

The Proposed Auckland Unitary Plan (notified 30 September 2013)

6.22 Pukekohe Hill

The activities, controls and assessment criteria in the Single House, Large Lot, Countryside Living and Rural Production zone(s) and the Auckland-wide rules apply unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

1. Activity table

1.1 Sub-Precincts A-C - Activity table

Activities in the Single House, Large Lot, and Countryside Living zone(s) apply in this precinct unless otherwise specified in the activity table below:

Activity	Activity status		
	Sub-precinct A	Sub-precinct B	Sub-precinct C
Subdivision			
Subdivision complying with the subdivision controls in this precinct	RD	RD	NC
A framework plan, amendments to an approved framework plan or a replacement framework plan complying with clause 3.1 below	NA	D	NA
A framework plan, amendments to an approved framework plan or a replacement framework plan not complying with clause 3.1 below	NA	NC	NA
Subdivision complying with the subdivision controls in this precinct and an approved framework plan	NA	C	NA
Any subdivision not complying with the approved framework plan	NA	NC	NA

1.2 Sub-Precincts D-E - Activity Table

Activities in the Countryside Living and Rural Production zone(s) apply in this precinct unless otherwise specified in the activity table below:

Activity	Sub-precinct D	Sub-precinct E
Rural		
Forestry	D	D
Conservation planting	D	D
Shelter belt	RD	RD
Quarries – farm or forestry	D	D
Land disturbing activities		
Mineral exploration	D	D
Mineral prospecting	D	D
Development		
Construction of new buildings (including dwellings, glasshouses and pack houses)	RD	RD

The Proposed Auckland Unitary Plan (notified 30 September 2013)

2. Notification

1. [Clause 2.4.2](#) of the General Provisions - Notification rules apply to resource consent applications for discretionary and non-complying activities.
2. Council will consider restricted discretionary activity resource consent applications for amendments to an approved framework plan or a replacement framework plan without the need for public notification, however limited notification may be undertaken, including notice being given to any owner of land within the precinct who has not provided their written approval.

3. Framework plans

1. A resource consent application for a framework plan, amendments to a framework plan or a replacement framework plan must:
 - a. apply to the whole of the framework plan area identified on Precinct Plan 1
 - b. comply with:
 - i. the general rules and information requirements applying to framework plans specified in [clauses 2.6](#) and [2.7.3](#) of the General Provisions
 - ii. the special information requirements for framework plans specified in clause 9.3 below
 - iii. any relevant controls in this precinct.
 - c. seek consent for the following land use/activities (depending on which is applicable):
 - i. an average net lot site size of 3500m² provided no site is less than 2500m²
 - ii. location of roads, walkways, stormwater management areas
 - iii. building platform locations
 - iv. landscaping (any new planting or removal of existing trees, hedges, shelter belts etc).

4. Land use controls

The land use controls in the Single House, Large Lot, Countryside Living and Rural Production zone(s) apply in the Pukekohe Hill precinct unless otherwise specified below.

4.1 Maximum density

1. The number of dwellings must not exceed one per site.

5. Development controls

5.1 Sub-precincts A - D

1. The development controls in the Single House, Large Lot, Countryside Living zone(s) apply in sub-precincts A-D unless otherwise specified below.
2. Development that does not comply with clauses 5.1.1-5.1.4 below is a discretionary activity.

5.1.1 Site coverage and impervious surfaces

1. Impervious area threshold: 35 percent in sub-precinct A.
2. Where the impervious area threshold is exceeded refer to the Auckland-wide rules [section 4.14](#) - Stormwater management.

5.1.2 Stormwater disposal - volume control

1. All building roofs must be connected to stormwater detention tanks or ponds having a capacity of at least 5m³/100m² of contributing impervious surface. All other impervious surfaces must be connected to stormwater detention tanks or ponds with capacity of at least 3m³/100m² of contributing impervious

The Proposed Auckland Unitary Plan (notified 30 September 2013)

area. An orifice-controlled outflow must be provided such that the stormwater detention tanks or ponds must be full at or prior to a 20 percent AEP storm event. The orifice-controlled outflow must be no less than 10mm nominal bore.

- a. Tanks or ponds for building roofs or other impervious surfaces may be substituted by an equivalent trench or soak hole.
- b. Stormwater detention tanks for the control of run-off may be above or below ground. The capacity of the soakage trench must be designed to accommodate up to 680mm/annum of runoff from the contributing area.
- c. Pre-treatment devices for run-off from impervious areas other than roof areas must be designed in accordance with council-approved standards for stormwater management.

5.1.3 Stormwater soakage

1. Pre-treated water must be diverted to a soakage system. The soakage system must comprise:
 - a. soak holes, drilled to a sufficient depth to encounter permeable rock or soils, constructed with a selected backfill and tested to demonstrate the ability to dispose of the runoff volume
 - b. soakage trenches constructed with selected backfill and with sufficient volume to store the designed runoff
 - c. infiltration ponds constructed with sufficient volume to store the designed runoff and tested to demonstrate the ability to dispose of the runoff volume
 - d. The trench volume will be calculated at a rate of $6\text{m}^3/100\text{m}^2$ of impervious area based on a sand porosity of 0.3.

5.1.4 Recharge mitigation

1. Recharge mitigation must be achieved by diverting runoff from the detention tank orifice discharge to ground soakage.

5.2 Sub-precinct E

1. The development controls in the Rural Production zone apply in sub-precinct E.

6. Subdivision

1. The subdivision controls in the Single House, Large Lot and Countryside Living zone(s) apply in the Pukekohe Hill precinct unless otherwise specified below.

6.1 Minimum site size

1. Subdivision must comply with following minimum site sizes:
 - a. Sub-precinct A
 - i. An average net site area of 1000m^2 provided no site is less than 800m^2 net.
 - b. Sub-precinct B
 - i. An average net site size of 3500m^2 provided no site is less than 2500m^2 and is in accordance with an approved framework plan.
 - ii. Where no approved framework plan exists sites must have an average size of 5000m^2 provided that no site must have an area less than 2500m^2
 - iii. Average site areas for clauses 1(a)(i) and 1(b)(i) above are to be calculated from site areas existing as at 1 December 2004. When multiple sites are included in the same subdivision consent, the site areas (as existing at 1 December 2004) may be amalgamated for the purposes of the average site area calculation.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

- c. Sub-precinct C and D
 - i. Subdivision is a non-complying activity.

6.2 Monitoring and maintenance plan

1. A monitoring and maintenance plan is required for on-site soakage systems at the time of subdivision. The maintenance plan must demonstrate the soakage ability of the site and provide an outline of procedures and maintenance requirements that will apply at the time of development.
2. The monitoring and maintenance plan must include:
 - a. outfall structure maintenance
 - b. infiltration device and pre-treatment device maintenance
 - c. post-storm maintenance
 - d. frequency of regular maintenance inspections
 - e. general inspection checklist for all aspects of stormwater management systems
 - f. details of the person(s), body or bodies that will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure to support this responsibility
 - g. location of soakage systems.
 - h. method of assessing reductions in soakages.

6.3 Precinct plan requirements

1. Subdivision design must provide for roads, management of stormwater and stormwater reserves in accordance with Precinct Plan 1.

7. Assessment - Controlled activities

Controlled activity subdivision in accordance with a Framework Plan

In addition to the matters set out in 5.3 of the Auckland-wide subdivision rules, the council will also assess the following.

1. Where relevant, the extent to which the subdivision provides for roads, management of stormwater and stormwater reserves in accordance with the Pukekohe Hill precinct plan and any approved framework plan.
2. The extent to which subdivision design minimises adverse effects on the natural contours of the landscape.
3. The extent to which design of the subdivision and size and layout of lots and future building platforms
 - a. clusters development in locations close to existing residential zones which will maximise access to open space
 - b. minimises the visual impact of development in terms of:
 - i. views of the development site from the summit
 - ii. views towards Pukekohe Hill from the urban areas to the north
 - iii. local views from roads and other public places.
 - c. protects the open landscape character of the area by retaining areas that are permanently free of building and structures. Open should be provided as a condition of consent covering those major parts of a site which will not be required for buildings
 - d. protects significant natural and landscape features
 - e. avoids the removal of existing trees and vegetation including shelter belts.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

4. The extent to which boundaries will assist or constrain the effective and efficient management and development of sites in terms of the likely future uses to which they will be put.
5. The extent to which each new site is designed to take account of responsible water management and the protection of land from soil erosion and inundation.
6. The extent to which each new site will have safe and stable vehicular access to the identified building site, including its gradient, width and the extent of any cutting and filling that may be required to ensure this, having regard to the need for access driveways to avoid creating visible scars on the hillside.
7. Where access from the road to the lot is not by way of a right-of-way or similar, then the extent to which the lot has sufficient frontage to the road to allow safe entry/exit.
8. Whether the resulting development is in harmony with and does not detract from the landscape sensitivity and natural and rural character of the area surrounding the structure plan area.
9. The extent to which amenity planting is provided, in a way that integrates built development into the landscape. It is expected that the type of plant species for planting programmes will be specified, including the use of exotic species, where appropriate.
10. The extent to which adequate provision has been made for public reserves and reserve linkages/walkways, having regard to the wider area.
11. The extent to which the proposal recognises and provides for probable buildings and developments on the lots and addresses reverse sensitivity issues in respect of the rural area surrounding the precinct.
12. The extent to which the proposal recognises and provides for existing and probable activities on adjoining properties.
13. The extent to which the proposal achieves a high standard of rural-residential amenity, including comprehensive landscape design and minimising changes to the landform.
14. The extent to which the proposal provides for site design and identified building sites that:
 - a. encourage innovative design styles of lots and buildings to avoid ribbon development and multiple access points
 - b. use a variety of techniques including varied road frontage lengths, separation distances between buildings, and varied building setbacks.
15. The extent to which future development within nominated building platforms may create any adverse effects on landscape quality or visual amenity as viewed from Pukekohe Hill to the north and other public places including roads and walkways; and whether any such effects may be able to be mitigated through landscaping and controls on building bulk, location or design.
16. Where sites of less than 2500m² net are proposed, whether an overall appropriate standard of amenity in a low density environment can be maintained and that satisfactory provision can be made for wastewater disposal.
17. in respect of any subdivision of the existing site at 36 Jellicoe Road, being Lot 2 DP 121566 (CT NA70C/518), the shelter belts around the boundaries of that site existing as at August 2006 should either be retained or replaced by alternative amenity planting that achieves the same degree of screening from off-site views.

8. Assessment - Restricted discretionary activities

Matters of discretion

For activities listed as restricted discretionary in the activity table, the council will reserve its control to the following matters.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Table 1

Activity	Subdivision	Framework plans	Buildings and landscape
Subdivision in sub-precinct A	X		
Creation of a framework plan in sub-precinct B		X	
New buildings in sub-precincts D-E			X
Shelter belt in sub-precincts D-E			X

Assessment criteria

Subdivision

1. The extent to which the subdivision design, where relevant, provides for roads, management of stormwater and stormwater reserves in accordance with Precinct Plan 1.
2. The extent to which boundaries assist or constrain the effective and efficient management and development of sites. Consideration will be given to the likely use of the land when considering the size, shape and location of a site. In particular each new boundary and identified building site must be located in accordance with the topography and landscape character of the area to take advantage of any existing trees, hedges or other natural features.
3. Each new boundary should be designed to take account of responsible water management and the protection of land from soil erosion and inundation.
4. The extent to which amenity planting will assist in integrating development with the landscape. The type of plant species for planting programs should be specified.
5. The extent to which adequate provision has been made for public reserves and reserve linkages/walkways, having regard to the wider area including the area within sub-precinct B.
6. Subdivision should be designed so that, as far as practicable, road options remain available to adjoining landowners. Subdivision layout of any one property must acknowledge the boundaries and access options of adjoining properties to ensure an integrated final layout.

Framework Plans

7. The extent to which the subdivision design, where relevant, provides for roads, management of stormwater and stormwater reserves in accordance with Precinct Plan 1 and any approved framework plan.
8. The extent to which subdivision design minimises adverse effects on the natural contours of the landform.
9. The extent to which subdivision design, including the size and layout of lots and future building platforms, where appropriate, clusters development in locations, such as close to existing residential zones, which will both maximise areas of open space and minimise adverse effects in respect of:
 - a. views of the development site from the summit
 - b. views towards Pukekohe Hill from the urban areas to the north
 - c. local views from roads and other public places.
10. The extent to which subdivision design, including the size and layout of lots, retains areas which will remain permanently free of future building and other development, in such a way as will promote the retention of an overall open landscape quality.

Note: It is expected that open space covenants will be required as a condition of consent covering those major

The Proposed Auckland Unitary Plan (notified 30 September 2013)

parts of a site which will not be required for buildings.

11. The extent to which subdivision design maximises retention of, and minimises adverse effects on, existing trees and vegetation, unless where removal of trees, such as shelter belts, may enhance an open space character.
12. The extent to which boundaries will assist, or constrain, the effective and efficient management and development of the resultant lots, in terms of the likely uses to which they will be put, given their size, shape and location. In particular each new boundary and identified building site shall be located in accordance with the topography and the achievement of an open and comprehensively designed landscape character of the area to take advantage of any existing trees, hedges or other natural features.
13. The extent to which each new lot is designed to take account of responsible water management and the protection of land from soil erosion and inundation.
14. The extent to which each new lot will have safe and stable vehicular access to the identified building site, including its gradient, width and the extent of any cutting and filling that may be required to ensure this, having regard to the need for access driveways to avoid creating visible scars on the hillside.
15. Where access from the road to the lot is not by way of a right-of-way or similar, then the extent to which the lot has sufficient frontage to the road to allow safe entry/exit.
16. Whether the resulting development is in harmony with and does not detract from the landscape sensitivity and natural and rural character of the area surrounding the precinct.
17. The extent to which amenity planting is provided, in a way that integrates built development into the landscape. It is expected that the type of plant species for planting programmes will be specified, including the use of exotic species, where appropriate.
18. The extent to which adequate provision has been made for public reserves and reserve linkages/walkways, having regard to the wider area.
19. The extent to which the proposal recognises and provides for probable buildings and developments on the lots and addresses reverse sensitivity issues in respect of the rural area surrounding the precinct.
20. The extent to which the proposal recognises and provides for existing and probable activities on adjoining properties.
21. The extent to which the proposal achieves a high standard of rural-residential amenity, including comprehensive landscape design and minimising changes to the landform.
22. The extent to which the proposal provides for site design and identified building sites that:
 - a. encourage innovative design styles of lots and buildings to avoid ribbon development and multiple access points
 - b. use a variety of techniques including varied road frontage lengths, separation distances between buildings, and varied building setbacks.
23. The extent to which future development within nominated building platforms may create any adverse effects on landscape quality or visual amenity as viewed from Pukekohe Hill to the north and other public places including roads and walkways; and whether any such effects may be able to be mitigated through landscaping and controls on building bulk, location or design.
24. Where sites of less than 2500m² net are proposed, whether an overall appropriate standard of amenity in a low density environment can be maintained and that satisfactory provision can be made for wastewater disposal.
25. In respect of any subdivision of the existing site at 36 Jellicoe Road, being Lot 2 DP 121566 (CT NA70C/518), the shelter belts around the boundaries of that site existing as at August 2006 should

The Proposed Auckland Unitary Plan (notified 30 September 2013)

either be retained or replaced by alternative amenity planting that achieves the same degree of screening from off-site views.

26. The general assessment criteria for framework plans specified in [clause 2.6.8](#) of the General Provisions shall also apply.

Buildings and Landscape

27. The height, location, design and external appearance and colour of buildings and other structures, including signs.
28. Landscape design and general site layout.
29. Buildings and structures should not:
 - a. visually detract from the amenity of dwellings on neighbouring properties. Where necessary, landscaping and screen planting should be located, constructed and maintained to achieve this
 - b. visually compromise major ridgelines or the natural character of the coastal environment.
30. Preservation of the rural open space character.
 - a. Pukekohe Hill is an important visual resource. Its natural landform and distinctive pattern of landuse combine to create a significant cultural landscape worthy of protection. It is important that future activities on this part of the Hill recognise, protect, and, where appropriate enhance its distinctive rural characteristics. These characteristics are particularly evident due to the nature of cropping on the Hill, and the typical low hedges and rural fences, which delineate boundaries.
31. Avoidance of visual clutter or residential development of an 'urban' character.
 - a. The rural qualities of Pukekohe Hill have already been compromised to an extent by the expansion of traditional suburban and rural-residential activities mainly on its northern slopes. Visual clutter and urban activities have the potential to compromise the visual integrity of this part of the Hill, eroding its perceived and inherent rural qualities and detracting from its significance in landscape terms.
32. The degree to which the activity is visible from key public areas (roads on and surrounding the hill, the summit lookout, residential Pukekohe and adjacent properties).
 - a. Views to and from the Pukekohe Hill are important in framing people's perception of its character and quality. Retention of the rural character and quality on this part of the Hill is most important in those areas which are more frequently part of the public view. In particular Council will consider visibility from the summit lookout and its approach road, Bledisloe Park and residential Pukekohe, Buckland Road, Waiuku/Puni Road and Attewell Road.
33. Potential for adverse cumulative effects.
 - a. Whilst the individual effects of an activity may be only minor it is important to recognise and take into account the cumulative effects that a proposal may generate. For instance, an individual house with associated outbuildings and driveway may, by itself, seem to have little effect on changing the open space and landscape qualities of the Pukekohe Hill precinct. However, with each additional house and associated activities there is an increased quantity of development which taken together could unduly impact upon the special landscape character of the Hill. This concern about cumulative effects is one of the reasons that there is management control over the density, siting and design of development and the requirement for mitigation techniques (such as landscaping).
34. The need to maintain the shelter belt at a height which will not obtrude into and detract from public views from Pukekohe Hill Summit.

9. Special information requirements

1. Any resource consent application for a framework plan, amendments to an approved framework plan or

The Proposed Auckland Unitary Plan (notified 30 September 2013)

a replacement framework plan in the Pukekohe Hill precinct must include the minimum requirements for a framework plan outlined in the General Provisions of the Unitary Plan.

2. A framework plan may be prepared where it incorporates the entire framework plan area as shown on Precinct Plan 1.
3. Any resource consent application for a framework plan, amendments to an approved framework plan or a replacement framework plan in the Pukekohe Hill precinct must be accompanied by plans that show:
 - a. the layout of proposed sites
 - b. the proposed location of building platforms (including dwellings and accessory buildings)
 - c. the approximate location of all proposed roads, walkways, stormwater management areas, privately owned amenity planting and reserves
 - d. the approximate location of private driveways
 - e. proposed earthworks
 - f. the location of all trees, hedges and shelter belts including details on whether they are to be retained or removed
 - g. the location of any new planting
 - h. the approximate location of infrastructure, including connections with the wider street network
 - i. the incorporation of design guidelines for road / driveway construction, buildings, infrastructure and planting
 - j. the integration of development and infrastructure with surrounding areas including road, accessways, walkways and any vegetation or landscaped areas.
 - k. any proposed staging of the subdivision and development within the framework plan area and how this will be implemented.
 - l. proposals for securing the maintenance of new planting until it is permanently established, for instance through a maintenance contract or bonding arrangement
 - m. provision to be made for public reserves and reserve linkages/ walkways.

10. Precinct plan

Precinct plan 1: Pukekohe Hill precinct

The Proposed Auckland Unitary Plan (notified 30 September 2013)

