

I408. Clevedon Precinct

I408.1. Precinct Description

Clevedon is a rural village situated on the Wairoa River. The precinct area is between the Wairoa River and Taitaia Stream and comprises 847ha. It lies at a key interface between town and country and, for many urban Aucklanders, provides an important connection to rural living and rural activities.

The purpose of the precinct is to incorporate the outcomes of the Clevedon Village Sustainable Development Plan into the Auckland Unitary Plan and provide for integrated growth in a coordinated manner and sustainable management of the area.

Key features include open space, indicative walkways, indicative bridle trails, areas of development opportunities and development restriction areas, wetlands, ponds and indicative road network.

The precinct is made up of five sub-precincts:

- Clevedon Village sub-precincts A and B zoned Residential - Single House Zone.
- Clevedon Village sub-precinct C zoned Rural - Countryside Living Zone.
- Clevedon Village sub-precinct D is zoned Business - Neighbourhood Centre Zone.
- Clevedon Village sub-precinct E is zoned Residential - Single House Zone or Open Space – Community Zone or Open Space – Conservation or Open Space – Sport and Active Recreation Zone or Open Space – Informal Recreation zone.

Refer to I408.10.1 Clevedon Precinct plan 1: Sub-precincts for the location of the sub-precincts.

Sub-precinct A is generally located within an 800m radius of the Village Centre. The purpose of the sub-precinct is to create a compact residential area within 10 minutes walking distance of the village centre.

Sub-precinct B applies to land located on the outer edge of the existing village. The purpose of the sub-precinct is to create a transition from the more compact village to the surrounding rural farming area beyond. The sub-precinct provides for homestead type residential development set within larger grounds, reflecting a more rural residential character.

Sub-precinct C is situated at the outer edges of the precinct. The purpose of the sub-precinct is to provide for a range of part time farming activities from which produce can support local activities, such as the Clevedon Farmers' Market. The sub-precinct provides for small rural holdings as a transition between the new residential area and the wider rural area beyond. It is envisaged that these land holdings can enable lifestyle farming and other rural activities.

The provisions within the sub-precinct promote cluster housing to deter the fragmentation of land and at the same time enable small scale equestrian or farming activities. Cluster housing will also assist in reducing the visual impact of development and in preserving key views by grouping buildings, maintaining wildlife corridors and

enabling parcels of land only partially impacted by the floodplain to be developed where there is a suitable building platform and wastewater disposal field (where relevant) outside the floodplain.

I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network identifies areas where additional subdivision is contemplated with a density ranging between 1 dwelling per 2 hectares and 1 dwelling per 10 hectares. The lots with the greatest density opportunity are generally located within 800m from the edge of the business zone, an accepted walkable distance when intensifying areas. These lots also contain sufficient high ground and landscape capacity to accommodate additional units at an increased density.

A section of Papakura-Clevedon Road has been identified as sensitive to development. This may undermine the transition between the residential areas of Clevedon and the wider rural area beyond. I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network also identifies an area where development is restricted on properties along Papakura-Clevedon Road and Tourist Road. The area protects the rural character and experience when travelling into Clevedon by restricting new dwelling units to being located along the road corridor, controlling new vehicle access points and by requiring specific riparian planting that preserve the character along this section of Papakura-Clevedon Road.

Particular rules applying to the development restriction area reinforce the rural village character and landscape qualities of Clevedon, while minimising adverse effects of rural activities on adjoining residential land.

Low lying land subject to flooding is subject to building restrictions to ensure the effects of flooding are not exacerbated and can continue to be managed. Careful siting of dwellings and accessory buildings on higher ground is required to manage flood risk and to maintain the open rural character of the remaining areas of property within flood plains.

Provision for bridle paths at the time of subdivision is also promoted to enhance the amenity values of Clevedon and facilitate the safe movement of horses and riders through the area.

Sub-precinct D applies on and to the west of the main street of Clevedon. The purpose of the sub-precinct is to reinforce the area as a local service centre for Clevedon Village precinct and surrounds and recognise Clevedon village provides services for those travelling, visiting or passing through Clevedon.

Sub-precinct E applies to various sites throughout the precinct that provide for open space and/or community activities. The zone provisions apply for these sites except for provisions relation to floodplains and bridle paths.

Floodplains and Coastal Storm Inundation Areas

Large areas of the Clevedon Precinct are subject to flooding and coastal storm inundation. The Clevedon Precinct includes provisions relating to works, subdivision and development within these areas.

Re-Vegetation Area

The subdivision provisions seek to achieve extensive planting and re-vegetation within the lots identified above to mitigate adverse effects of residential development and enhance natural and amenity values. The location of the re-vegetation takes into account restoration of the riparian margins and floodplains, extension of existing ecological corridors and enhancement of existing vegetation.

Additional subdivision controls apply to

- Part Allot 5 Parish of Wairoa, Part Lot 9 DP 5258, Part Allot 9 DP 3036, Lot 2 DP 186158 and Lots 2 and 3 DP 142381
- Lot 100 DP 509670 (NA778232)
- Part Allot 2 and Part Allot 21 Parish of Wairoa (NA48C/657)
- Part Allot 16 Parish of Wairoa (NA46C/175)
- Lot 1 DP 489936 (NA706524)
- Part of the landholdings of Lot 2 DP 489936 (NA706522), Part Allot 4 Parish of Wairoa (NA585/199) and Lot 11 DP404808 (NA416659)

as shown on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network.

While the subdivision provisions apply to sub-precinct A, B, C and D all re-vegetation is anticipated to be located within the sub-precinct C. I408.10.3 Clevedon Precinct plan 3: Re-vegetation area identifies the location of the planting within this sub-precinct.

The planting and re-vegetation within this area is closely tied to any future development and subdivision. Any development layout, landscape plan and management plans for the landholding will demonstrate the extent of riparian planting along Taitaia Stream and nature and extent of planting within the floodplain to ensure that the function of the floodplain to safely store and convey flow is retained.

The re-vegetation area within Sub-precinct C includes a 'no build' 40m wide planted "Village Gateway Corridor" along Papakura-Clevedon Road. This planting buffer is to be located outside the road corridor, on private land and is to be planted as part of the development. This area may include wetlands and ponds as part of the stormwater management plan. It may also provide for new local roading connections to adjoining development. It is anticipated that planting within this area will be part of Stage 1 of any development.

Protection of planting and re-vegetation within the area will be by way of consent notices on titles. Development within this area is anticipated to occur in a comprehensive manner to achieve the outcomes sought by the precinct.

I408.2. Objectives [rp/dp]

- (1) A new boundary for the expansion of Clevedon is established that provides a clear differentiation between urban and rural areas.

- (2) Development and/or subdivision within the precinct facilitates a transport network that:
 - (a) integrates with, and avoids adverse effects on the safety and efficiency of, the transport network of the surrounding area, including any upgrades to the surrounding network;
 - (b) facilitates transport choices by providing for pedestrians, equestrian users, cyclists, public transport facilities, and vehicles; and
 - (c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice or engineering standards.
- (3) The collection, treatment and disposal of wastewater is managed to avoid, remedy or mitigate any adverse effects on the water quality of the receiving environments of the Wairoa River catchment.
- (4) The adverse effects on property and the environment from flooding and coastal storm inundation is avoided where practicable or otherwise minimised and mitigated.
- (5) Small-scale retail activities are enabled and large scale retail is restricted within Sub-precinct D.
- (6) Development is serviced with a reliable supply of water of an appropriate quality and quantity for both domestic use and firefighting purposes.

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

I408.3. Policies [rp/dp]

- (1) Require subdivision, use and development to be generally in accordance with I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network.
- (2) Establish a development pattern that has the village core, at its centre dispersing through to the rural environs.
- (3) Subdivision, use and development must:
 - (a) provide a range of living choices and lifestyles;
 - (b) retain significant landscape elements and key views along identified corridors;
 - (c) provide a high degree of connectivity through a well-connected movement network and facilitate safe walking, cycling and horse riding, including the identification of walking, cycling and bridle paths;

- (d) protect water quality and ensure that the rate of run-off throughout the development cycle is similar to pre-development levels;
 - (e) provide open space and public access to the Wairoa River;
 - (f) promote passive surveillance of public space by design and placement of buildings;
 - (g) ensure that there is a legible boundary to the urban area and countryside living; and
 - (h) maintain or enhance the existing character and its rural environs.
- (4) Enable residential, business, community facilities, rural lifestyle and farming activities and a range of open spaces including a village green.
- (5) Enable the clustering of dwellings in areas identified on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network
- (6) Require subdivision and/or development to provide for a transport network that:
- (a) as a minimum, is in accordance with the transport network elements shown on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network;
 - (b) supports safe and efficient movement of pedestrians, equestrian users, cyclists, public transport and vehicles; and
 - (c) is designed and constructed in accordance with the requirements of Auckland Transport and any relevant code of practice or engineering standards.
- (7) Require wastewater disposal in all sub-precincts except Sub-precinct C to connect to a public wastewater collection and disposal system.
- (8) Require stormwater run-off to be collected, treated and disposed of in a way that avoids, remedies or mitigates adverse effects on adjacent sites or sites upstream or downstream in the catchment area.
- (9) Require subdivision, use and development within the 1% AEP flood plain and areas affected by coastal storm inundation to:
- (a) locate building platforms and areas for wastewater disposal within natural contours/landforms outside the floodplain and inundation areas, taking into account the effects of future climate change;
 - (b) avoid significant modification of the 1% AEP flood plain;
 - (c) not compromise or reduce the flood storage and conveyance function of the 1% AEP flood plain and overland flow paths; and

(d) manage the provision and development of necessary infrastructure to minimise effects on hydrology.

(10) Ensure development does not increase adverse effects from flood hazards, including increased flood, depths and velocities, experienced upstream or downstream of the site, taking into account the hydrological characteristics of the catchment and the vulnerability of activities within them.

(11) Ensure sufficient capacity of water supply of potable standard is available for use including (but not limited to) firefighting requirements.

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

I408.4. Activity table [rp/dp]

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

Table I408.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Clevedon Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991.

Table I408.4.1 Activity Table

Activity		Activity Status (Sub-precinct)				
		A	B	C	D	E
Use and development						
Activities						
(A1)	Dwellings within Development Restriction Area shown on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network	NA	NA	NC	NA	NA
(A2)	Dwellings on land subject to re-vegetation area shown on I408.10.3 Clevedon Precinct plan 3 that complies with I408.6.6 and Clevedon I408.10.3 Precinct plan 3: Re-vegetation Areas	RD	RD	RD	RD	
(A3)	Dwellings within the 40m 'Village Gateway Corridor' along Papakura Clevedon Road on land subject to the re-vegetation area identified on I408.10.3 Clevedon Precinct plan 3: Re-vegetation area.	NC	NC	NC	NC	
(A4)	Any activity that results in the construction or modification of vehicle access points onto Papakura-Clevedon Road to service	RD	RD	RD	RD	

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	development, from land in the re-vegetation area shown on I408.10.3 Clevedon Precinct plan 3: Re-vegetation area					
(A5)	New activities in accordance with zones on lots existing on 19 October 2012.	D	D	D	NA	
Earthworks						
(A6)	Land modifications to the 1% AEP floodplain including construction of building platforms or buildings or private wastewater systems and associated earthworks and fill	D	D	D	D	D
(A7)	Land modification that leads to an increase in flood levels upstream or downstream that affects buildings for storm events up to and including the 1% AEP	NC	NC	NC	NC	NC
(A8)	<i>[deleted]</i>					
Commerce						
(A9)	Retail exceeding 450m ² and up to 1500m ² GFA per tenancy	NC	NC	NC	RD	
(A10)	Retail exceeding 1500sqm GFA per tenancy	NC	NC	NC	D	
(A11)	Supermarket exceeding 450m ² GFA and up to 1500m ² GFA per tenancy	NC	NC	NC	RD	
(A12)	Supermarket exceeding 1500sqm GFA per tenancy	NC	NC	NC	D	
(A13)	One retail tenancy per site exceeding 1500m ² gross floor area	NC	NC	NC	D	
(A14)	Retail services ancillary to a church and not exceeding 100m ² gross floor area	D	NC	NC	NC	
(A15)	Funeral director's premises	D	NC	NC	NC	
(A16)	Light manufacturing and servicing not exceeding 100m ² GFA on sites not fronting Papakura Clevedon Road	NC	NC	NC	RD	
(A17)	Light manufacturing and servicing on sites fronting Papakura Clevedon Road	NC	NC	NC	NC	
(A18)	Trade Suppliers	NC	NC	NC	D	
Rural						
(A19)	Farming (until a connection to a public waste water reticulation system is made available)	P	P	P	P	
(A20)	Farming (when a connection to a public waste water reticulation	D	D	P	NC	

	system is available)					
(A21)	Bridle trails and walkways	RD	RD	RD	RD	RD
Subdivision						
(A22)	Subdivision that does not comply with I408.6.4 Subdivision or I408.6.5 Minimum site size	NC				
(A23)	<i>[deleted]</i>					
(A24)	Subdivision that does not comply with I408.6.2 Wastewater	NC				

I408.5. Notification

- (1) The Council will consider restricted discretionary resource consent applications for subdivision without the need for public notification. However, limited notification may be undertaken, including notice being given to any land owner within the precinct who has not provided their written approval.
- (2) Any activity not otherwise listed above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

I408.6. Standards

The zone, Auckland-wide and overlay standards apply in this precinct unless otherwise specified below. All activities listed in Table I408.4.1 Activity table must comply with the following standards.

I408.6.1. Building coverage

- (1) Maximum building coverage within Sub-precinct C for clustered lots is 20 per cent of the net site area.

I408.6.2. Wastewater

- (1) All activities and all new sites, excluding activities or sites created in Sub-precinct C, requiring wastewater servicing must be connected to a public wastewater system.
- (2) Any activity on a lot existing as of 19 October 2012 that does not comply with I408.6.2(1) is a discretionary activity
- (3) Any activity on a lot created after 19 October 2012 that does not comply with I408.6.2(1) is a non-complying activity.
- (4) Where lots are created in Sub-precinct C, any on-site wastewater servicing should be situated outside of the 1% AEP floodplain.

I408.6.3. Water Supply

- (1) Provision must be made for minimum water storage per household of 50,000 litres where no home sprinklers are installed, or 30,000 litres where home sprinklers are installed.
- (2) I408.6.3(1) does not apply where a site is serviced by a reticulated potable water supply.
- (3) Any activity that does not comply with I408.6.3(1) or (2) is a non-complying activity.

I408.6.4. Subdivision

- (1) Where an application for subdivision consent incorporates two or more adjoining existing sites, the total area of the land subject to the application may be treated as one site for the sole purpose of subdivisional configuration and design. "Existing lot" means all the land held in a separate Certificate of Title on 19 October 2012.
- (2) The following standards apply in respect of subdivision in Sub-precinct C:
 - (a) Subdivisions are permitted to be made in stages by reference to the existing lot.
 - (b) The calculation of average lot density is to be based on the gross lot area subject to the subdivision.
 - (c) In respect of any lot within a subdivision that would be capable of further subdivision under these rules, no further subdivision must be undertaken of that lot that would result in the total permitted density being exceeded with respect to the existing lot.
 - (d) Where an application for subdivision consent is for an existing lot that contains land both inside and outside of the Clevedon Precinct, the area of land contained within the Clevedon precinct will be considered the "existing lot" or "parent allotment". The land outside of the Clevedon precinct must not be used in the calculation of the average lot size for subdivision.
 - (e) Each lot created must be between 2,500m² and 6000m² exclusive of any access areas and should contain a building platform along with sufficient land for effluent disposal fields.
 - (f) Balance lot must be held under either single or joint ownership.
 - (g) Housing clusters:
 - (i) must consist of no more than 5 dwellings (where applicable);
 - (ii) must be separated by a planting buffer from the adjoining sub-precinct; and

- (iii) a minimum of 50m separation must be provided between building frontages within clusters to allow sufficient space for the creation of a central communal area.
- (h) No new building platforms for dwellings are to be located within the Development Restriction Area identified in I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network.
- (i) No new vehicle crossings to Papakura-Clevedon Road are to be established to service new lots in the Development Restriction area identified in I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network.

I408.6.5. Minimum site size

- (1) The minimum net site area in Table [H1.6.5.1](#) must be met.

Table I408.6.5.1 Minimum site size

Sub-precinct	Minimum net site area
Sub-precinct A	500m ²
Sub-precinct B	800m ² , with a maximum net site area of 2000m ² and an average net site area of 1000m ²
Sub-precinct C	<ul style="list-style-type: none"> • not exceeding 1 dwelling per 4ha; or • not exceeding 1 dwelling per 2 ha on land identified as areas of increased subdivision opportunity on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network, • not exceeding 1 dwelling per 3.5ha on Lot 100 DP509670 (NA778231), or • not exceeding 1 dwelling per 10ha on Part Allot 2 and Part Allot 21 Parish of Wairoa (NA48C/657) for part of the landholding subject to a development restriction area as identified on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network

I408.6.6. Planting within the re-vegetation area

- (1) All riparian yards and areas within 1% AEP floodplain must be planted in general accordance with I408.10.3 Clevedon Precinct plan 3: Re-vegetation area.
- (2) Planting and re-vegetation within the re-vegetation area must be predominantly of native plant species to achieve a canopy height in the range of at least 6m to 8m at maturity.
- (3) Planting within the Village Gateway Corridor must be no less than 40m wide on either side of the Papakura Clevedon Road corridor as identified on I408.10.3 Clevedon Precinct plan 3: Re-vegetation area and as part of Stage 1 of the development.

- (4) Riparian margin planting on both sides of the Taitaia Stream (Part Allot 2 and Part Allot 21 Parish of Wairoa (NA48C/657)) is to comprise of a selection of species which grow up to at least 2m when mature.
- (5) Any activity that does not comply with I408.6.6(1-4) is a non-complying activity.

I408.6.7. Roading Network

- (1) Roads are provided in accordance with the indicative alignments and road types in I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network except that the alignment of indicative proposed roads depicted on the network plan should be determined at the time of subdivision.
- (2) Roads provided to the east and west of the Business - Neighbourhood Centre Zone are to incorporate public parking as shown on Figure I408.6.7.4 Proposed Road East of Clevedon sub-precinct D.
- (3) Roads are to be designed and constructed in accordance with the requirements of Auckland Transport and any relevant engineering standards and codes of practice.
- (4) All new roads shown in I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network are built in accordance with Figure I408.6.7.1 Proposed local road, Figure I408.6.7.2 Proposed typical rural interface local road, Figure I408.6.7.3 Proposed road west of Clevedon sub-precinct D, Figure I408.6.7.4 Proposed road east of Clevedon sub-precinct D and Figure I408.6.7.5 Proposed road - re-vegetation area.
- (5) A maximum of two vehicle access points along Papakura Clevedon Road and within the planted Village Gateway corridor area may be created. One of these may be located on the northern side of Papakura Clevedon Road and the other on the southern side of this road, to service development planned within the re-vegetation area.

Figure I408.6.7.1 Proposed local road

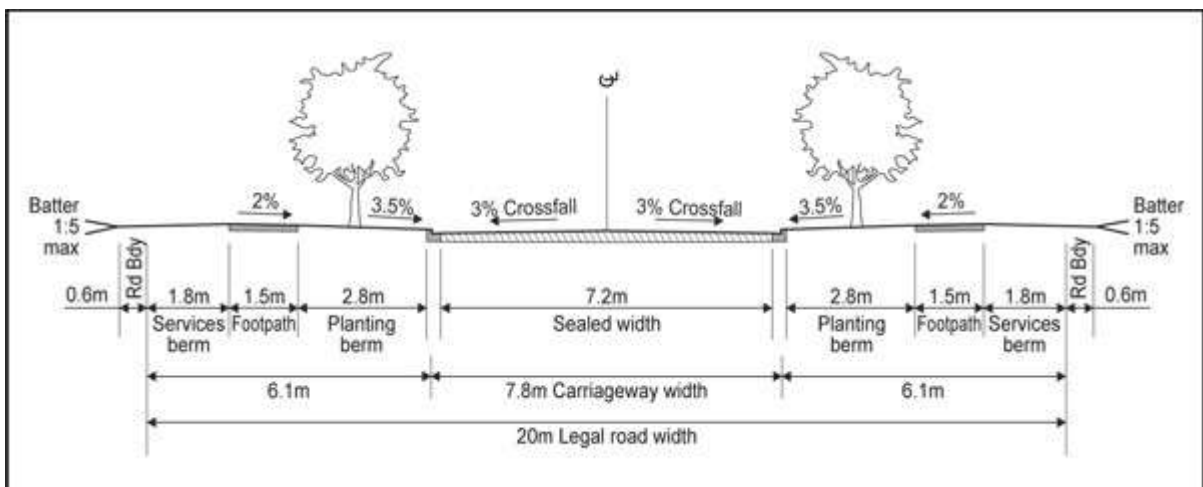


Figure I408.6.7.2 Proposed typical rural interface local road

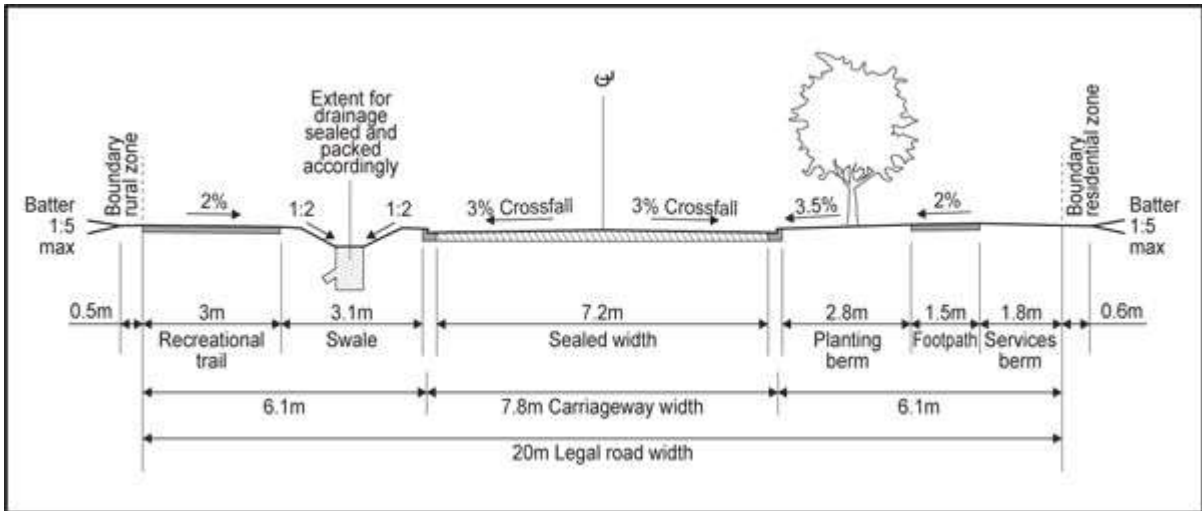


Figure I408.6.7.3 Proposed road west of Clevedon sub-precinct D

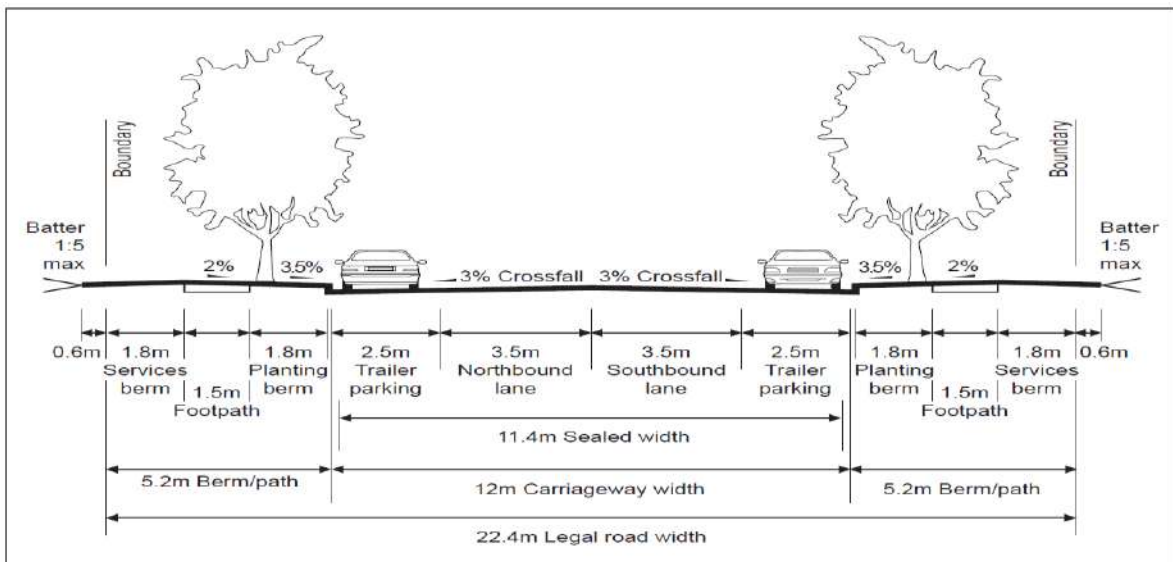


Figure I408.6.7.4 Proposed road east of Clevedon sub-precinct D

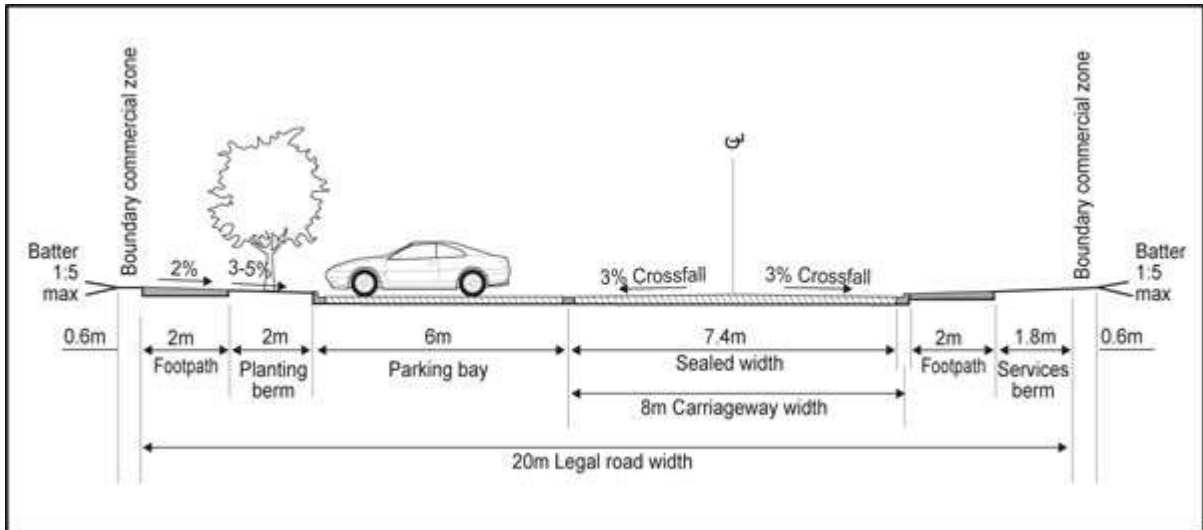
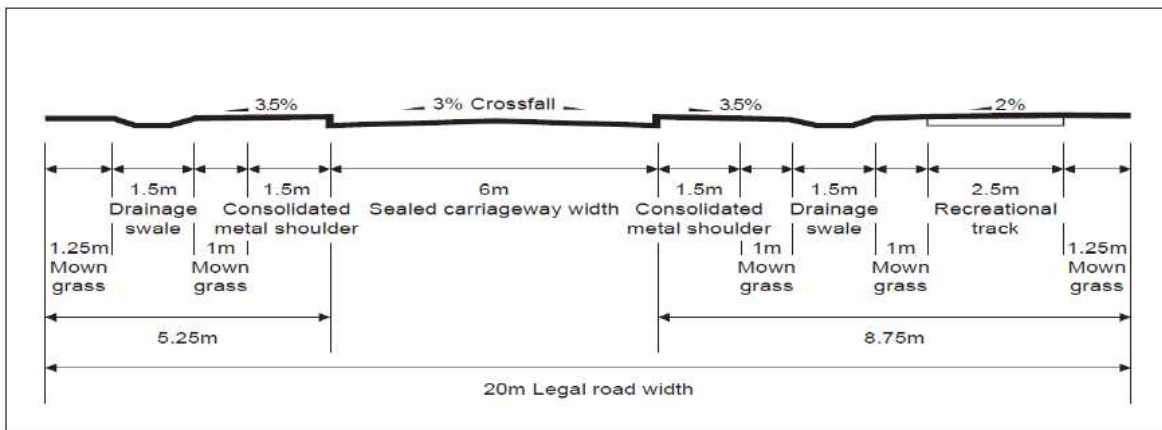


Figure I408.6.7.5 Proposed road - re-vegetation area



I408.6.8. Bridle trails and walkways

- (1) Bridle trails independent of road - the minimum width between boundaries must be 5m and an appropriate surface formation width of 3m and water tables and culverts should be provided as required for stormwater control.
- (2) Bridle trails along road berms - the minimum legal width must be 3m and minimum 2m appropriate surface formation should be provided.
- (3) Bridle trails must be marked by way of bollards, fencing or any other suitable method considered appropriate for local conditions.
- (4) Where a walkway route is provided by means of a pedestrian accessway independent of the road, the legal width of the access way at any point must not be less than 6m unless in the opinion of the Council, a reduced width provides the required level of access
- (5) Walkways should be constructed in accordance with NZS HB8630:2004 – Design of Walking Tracks.

I408.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I408.8. Assessment – restricted discretionary activities

I408.8.1. Matters of discretion

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

I408.8.1.1. Dwellings on land in the re-vegetation area shown on I408.10.3 Clevedon Precinct plan 3: Re-vegetation area:

- (1) Landscape and amenity values;
- (2) Retention of vegetation and new planting;
- (3) Screening of buildings;
- (4) Land modifications;
- (5) Siting of buildings in relation to the vegetation buffer; and
- (6) Legal mechanism for the protection of vegetation.

I408.8.1.2. Bridle trails and walkways:

- (1) Design, location, and layout; and
- (2) Legal mechanism for the protection.

I408.8.1.3. Any activity that results in the construction or modification of vehicle access points onto Papakura-Clevedon Road to service development, from land in the re-vegetation area shown on I408.10.3 Clevedon Precinct plan 3: Re-vegetation area:

- (1) Treatment and design of intersections.

I408.8.1.4. Retail between 450m² and 1500m² GFA:

- (1) Design, location and layout;
- (2) Intensity and scale; and
- (3) Design and external appearance

I408.8.1.5. Supermarket between 450m² and 1500m² GFA:

- (1) Design, location and layout;
- (2) Intensity and scale; and
- (3) Design and external appearance.

I408.8.1.6. Light Manufacturing & Servicing not exceeding 100sqm GFA:

- (1) Design, location and layout;
- (2) Intensity and scale; and
- (3) Design and external appearance.

I408.8.1.7. Building Coverage 100sqm GFA:

- (1) Scale of the buildings.

I408.8.2. Assessment criteria

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

- (1) Design, location, layout amenity and scale:
 - (a) the extent to which the scale and physical development of the site is generally consistent with the scale of development expected by the subdivision controls, objectives and policies applying within the precinct;
 - (b) the extent to which the design of buildings including their bulk and scale generates adverse effects on the amenity of the Clevedon Precinct;
 - (c) whether buildings and structures, including any outdoor areas associated with the relevant activity are sited and designed in a manner that avoids adverse effects on amenity including visual dominance, privacy, shading of adjoining properties and whether the building and structures blend in with the existing rural character;
 - (d) the extent to which there is variety in building design including articulation and utilisation of a range of building materials, and the buildings avoid unrelieved blank walls or facades to all external boundaries of the site; and
 - (e) whether the siting of buildings in sub-precincts A, B, C and D provides sufficient setbacks so that landscaping can be established between the buildings and the external site boundaries.
- (2) Character:
 - (a) whether the proposal retains existing trees and shelterbelts, where they contribute to rural character and rural amenity;
 - (b) the extent to which the proposal enhances the character of the Rural - Countryside living Zone and responds sensitively to cultural, natural and landscape values of Clevedon Precinct; and
 - (c) whether the proposal protects the view corridors (identified on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network)

and creates strong visual connections to the new open areas or spaces that are existing or have been proposed, including bridle trails and pedestrian linkages.

(3) Landscaping and retention of vegetation and new planting:

(a) the extent to which the landscaping:

- (i) Creates a well vegetated environment and is compatible with the surrounding neighbourhood, and the specific planting character of the adjoining streetscape and contributes positively to the streetscape and any adjoining open space;
- (ii) Visually relieves bulk of the proposed buildings and mitigates large areas of impermeable surfaces including car parking areas;
- (iii) Provides visual privacy between building and adjoining properties;
- (iv) Screens other structures and infrastructure, including any above ground water storage tanks are well integrated into the landscape concept for the site; and
- (v) Retains and incorporates existing mature trees on the land including significant vegetation, especially those near property boundaries.

(b) The extent to which the planting within the re-vegetation area is appropriately planted with suitable planting in accordance with I408.10.3 Clevedon Precinct plan 3: Re-vegetation area;

(c) The extent to which the existing vegetation within the flood plain is retained where practicable, and sufficient re-vegetation is provided for screening and as a backdrop where necessary, to ensure that buildings are integrated with the natural character of the landscape;

(d) Siting of buildings in relation to the vegetation buffer:

- (i) the extent to which Earthworks are necessary for the creation of a building platform and access cause disturbance to the landform and character of the site, and such areas should be appropriately planted as soon as practicable, having regard to the planting season; and
- (ii) whether the proposed buildings or building platforms are appropriately located in relation to the vegetation buffer and are sufficiently set-back for the planting to establish and flourish.

(e) Legal mechanism for the protection of vegetation:

- (i) whether the planting and re-vegetation areas should be protected by way of consent notices or other legal mechanism; and
- (ii) whether the subdivision developer or subsequent owner should be responsible for the implementation of the re-vegetation plan/ programme for a period of 2 years from the time of planting;

(4) Location of trails and access:

- (a) the extent to which walkways and bridle trails shown on the plan of subdivision are in general accordance with I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network;
- (b) whether walkways and bridle trails are at a practical grade and alignment and link to any other trails shown or formed on adjacent properties; and
- (c) whether trails that are to be held in private ownership the construction, maintenance, management of stock and public access to the trails are made available through a detailed Trail Management Plan.
- (d) whether the route of the walkways and bridle trails is in general accordance with I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network.
- (e) For land where trails have not been shown:
 - (i) whether the trails are of a practical grade and alignment and linked to any other trails shown on I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network or formed on adjoining properties;
 - (ii) in sub-precinct C, whether trails give regard to rural uses and in particular livestock farming; and
 - (iii) whether the trails capture the full potential of the landscape; and
- (f) Bridle trails must be located and constructed at a practicable alignment and grade.

(5) Treatment and design of intersections:

- (a) whether appropriate intersection and design upgrades on Papakura Clevedon Road proposed ensures safe movements of vehicles, pedestrians, cyclists and equestrian users to and from new development areas, taking into account the likely operating speeds on this road; and
- (b) whether any works designed to reduce the speed of traffic within the road corridor provides for safe and convenient equestrian users, pedestrian and cycle passage.

(6) Intensity and scale

- (a) the extent to which the intensity and scale of the activity and associated car parking are compatible with the built character and amenity of the village.

(7) Design and external appearance

- (a) the extent to which the design of the buildings and structures including carparking areas maintains the amenity of the village and the qualities of the streetscape surrounding the site.

(8) Scale

- (a) the extent to which the additional building coverage causes dominance or intrusion on adjoining properties;
- (b) the extent to which the additional coverage is compatible with the height and visual character of the streetscape and village character; and
- (c) the extent to which the design and external appearance resulting from increased coverage makes a positive contribution to the streetscape.

I408.9. Special information requirements

Applications for land use or subdivision must be accompanied by the following information (as applicable):

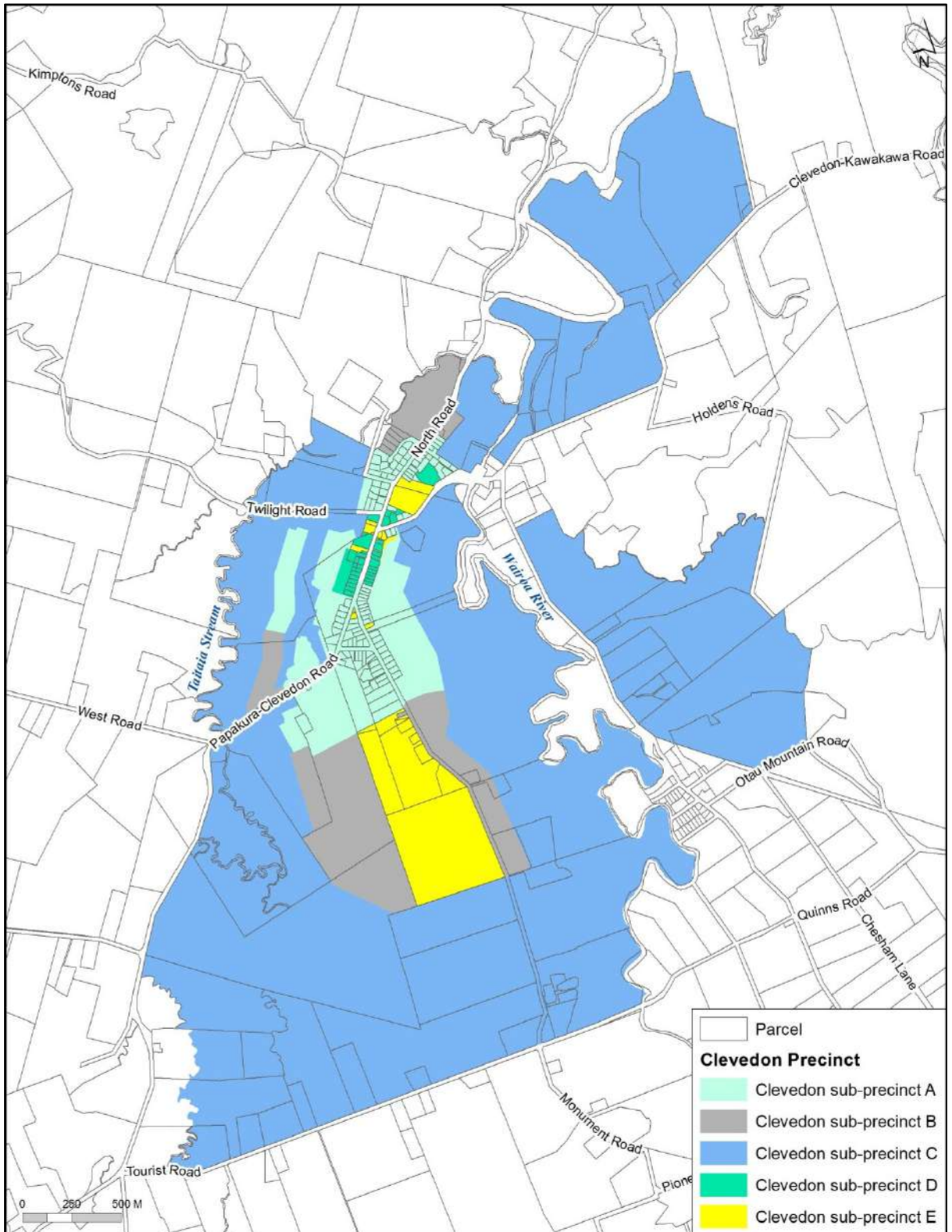
- (1) The exact boundaries of the sub-precinct, which must be identified in general accordance with those in I408.10.1 Clevedon Precinct plan 1: Sub-precincts
- (2) A connected roading pattern, the location and design of all roads, that lie within or are required to access the sub-precinct and confirmation of the final alignment of any indicative proposed roads depicted in I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network.
- (3) The layout of roading and services showing connections with existing networks and capability for future connections.
- (4) A variety of site sizes and location of building platforms outside of 1% AEP floodplain.
- (5) The position and size of reserves including esplanade reserves and stormwater and drainage reserves.
- (6) Alignment of roading and reserves with view corridors in general accordance with I408.10.2 Clevedon Precinct Plan 2: Development restriction area and road network.
- (7) The layout and alignment of bridle trails and walkways.
- (8) The identification and protection of historic heritage, whether or not identified as a historic heritage overlay on the planning maps.
- (9) A streetscape and landscape treatment plan, in sufficient detail to enable establishment of a coherent design throughout the sub-precincts. Such landscaping plan must show and explain:
 - (a) Those trees and groups of trees that are proposed to be retained; and

- (b) the form (including density, species, depth and height) of planting that is proposed to be undertaken within the sub-precinct.
- (10) Detail on how development will avoid or mitigate adverse effects arising from the flood plain /overland flow path identified within the sub-precinct, as part of an integrated Stormwater Management Plan.
- (11) The likely staging of the development.
- (12) Evidence of liaison with any adjoining landowners or affected owners and the council in respect of proposed roads, service and trail way connections between properties to ensure integration.
- (13) A Management Plan for the entire site setting out the details of the future ownership of the sites, design, maintenance and use of the:
 - (a) buffer areas;
 - (b) central communal open space;
 - (c) residential access road(s); and
 - (d) any sections of bridle trails and walkways proposed.
- (14) Where trails are proposed to be held under private ownership, this should be supported by a Trail Management Plan and should provide detail on:
 - (a) management of public access to the trails including information on hours of access, circumstances and reasons where public access to the trails has been restricted;
 - (b) circumstances and reasons where public access to the trails has been restricted;
 - (c) connectivity between sections of the trails with adjoining properties;
 - (d) promote consistent treatment for signage, surface formation, information, etc across all sections of the trails; and
 - (e) an appropriate legal mechanism for securing the above.
- (15) For re-vegetation areas:
 - (a) the layout of predominantly native planting and re-vegetation patterns in relation to riparian margins, stormwater systems and open spaces;
 - (b) planting within the Village Gateway Corridor to be not less than 40m wide measured from the edge of Papakura Clevedon Road road reserve shown on I408.10.3 Clevedon Precinct plan 3: Re-vegetation areas.

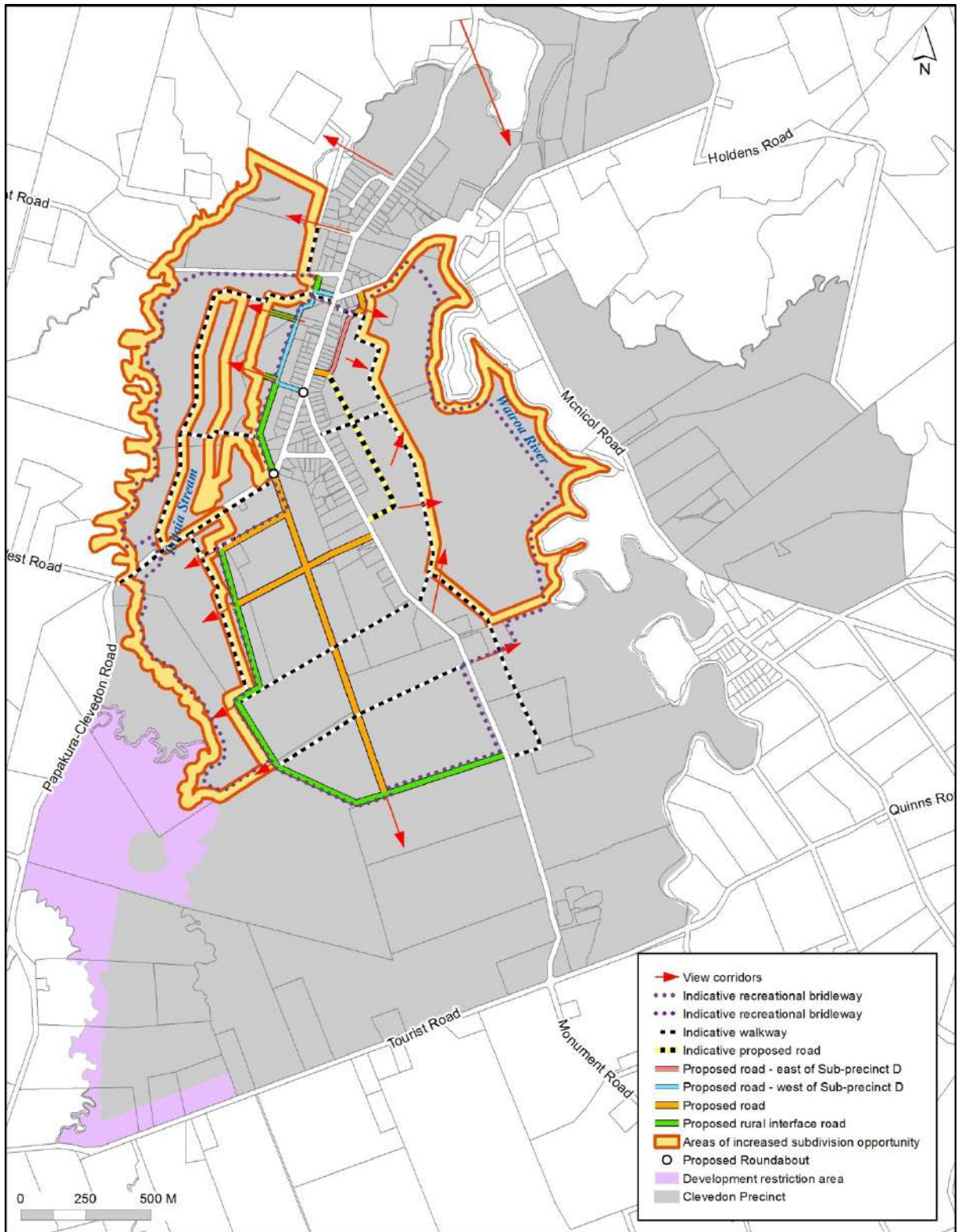
- (c) Native planting and re-vegetation plan including the protection of such planting should be secured by way of consent notice or covenant which should include a requirement for a programme of weed and pest control
- (16) Subdivision proposed on land subject to development restriction area, the subdivision plan must show the location of building platforms clear of the overlay area, the layout and alignment of access using existing vehicle crossings to proposed building platforms.
- (17) An Integrated Transport Assessment.
- (18) Connection to a public wastewater system for all buildings which has been designed and configured to service the upstream catchment in its ultimate land use.

I408.10. Precinct plans

I408.10.1. Clevedon Precinct plan 1: Sub-precincts



I408.10.2. Clevedon Precinct plan 2: Development restriction area and road network



I408.10.3. Clevedon Precinct plan 3: Re-vegetation areas

