

## The Proposed Auckland Unitary Plan (notified 30 September 2013)

### 5.33 Orewa Countryside

#### 1. Activity table

Activity	Activity status
<b>Rural</b>	
Greenhouses less than 50m <sup>2</sup> GFA	P
Intensive farming	Pr
Pig keeping	Pr
<b>Accommodation</b>	
Dwelling on any lot held in common ownership	Pr
Boarding houses, hostels and private hotels	RD
<b>Community</b>	
Informal recreation	P
Recreational trails	P
<b>Subdivision</b>	
Any subdivision of lots held in common ownership and not listed in clause 4 below	Pr

#### 2. Land use controls

1. The land use controls in the Countryside Living zone apply unless otherwise specified below.

##### 2.1 Greenhouses

1. Greenhouses must be less than 50m<sup>2</sup> GFA.
2. Any greenhouse that does not meet this control will be a prohibited activity.

##### 2.2 Boarding houses, hostels and private hotels

1. Boarding houses, hostels and private hotels accommodating not more than 9 persons inclusive of owner, family and staff will be assessed as restricted discretionary activities.

##### 2.3 Informal recreation

1. Informal recreation must not involve erection of buildings.

#### 3. Development controls

1. The development controls in the Countryside Living zone apply unless otherwise specified below.

##### 3.1 Height in relation to boundary

1. No part of any building may exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary.

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## 3.2 Yards

Table 1

Yard	Minimum dimension
Front	4m
Side	1.2m
Rear	3m

## 3.3 Building coverage

1. Building coverage must not exceed 40 per cent of the site.
2. Clause 3.3.1 excludes lots held in common ownership by at least 15 private sites.

## 3.4 Privacy

1. Windows other than those described in clause 3.4.2 below must be located at least 1.2m (measured horizontally) from:
  - a. any site boundary, or
  - b. the wall of any building not located on the same site.
2. Any window that:
  - a. provides light to a ground floor habitable room, and
  - b. has a sill height lower than 1.5m above the floor level of the room it provides light to:
  - c. must be located at least 3m (measured horizontally) from any land not set aside exclusively for the occupiers of that dwelling, including:
    - i. common land
    - ii. common driveways on the same site
    - iii. land on other sites
    - iv. any road.

## 4. Subdivision controls

1. The subdivision controls in the Auckland wide - subdivision rules apply in the Orewa Countryside precinct unless otherwise specified below.
2. Any subdivision that does not comply with the controls is a non-complying activity unless specified below.

### 4.1 Precinct plan

1. Any subdivision must be carried out in accordance with Precinct Plan 1.

### 4.2 Maximum number of sites

1. The number of sites:
  - a. on which a dwelling may be erected must not exceed 86 within the precinct
  - b. which will be owned in common must not exceed 2 per scheme plan of subdivision
  - c. which are residual are limited to 1 per scheme plan of subdivision.

### 4.3 Share of common land

1. Every site on which a dwelling may be erected must retain an undivided share in a commonly owned

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site.

### 4.4 Site area and shape

1. Every site on which a dwelling may be erected, and which will not be connected to reticulated wastewater drainage, must:
  - a. be larger than 1,600m<sup>2</sup>, and
  - b. be smaller than 3,000m<sup>2</sup>, and
  - c. be capable of containing a square with sides of at least 20m located clear of any building, plus an adequate reserve area, both of which will be set aside for wastewater treatment and disposal.
2. Every site that will be owned in common must be larger than 4ha, and not bisected by any legal road.
3. Every residual site must be larger than 50ha.

### 4.5 Design and Orientation

1. The layout of roads and private sites must be in general accordance with Precinct Plan 1.
2. A scheme plan of subdivision that includes sites owned in common must provide that the common sites must be owned jointly by at least 15 private sites available for individual ownership and development.
3. Any area for future development must be held in a site which is capable of further subdivision in accordance with Precinct Plan 1, and these rules.

### 4.6 Access

1. No more than 5 sites may gain road access over a joint access lot or right of way.
2. Vehicle crossings must meet the minimum widths below:

Table 2

Number of sites serviced	Minimum width
Up to 3	3.7m
4 or 5	6m

## 5. Assessment - Restricted discretionary activities

### 5.1 Matters of discretion

The council will restrict its discretion to the matters below in addition to the matters specified in the underlying zone and Auckland-wide [subdivision](#) rules.

1. Boarding houses, hostels and private hotels accommodating not more than nine persons inclusive of owner, family and staff:
  - a. rural character
  - b. landscape
  - c. visual impact.
2. Subdivision
  - a. rural character
  - b. site size and shape
  - c. site layout

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- d. visual amenity and landscape
- e. natural hazards and earthworks
- f. road safety.

### 5.2 Assessment criteria

The council will consider the relevant assessment criteria below, in addition to the criteria specified for the activities in the underlying zone and the Auckland-wide subdivision rules.

1. Boarding houses, hostels and private hotels accommodating not more than nine persons inclusive of owner, family and staff.
  - a. Rural character
    - i. The scale and form of buildings and structures, including their colour and materials, should complement the existing rural character within the precinct, and scale and form of buildings and structures should be consistent with that of existing buildings on the same site.
    - ii. Landscape
  - b. Buildings or structures should be sited so that they do not require extensive landform modification, but use the existing landform as far as is practicable, to minimise adverse effects on landscape and discharges of silt.
  - c. Visual impact
    - i. Access and servicing should occur with minimal earthworks and landform modification, so that adverse effects on the visual environment do not occur or are minimal.
2. Subdivision
  - a. Rural character
    - i. The particular subdivision should occur without creating adverse effects on the rural character anticipated within Orewa Countryside precinct.
  - b. Site size and shape
    - i. The site size, shape, contour and access should be suitable for the intended activities proposed.
  - c. Site layout
    - i. The subdivision should provide each cluster of lots with a strong and positive identity, by responding to site characteristics, setting, landmarks and views, and through the design of movement and open space networks.
    - ii. The subdivision should reinforce neighbourhood identity by clustering lots in conjunction with focal points for the local community.
    - iii. Sites should take advantage of the topography taking into account views and accessibility.
    - iv. The layout of sites should involve minimum disturbance to existing native vegetation and significant ecological areas.
    - v. Sites should be clustered to encourage the efficient provision of utilities to groups of sites, rather than to sporadic or isolated sites.
  - d. Landscape and Visual Amenity
    - i. The site or sites should be located so that a dwelling can be erected on it or them without significantly detracting from any features on the site which require protection, or from the visual amenity values present in the vicinity of the site.
    - ii. The building area should not be on a prominent ridge, knoll or skyline, where the erection of buildings would dominate the landscape or detract from the visual amenity values in the area.

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- e. Natural Hazards and Earthworks
  - i. The subdivision should not exacerbate natural hazards, through earthworks or access provision, or result in building areas subject to natural hazards.
  - ii. Adequate services, including utilities, should be provided for the sites created.
  - iii. The site or sites should be located so that substantial earthworks or land modification to obtain access or any building area are not required.
- f. Road safety
  - i. Adequate road access should be provided, and no significant adverse effects on the safety and efficiency of the public roading network should result.

### 6. Assessment - Development control infringements

#### Matters of discretion

In addition to the general matters set out in clause 2.3 of the general provisions and the specific matters set out for the infringement in the Countryside Living zone, the council will restrict its discretion to the matters below for the relevant development control infringement.

Infringement	Visual privacy	Road safety
Privacy	X	

#### Assessment criteria

- 1. Privacy
  - a. Windows should be located to avoid any loss of privacy resulting from the proximity to adjacent sites and dwellings.

### 6. Precinct plan

#### Precinct Plan 1



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