 1 precinct unless otherwise specified below.

Landscaping should be located and designed to:

- a.minimise any visual effects of significant retaining walls from any public space after housing development; and
- b.maintain safe sightlines for access.

Brigham Creek Road vehicle access/crossing restriction

- 4.The council will consider whether effects on the transport network can be appropriately avoided or mitigated, with particular regard to:
- a.the total number, location and design of vehicle crossings serving lots fronting Brigham Creek road;
 - b.the ability for vehicles to safely manoeuvre on to Brigham Creek road;
 - c.the safety of pedestrians and cyclists; and
 - d.streetscape amenity.

6. Precinct plans

Whenuapai 1 Precinct Plan

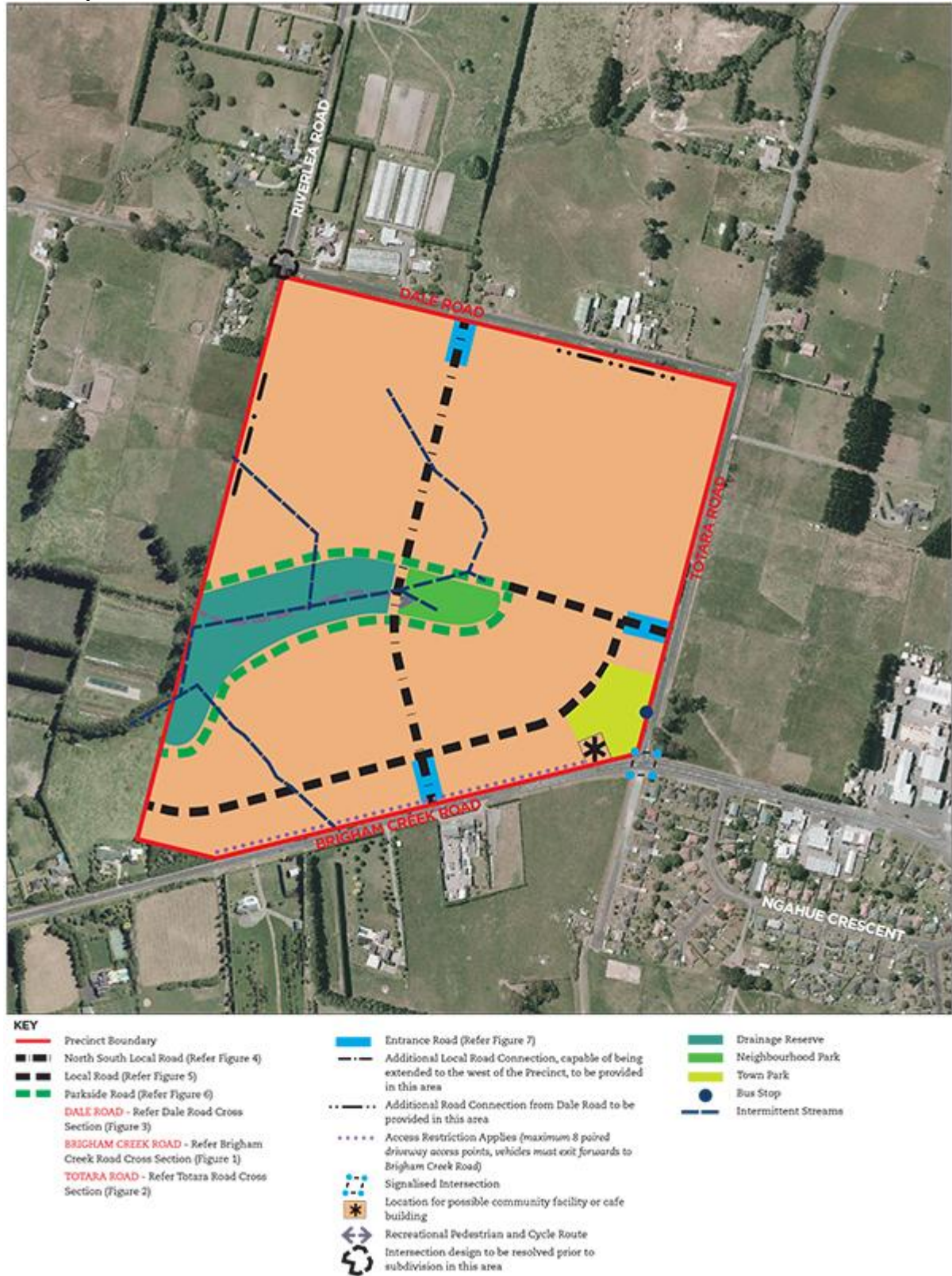


Figure 1 - Brigham Creek Road



Figure 2 - Totara Road

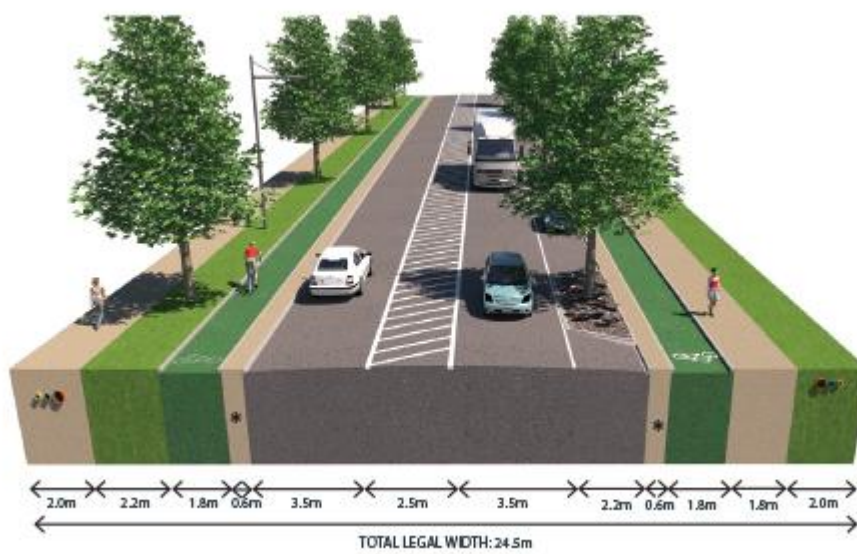


Figure 3 - Dale Road

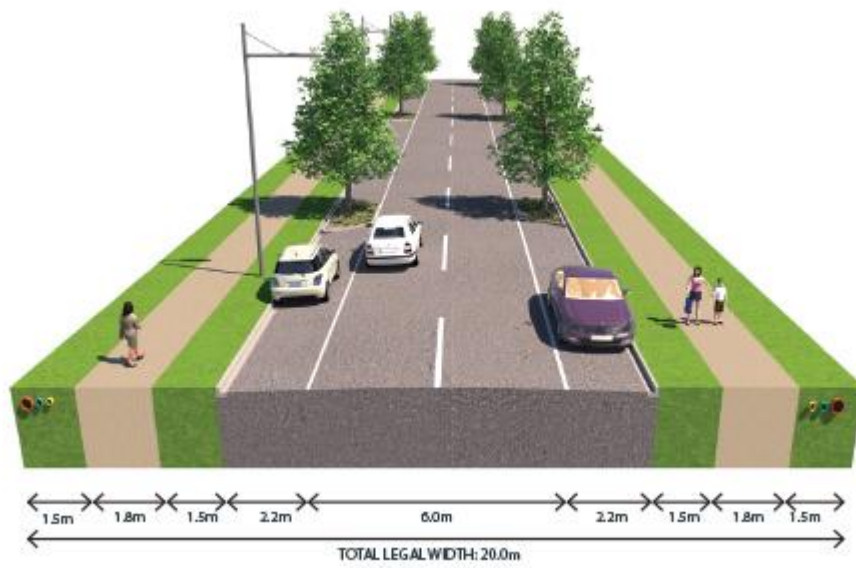


Figure 4 - North-South Road



Figure 5 - Local Road



Figure 6 - Parkside Road

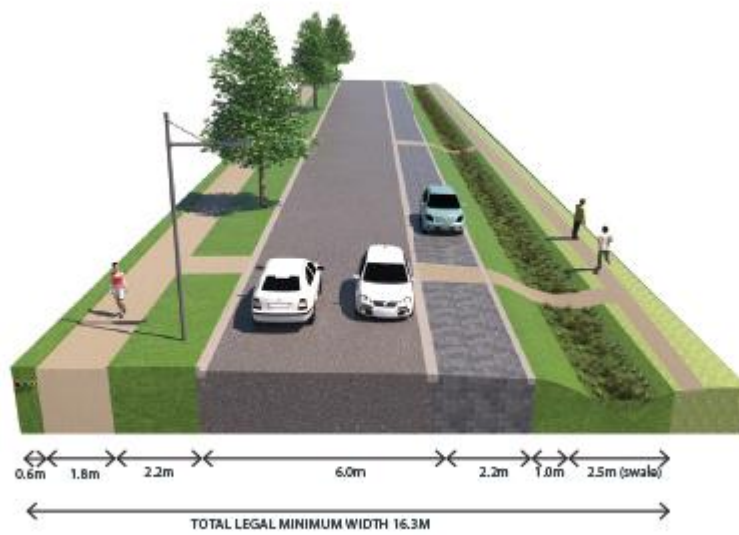


Figure 7 - Entrance Road

