

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

### 5.17 Hobsonville Point

The activities, controls and assessment criteria in the underlying zone apply in the Hobsonville Point precinct except as specified below.

Refer to clause 10 below for definitions that are specific to this precinct.

#### 1. Activity table

1. The following table specifies the activity status of activities in the residential zones in the Hobsonville Point Village, Buckley, Sunderland, Hobsonville Point Marine and Catalina sub-precincts.
2. Except as specified, the activities in the underlying residential zones apply.

Activity	Hobsonville Point Village (sub-precinct A)	Buckley (sub-precinct B)	Sunderland (sub-precinct C)	Hobsonville Point Marine (sub-precinct D)	Catalina (sub-precinct E)
<b>Commerce</b>					
Filming	P	P	P	P	P
Park and ride, office or warehousing activities in the Hobsonville Point Marine sub-precinct servicing marine activities in adjacent sub-precincts	NA	NA	NA	D	NA
Retail up to 500m <sup>2</sup> GFA complying with an approved framework plan	RD	RD	RD	RD	NA
Restaurants and cafes up to 200m <sup>2</sup> GFA per site	RD	RD	RD	RD	RD
Service stations on arterial roads	D	NC	NC	D	NC
<b>Community</b>					
Community facilities	D	D	D	D	D
<b>Development</b>					
Alterations and additions to dwellings	RD	RD	RD	RD	RD
Buildings, other than dwellings, or subdivision complying with an approved framework plan*	RD	RD	RD	RD	NA
Buildings, or subdivision in the Catalina sub-precinct	NA	NA	NA	NA	RD
Dwellings, and additions and alterations to dwellings, complying with an approved framework plan	C	C	C	C	NA

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Any building, subdivision or activity not complying with an approved framework plan or prior to the approval of a framework plan	NC	NC	NC	NC	NA
<b>Framework plans</b>					
A framework plan, amendments to an approved framework plan or a replacement framework plan complying with clause 3.3 below	RD	RD	RD	RD	NA
A framework plan, amendments to an approved framework plan or a replacement framework plan not complying with clauses 3.3 and 5.5 below	NC	NC	NC	NC	NA

\* In this precinct “approved framework plan” includes the comprehensive development plan consents granted for the Buckley and Sunderland sub-precincts and referenced as LUC-2008-389 and LUC-2012-1078.

### 2. Notification

1. Restricted discretionary resource consent applications for framework plans, and amendments to framework plans, will be considered without the need for public notification. However, limited notification may be undertaken, including notice being given to any land owner within the sub-precinct who has not provided written approval to the application.

### 3. Land use controls

1. Any activity that does not comply with the land use controls is a non-complying activity unless otherwise stated.
2. Except as specified, the land use controls in the underlying Mixed Housing Urban and Terrace Housing and Apartment Buildings zones apply in the sub-precincts.
3. The controls in the underlying Open Space – Informal Recreation, Open Space –Conservation, Special Purpose – Maori Purpose and Future Urban zones apply in the sub-precincts without change.

#### 3.1 Minimum and maximum density

1. The number of dwellings within a sub-precinct must be no less than the minimum density and no more than the maximum density specified below.

Table 1

Sub-precinct	Minimum number of dwellings	Maximum number of dwellings
Hobsonville Point Village	274	NA
Buckley	1080	1200
Sunderland	592	1175

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Hobsonville Point Marine (Mixed Housing Urban zone only)	40 dwellings per hectare net*	NA150 dwellings per hectare net*
Catalina	40 dwellings per hectare net*	NA150 dwellings per hectare net*

\* excluding land used for public roads, public open space or any other land used for a non-residential activity.

### 3.2 Retail thresholds

1. Within the Hobsonville Point Village (sub-precinct A), Buckley (sub-precinct B), Sunderland (sub-precinct C) and Hobsonville Point Marine (sub-precinct D) sub-precincts:
  - a. the total GFA of retail within a sub-precinct must not exceed 2000m<sup>2</sup>
  - b. retail units complying with an approved framework plan must not exceed 500m<sup>2</sup> GFA per unit or maximum average GFA of 200m<sup>2</sup>
  - c. except as provided for in an approved framework plan, a maximum of two adjoining retail units may locate in the same area.

### 3.3 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 a sub-precinct
  - b. or apply only to land that the applicant is the owner of, and
  - c. comply with:
    - i. the general rules and information requirements applying to framework plans specified in [clause 2.6](#) and [2.7.3](#) of the general provisions
    - ii. the special information requirements for framework plans specified in clause 5.5 below
  - d. Seek consent for the following land uses:
    - i. earthworks associated with the development
    - ii. the design and location of public open spaces
    - iii. the design and location of roads
    - iv. stormwater management devices
    - v. vehicle accessways.
2. Where a framework plan infringes a land use or development control, a concurrent land use/development control infringement application must be made. Except where it is a non-complying activity to infringe a land use or development control, a concurrent land use/development control infringement does not alter the restricted discretionary activity status of a framework plan.

## 4. Development controls

1. Except as specified, the development controls in the underlying residential zones apply in the sub-precincts.
2. Development that does not comply with the development controls is a discretionary activity.
3. The development controls in the underlying Open Space – Informal Recreation, Open Space - Conservation, Special Purpose – Maori Purpose and Future Urban zones apply in the sub-precincts without change.

### 4.1 Mixed Housing Urban zone

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The development controls in the Mixed Housing Urban zone apply in the Hobsonville Point Village, Buckley, Sunderland, Hobsonville Point Marine and Catalina sub-precincts except as specified below.

### 4.1.1 Height

Purpose: provide for moderate scale dwellings and retain the residential character of the sub-precincts (two to three storeys with pitched roof lines).

1. Buildings must not exceed 10.5m in height.

### 4.1.2 Height in relation to boundary

1. The height in relation to boundary development control in the underlying zone does not apply in the Hobsonville Point Village, Buckley, Sunderland, Hobsonville Point Marine and Catalina sub-precincts.

### 4.1.3 Common walls

Purpose: enable attached dwellings where provided for in an approved framework plan in Hobsonville Point Village, Buckley, Sunderland and Hobsonville Point Marine sub-precincts or anywhere in the Catalina sub-precinct.

1. The side yard in clause 4.1.5 below does not apply where a common wall is proposed.

### 4.1.4 Yards

Purpose:

- Front yard: to provide a transition from the street to the front facade of the dwelling and ensure dwellings address the street where practicable. Minimum depth for garages and carports seeks to ensure that parked cars do not overhang the footpath.
- Side yard: a minimum on one side boundary to provide practical access to the rear of the site.

1. The development controls for yards in the Mixed Housing Urban zone apply except as specified below:

Table 2

Yard	Minimum depth	Maximum depth
Front (except for garages and carports)	1m	6m
Front (garages and carports)	5.5m	NA
Side yard (detached dwellings and end of row attached dwellings only)	1.2m on one side yard only	NA

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### 4.1.5 Maximum impervious area, building coverage and landscaping

Purpose:

- manage the amount of stormwater runoff generated by a development
- maintain the suburban built character of the zone
- provide a good standard of on-site amenity for residents.

1. The following maximum and minimum areas apply.

Table 3

Sub-precinct/area	Maximum impervious area	Maximum building coverage	Minimum landscaped area
Hobsonville Point Village	The controls in the Mixed Housing Urban zone apply	The controls in the Mixed Housing Urban zone apply	The controls in the Mixed Housing Urban zone apply
Hobsonville Point Village, Buckley, sub-precincts	70% for detached housing*, or 85% for attached housing*	60% for detached housing, or 75% for attached housing	30% for detached housing, or 15% for attached housing
Sunderland sub-precinct	80% for detached housing 85% for attached housing	55% for detached housing 65% for attached housing	15%
Catalina and, Hobsonville Point Marine sub-precincts	85%	65%	15%
Riparian yard – in all sub-precincts where a riparian yard exists.	10%	NA	NA

### 4.1.6 Outdoor living space

Purpose: provide dwellings with an outdoor living space that is useable and accessible.

1. The development controls for outdoor living space in the Mixed Housing Urban apply except as specified below.

Table 4

Sub-precinct	Minimum area	Minimum dimensions
Hobsonville Point Village, Hobsonville Point Marine and Buckley sub-precincts	The development controls for outdoor living space in the Mixed Housing Urban zone apply	The development controls for outdoor living space in the Mixed Housing Urban zone apply

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<p>Hobsonville Point Village, Sunderland sub-precinct</p>	<p>18m<sup>2</sup> for a 1 bedroom dwelling at ground level          40m<sup>2</sup> for a 2 bedroom dwelling at ground level          50m<sup>2</sup> for a 3 bedroom dwelling, or          60m<sup>2</sup> for a 4 bedroom dwelling</p> <p>for small houses:          18m<sup>2</sup> for a 1 bedroom dwelling, or          25m<sup>2</sup> for a 2 bedroom</p> <p>The development controls for outdoor living space in the Mixed Housing Urban zone apply to:          a. principal living rooms above ground level          b. entire dwellings above the ground level</p> <p>Where a dwelling has the principal living room above ground level a balcony or terrace at least 8m<sup>2</sup></p>	<p>4m diameter circle for a 1 or 2 bedroom dwelling, or</p> <p>The development controls for outdoor living space in the Mixed Housing Urban zone apply to:          a. principal living rooms above ground level</p> <p>Minimum depth of 2.4m for a above ground balcony or terrace</p>
<p>Hobsonville Point Marine and Catalina sub-precinct</p>	<p>18m<sup>2</sup> for a 1 bedroom dwelling, or          25m<sup>2</sup> for a 2 bedroom dwelling</p> <p>The development controls for outdoor living space in the Mixed Housing Urban zone apply to:          a. 3 or more bedrooms          b. principal living rooms above ground level          c. entire dwellings located above ground level</p>	<p>4m diameter circle for a one or more bedroom dwelling, or</p> <p>The development controls for outdoor living space in the Mixed Housing Urban zone apply to:          a. principal living rooms above ground level          b. entire dwellings above the ground level</p>

2. In the Sunderland and Catalina sub-precincts outdoor living spaces must receive at least 3 hours of sunlight on June 21 for at least 50 per cent of the outdoor living space and at least 5 hours on September 21. Applications for dwellings in these sub-precincts must include shadow diagrams demonstrating compliance with this control.

### 4.1.7 Fences

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

1. Fences in a front yard, or adjoining a public open space, must not exceed 0.9m in height.
2. Where a dwelling is erected within 1.5m of the frontage a fence must not be erected in the front yard.
3. Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be set back at least 1m back 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 per cent of the area.
5. Fences on a side boundary must not exceed 1.8m in height.
6. A combined fence and retaining wall on a front boundary must not exceed 0.9m in height.

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### 4.1.8 Outlook and building separation

Purpose:

- ensure a reasonable standard of outlook and privacy between dwellings on adjacent sites
  - maximise daylight into dwellings and outdoor living spaces
  - reduce noise disturbance.
1. All detached housing and detached housing in the Catalina and Sunderland sub-precincts must be designed so that each external wall of the building is nominated with a primary outlook, secondary outlook or no outlook.
  2. The minimum set-backs from site boundaries are set out in the table below.
  3. The outlook area may be over the street, public open space, shared access sites, and private lanes.
  4. Any building constructed directly adjacent to the primary or secondary outlook of a dwelling must not exceed a maximum height of two storeys.

Table 5

Minimum set back	Dwellings	Small homes
Primary outlook*	6m	4m
Secondary outlook	3m	2m
No outlook	0m	0m

\*Refer to precinct plan 4: Catalina sub-precinct building separation diagram and definitions.

### 4.1.9 Jointly owned access sites

1. Jointly owned access sites or rights of way must not exceed 5 per cent or one site, whichever is the greater, per development block.
2. A jointly owned access site or right of way must not serve more than two dwellings.

### 4.1.10 Energy efficiency and non-potable water supply

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

1. All new dwellings are designed to achieve the following:
  - a. A calculated or modelled BPI value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.
  - b. Dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the EECA Water Heating Assessment Tool.
  - c. Non-potable water requirements (for toilets, laundry and gardens) supplied by rainwater tanks (or bladders) sized in accordance with the table below. Rain tank/bladder capacity for attached housing and apartment typologies can be provided in either individual or as communal rainwater systems.
  - d. Fitted with water efficient fixtures, to a minimum 3 Star standard (under the Water Efficiency Labelling Scheme (WELS)).
2. The following minimum sizes for rainwater tanks (or bladders apply) to detached and attached housing

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in all sub-precincts:

Table 6

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	2000L
3 bedroom	3000L*
4 bedroom	3000 L (roof area up to 110m <sup>2</sup> ), or 5000 L (roof area greater than 110m <sup>2</sup> )
5 bedroom	5000L

\* All attached houses to be 3000 L max

## 4.1.11 Special height and frontage

Purpose: ensure a quality interface between buildings and key street edges to contribute to streetscape amenity and maintain passive surveillance and outlook to the street within the Catalina sub-precinct.

1. Within the Catalina sub-precinct buildings fronting roads identified as types A to D on precinct plan 5 must comply with the requirements of the special height and frontage matrix below.
2. On frontages where this development control applies, where there is a conflict between this development control and any other development control, this development control applies.

Figure 1: Special height and frontage matrix

SPECIAL HEIGHT AND FRONTAGE MATRIX				
Street or Urban Open Space Frontage Typology:	a Type A Urban Street - Formal	b Type B Urban Street - Informal	c Type C Suburban Street	d Type D Open space / Walkway
<b>Description:</b>	Buildings fronting Type A Urban Streets provide a more formal urban frontage. Scale and density is urban in character. Increased building height, continuous frontage and reduced setback reinforces the urban character of the street. No vehicular access or garaging is permitted to ensure pedestrian safety.	Buildings fronting Type B Urban streets provide a less formal urban frontage that is also envisaged for specific open spaces proximate to a scale and density that is urban in character. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Modest private open space can be accommodated in the front yard, however setback is limited so as to retain an urban character, albeit less formal.	Buildings fronting Type C Suburban Streets provide a suburban frontage, reinforced with a generous building setback and limited building length. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Landscaping helps to reinforce the suburban character of the streets.	Buildings shall front Open Spaces and Walkways in order to provide passive surveillance, ensuring safety for park users. Buildings shall take full advantage of the amenity on offer by actively fronting open spaces and walkways. Building height is controlled to allow buildings further back to participate in the amenity on offer, and to maximise accessibility to open spaces and walkways.
1 No. of floors shall be: [refer also to note i below]	2.5 min [refer to note ii below for definition of 0.5 storey]	2 min	2 min	1 - 3 min - max
2 Threshold conditions shall be: [refer to note iii below for definition]	0.5 - 1.25m min - max	0.5 - 1.25m min - max	0 - 0.9m min - max	
3 Boundary setback: Front shall be:	0 - 2.5m min - max	0 - 3.5m min - max	2 - 5m min - max	2m min
4 Garages and carports front setback shall be:	N/A	Not between 1.5m and 5.5m	Not between 1.5m and 5.5m	Not between 1.5m and 5.5m
5 Continuous frontage required: [refer to note iv below for definition]	yes for 80% of development block	no	no	no
6 Solid / void relationship: [refer to note v below for definition]	65% solid maximum for ground floor 75% solid maximum for upper storeys	65% solid maximum for ground floor 75% solid maximum for upper storeys	75% solid maximum	75% solid maximum
7 Max building length shall be:	N/A	60m max	50m max	75m max
8 Vehicular access on street frontage permitted:	no	yes	yes	yes (where street occurs between lot and open space)
9 Landscape treatment plan required:	yes - if front setback is greater than 0m	yes - if front setback is greater than 0m Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping.	yes Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping.	yes
10 Small Houses permitted: [refer to note vi below for definition]	no	yes	yes	yes

i. The relevant minimum height is deemed to have been met where the building frontage meets the storey height limit and is at least one dwelling unit depth. Small Houses need not comply with storey limits outlined above.

ii. The definition of half (0.5) storey is a roof space that can be occupied or utilised for storage and has at least one window opening to the street elevation.

iii. The definition of threshold is the height difference between street level and the ground floor level of the unit [refer figure 7i].

iv. Solid / void relationship is described as the percentage of openings - windows / doors within a building facade (excluding garage doors).

v. The definition of continuous frontage is a row of buildings with no more than 2m separating adjoining residential units with no driveways servicing the front [refer figure 7j].

vi. Refer definitions for Catalina Sub Precinct.

Note: Special Heights and Frontages depicted here take precedence over typical heights and frontages set out in Catalina sub precinct development controls.

## 4.2 Terrace Housing and Apartment Buildings zone

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The development controls in the Terrace Housing and Apartment Building zone apply in the Buckley, Sunderland and Catalina sub-precincts except as specified below.

### 4.2.1 Height

Purpose: manage the scale of development to provide for medium-rise terrace housing and apartments.

1. In the Catalina sub-precinct buildings must not exceed 18m and five storeys.

### 4.2.2 Yards

Purpose: provide an attractive transition from the street to the front facade of the terraced housing or the apartment building.

1. In the Sunderland and Catalina sub-precincts the following minimum and maximum depths apply:

Table 7

Yard	Minimum depth	Maximum depth
Front (except for garages and carports)	1m	1m
Front (garages and carports)	5.5m	NA
Side yard (detached dwellings and end of row terrace dwellings and apartment buildings only)	1.2m on one side only for 1 to 2 storeys and 3m on one side only for 3 or more storeys	NA
Rear Yard (apartments only)	6m for up to 2 storeys and 9m for 3 or more stories	NA

### 4.2.3 Maximum impervious area, building coverage and landscaping

Purpose:

- manage the amount of stormwater runoff generated by a development
- enable an intensive built character for apartment buildings
- provide a good standard of on-site amenity for residents.

1. The following maximum and minimum areas apply:

Table 8

Maximum impervious area	Maximum building coverage	Minimum landscaped area
Apartments 100%	Apartments 0%	Apartments 0%
Detached or attached housing 85%	Detached or attached housing 65%	Detached or attached housing 15%
Any site not connected to stormwater 10%		
Riparian yard 10%		

### 4.2.4 Outlook

1. The development control for outlook in the Terrace Housing and Apartment Building zone does not apply in the Sunderland and Catalina sub-precincts.

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### 4.2.5 Building separation

Purpose:

- ensure a reasonable standard of outlook and privacy between dwellings on adjacent sites
  - maximise daylight into dwellings and outdoor living spaces
  - reduce noise disturbance.
1. Attached housing and detached housing in the Sunderland and Catalina sub-precincts must be designed so that each external wall of the building is nominated with a primary outlook, secondary outlook or no outlook.
  2. The minimum set-backs from site boundaries are set out in the table below.
  3. The outlook area may be over streets, public open spaces, shared access sites, and private lanes.
  4. Any building constructed directly adjacent to the primary or secondary outlook of a dwelling must not exceed a maximum height of two storeys.

Table 9: Attached housing and detached housing\*

Minimum set back- primary outlook*	Minimum set back- secondary outlook	Minimum set back - no outlook
6m	3m	0m

\*Refer to precinct plan 4: Catalina sub-precinct building separation diagram and definitions

Table 10: Apartments

Outlook	Minimum set back below 8.5m height	Minimum set back over 8.5m height
Front to front*	15m	18m
Front to side	10m	15m

\*Refer to precinct plan 4: Catalina sub-precinct building separation diagram and definitions

### 4.2.6 Fences

Purpose: 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 0.9m in height.
2. Where a dwelling is erected within 1.5m of the road boundary a fence must not be erected in the front yard.
3. Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be set-back at least 1m back 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 per cent of the area.
5. Fences on a side boundary must not exceed 1.8m in height.
6. A combined fence and retaining wall on a front boundary must not exceed 0.9m in height.

### 4.2.7 Minimum floor to floor/ceiling height

Purpose: buildings are adaptable to a wide variety of uses over time and provided with adequate sunlight and

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daylight access.

1. In the Catalina sub-precinct, the ground floor of a new building must have a minimum finished floor to floor height of 3m for a minimum depth of 10m where it adjoins a street or public open space.

### 4.2.8 Energy efficiency and non-potable water supply

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

1. All new dwellings are designed to achieve the following:
  - a. A calculated or modelled BPI value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.
  - b. Dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the EECA Water Heating Assessment Tool.
  - c. Non-potable water requirements (for toilets, laundry and gardens) supplied by rainwater tanks (or bladders) sized in accordance with the table below. Rain tank/bladder capacity for attached housing and apartment typologies can be provided in either individual or communal rainwater systems.
  - d. Fitted with water efficient fixtures, to a minimum 3 star standard (under the Water Efficiency Labelling Scheme (WELS)).
2. The following minimum sizes for rainwater tanks (or bladders) apply to detached and attached housing and apartments in all sub-precincts:

Table 11: Detached housing and attached housing

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	2000L
3 bedroom	3000L*
4 bedroom	3000 L (roof area up to 110m <sup>2</sup> ), or 5000 L (roof area greater than 110m <sup>2</sup> )
5 bedroom	5000L

\* All attached houses to be 3000 L max

Table 12: Apartments

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	1000L
3 bedroom	1500L*
4 bedroom	2000L
5 bedroom	2500L

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### 4.2.9 Special height and frontage

Purpose: ensure a quality interface between buildings and key street edges to contribute to streetscape amenity and maintain passive surveillance and outlook to the street within the Catalina sub-precinct.

1. Within the Catalina sub-precinct buildings fronting roads identified as types A to D on the precinct plan 5 must comply with the requirements of Figure 1 above.
2. On frontages where this development control applies, where there is a conflict between this development control and any other development control, this development control applies.

### 4.3 Subdivision - Catalina sub-precinct

The subdivision controls for the Catalina sub-precinct are those applying to the underlying residential zones and listed in the Auckland-wide subdivision rules. In addition, the following development control applies:

#### 4.3.1 Super site subdivision

1. Following the super site subdivision for one or more development blocks, the first resource consent for each approved development block must provide information:
  - a. demonstrating compliance with the relevant street height and frontage
  - b. demonstrating complying private outdoor living space
  - c. demonstrating complying solar access to outdoor living space including shadow diagrams
  - d. nominating outlook types – primary, secondary and no outlook
  - e. showing building height, building type, access lanes, parking, site services.

#### 4.3.2 Vacant lot subdivision

1. Any application for a vacant lot subdivision with a site of less than 450m<sup>2</sup>, must include a plan showing a building envelope that complies with the development controls.

## 5. Assessment - Controlled activities

### 5.1 Matters of control

The council will reserve its control to the matters below for the activities listed as controlled activities in the zone activity table.

1. Dwellings, and additions and alterations to dwellings, complying with an approved framework plan
  - a. design and integration
  - b. landscaping
  - c. location and scale of development.

### 5.2 Assessment criteria

The council will consider the relevant assessment criteria below for the controlled activities listed above.

1. Dwellings and additions and alterations to dwellings complying with an approved framework plan
  - a. Design and integration
    - i. All activities should implement and generally be consistent with:
      - precinct plans 1 and 2
      - an approved framework plan and any associated building design guidelines
      - the objectives and policies for the precinct and sub-precinct.
    - ii. Redevelopment, additions and alterations should complement the existing character, form and appearance of development and have regard to:

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- the heritage values of the Hobsonville air base precinct
  - the architectural and heritage elements of the building which contribute to its character, such as cladding and fenestration
  - the visual appearance of the development from the road and reserves
  - amenity values and neighbourhood character.
- iii. The design of buildings, driveways, car parking and other development should complement the character of existing buildings and development, features and uses of adjoining land.
- b. Landscaping
- i. Landscape treatment should maintain and enhance the natural landscape character of adjoining land, the coastal margin and views into the land from the Waitemata Harbour.
- c. Location and scale of development
- i. Buildings, driveways, car parking and other development should be of a suitable size, location and scale to accommodate the proposed activity.

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### 6. Assessment - Restricted discretionary activities

#### 6.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary activities in the activity table for the residential zones in Hobsonville Point Village, Buckley, Sunderland, Hobsonville Point Marine and Catalina sub-precincts.

Table 13

Activity	Matters of discretion			
	Design, location and scale of development	Framework plan	Transport	Infrastructure
Buildings, other than dwellings, complying with an approved framework plan	X	X		
A framework plan and amendments to an approved framework plan or a replacement framework plan	X	X	X	X
Retail up to 500m <sup>2</sup> GFA complying with an approved framework plan	X	X		
Restaurants and cafes up to 200m <sup>2</sup> GFA per site	X			X
Subdivision	X		X	X

#### 6.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

1. Design location and integration
  - a. All activities should implement and generally be consistent with:
    - i. precinct plans 1 and 2
    - ii. the objectives and policies for the precinct and sub-precinct
    - iii. an approved framework plan for the sub-precinct and any associated building design guidelines.
  - b. Redevelopment, additions and alterations should complement the existing character, form and appearance of development and have regard to:
    - i. the heritage values of the Hobsonville air base precinct
    - ii. the architectural and heritage elements of the building which contribute to its character, such as cladding and fenestration
    - iii. the visual appearance of the development from the road and reserves
    - iv. amenity values and neighbourhood character.
  - c. The design of buildings, driveways, parking and other development should complement the

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character of existing buildings and development, features and uses of adjoining land.

- d. Landscape treatment should maintain and enhance the natural landscape character of adjoining land, the coastal margin and views into the land from the Waitemata Harbour.
- e. Buildings, driveways, parking and other development should be of a suitable size, location and scale to accommodate the proposed activity.
- f. Retail serving the local neighbourhood should be designed, developed and operated to:
  - i. be easily accessible by walking, cycling and car
  - ii. provide adequate cycle and car parking and infrastructure
  - iii. have an attractive street frontage, with buildings located on the street frontage providing generous display space
  - iv. serve the local neighbourhoods, rather than a wider area, recognising that the local centre within the Hobsonville Corridor precinct is the focus for future retail and commercial development in the Hobsonville area.

### 2. Framework plans

- a. A proposed framework plan, amendments to an approved framework plan or a replacement framework plan should:
  - i. result from a process involving consultation with all landowners within that precinct and adjoining precincts.
  - ii. be consistent with precinct plans 1 and 2.
  - iii. address all relevant matters contained within the objectives and policies for the precinct and sub-precincts.
  - iv. provide for a coherent design and integrate with the surrounding environment and the context of the surrounding development and natural features.
- b. Building design themes established through framework plans and design guidelines should achieve:
  - i. a community that models sustainability, particularly the principles of passive solar design and walkable neighbourhoods
  - ii. a character and appearance that will ensure a high standard of amenity values
  - iii. a design that avoids conflicts between activities within the relevant precinct and between that precinct and other precincts
  - iv. maintenance and enhancement of existing airbase houses, hangars and other ex-airforce buildings through comprehensive development planning and heritage management plans
  - v. enhancement of existing airbase houses, hangars and other ex-airforce buildings that provides design integration with the intended surrounding development
  - vi. a consistent and attractive streetscape character
  - vii. variations in building footprints, form and style
  - viii. articulation of any building facades which are visible from roads
  - ix. access by windows of habitable rooms to sunlight, daylight and outlook
  - x. permeable fencing, except where residential activities need clear separation from non-residential activities
  - xi. incorporation of existing views and natural features around the sub-precincts, including the

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natural landscape qualities of the environment adjacent to the coastal esplanade reserve.

- c. The extent to which a comprehensive landscape theme will ensure that potential adverse effects of development are avoided, remedied or mitigated and that a high standard of amenity is achieved consistent with the overall existing or introduced environmental context.
  - d. The framework plan for Sunderland sub-precinct should provide for:
    - i. high-quality landscape treatments for the Catalina Green and adjacent streets
    - ii. design and orientation of buildings located south of Hudson Bar Road to accommodate mixed use activities, avoiding more than minor adverse effects in respect of noise, odour and visual amenity for activities located within the Hobsonville Point Marine sub-precinct
    - iii. a design theme should be established for the entire sub-precinct which reflects an inter-war air force theme
    - iv. offices, a neighbourhood retail centre and education activities.
    - v. adequate cycle and car parking and infrastructure.
  - e. The framework plan for Buckley sub-precinct should provide for:
    - i. the design and operation of schools to meet the criteria in 1(b) above
    - ii. a neighbourhood retail centre south of the intersection of Squadron Drive and Buckley Avenue to be an attractive gateway to the community and to meet the criteria in 1(a) above.
  - f. The framework plan for Hobsonville Point Village sub-precinct should provide for:
    - i. retail activities to serve the local neighbourhoods, rather than a wider area, recognising that the local centre within the Hobsonville Corridor precinct is the focus for future retail and commercial development in the Hobsonville area.
  - g. The framework plan for the Hobsonville Point Marine sub-precinct should provide for:
    - i. open space sufficient to service the residential development in the sub-precinct
    - ii. proposed park and ride, office or warehousing activities servicing marine activities in adjacent sub-precincts
    - iii. the retention, and adaptive re-use, of the hanger building
    - iv. The general assessment criteria for framework plans specified in [clause 2.6](#) of the general provisions also apply.
3. Transport
- a. Development should be designed to integrate land uses with transport systems through an integrated transport assessment methodology for major trip generating activities. This should include provision for public transport within the precinct, between precincts, and beyond the Hobsonville Point precinct.
  - b. In the development of framework plans, the council, Auckland Transport and New Zealand Transport Agency should be consulted.
  - c. A design theme for streets and public lanes should ensure well-connected, attractive and safe transport routes, with appropriate provision for:
    - i. pedestrian, cycle and vehicle movements
    - ii. car parking
    - iii. infrastructure services
    - iv. street tree planting and landscape treatment consistent with the overall existing or introduced environmental context.

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- d. The local road network should provide a highly inter-connected roading system so as to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and retail activities.
  - e. Provision should be made for public transport, including public transport facilities.
  - f. Traffic generation from proposed activities should not create adverse effects on the:
    - i. capacity of roads giving access to the site
    - ii. safety of road users including cyclists and pedestrians
    - iii. sustainability of the primary road network; activity and capacity
    - iv. neighbourhood character.
  - g. Provision should be made for a pedestrian and cyclist network throughout the precinct, and linked to adjoining precincts including the Hobsonville village town centre, and beyond Hobsonville.
4. Infrastructure
- a. Roads should create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.
  - b. The street lighting theme should be consistent with wider Hobsonville air base precinct and with the overall existing or introduced environmental context.
  - c. The design of streets and public lanes should conserve land and encourages walkability by:
    - i. using minimal dimensions for carriageways
    - ii. integrating service lines beneath footpaths or car parking bays.
  - d. Infrastructure for stormwater, wastewater and water supply are designed to ensure minimisation of water use, storm and wastewater generation and maximise water re-use.
  - e. Infrastructure provided to serve any new development models a range of different methods to achieve sustainability, with a particular emphasis on the efficient use and natural treatment of water systems.
  - f. An integrated approach to stormwater management should be adopted for stormwater mitigation, with the emphasis being on the reduction of stormwater generated from sites through reuse and an increase of permeable areas.
  - g. Catchment wide stormwater management facilities such as wetlands and treatment ponds should only be used as a final form of treatment, not the primary form.
  - h. Stormwater retention and treatment facilities are to be designed to retain in-stream ecological values and added additional habitat where possible.
  - i. Development should retain, enhance and provide protection for riparian margins, coastal edges and esplanade reserves.
  - j. Public open spaces should be provided and developed so that they are:
    - i. readily visible and accessible by adopting methods such as a generous street frontages or bordering onto yards of sites and front faces of buildings that are clear of visual obstructions
    - ii. located to provide visual relief, particularly in intensively developed areas
    - iii. integrated with surrounding development
    - iv. sized and developed according to community and neighbourhood needs
    - v. consistent with any current and/or proposed council parks strategy

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- vi. easy to maintain.
- k. The coastal walkway and all other walkways should be designed to be:
  - i. suitable and safe for regular pedestrian use
  - ii. easily visible and accessible
  - iii. located seaward of adjoining development
  - iv. linked to the public walkway and cycleway network.
- l. Earthworks and other site works avoid adverse effects on watercourses, areas of ecological values and neighbouring properties.

### 7. Assessment - Dwellings and subdivision - Catalina sub-precinct

#### 7.1 Matters of discretion

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

Table 14

Activity	Matters of discretion				
	Design and integration	Design assessment	Density	Infrastructure	Transport
Dwellings	X	X	X	X	X
Subdivisions	X			X	X

#### 7.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

1. Design and integration
  - a. Development should be in general accordance with:
    - i. the design guidelines for the Catalina sub-precinct in appendix 11.5.11
    - ii. precinct plans 1, 2 and 3, where these plans are relevant to the scale of the development
    - iii. the Hobsonville Point and Catalina sub-precinct policy, where relevant to the scale and type of development.
  - b. Development may differ from the design guidelines and precinct plans, where it is demonstrated that a different approach will result in a better quality outcome for the community, or where it is necessary to integrate with authorised development on land outside the precinct that was not anticipated at the time the design guideline and plans were prepared.
2. Design assessment
  - a. The extent to which the development complies with the design assessment report of the Hobsonville Design Review Panel.
3. Density
  - a. Development should be within a density range of between 40 to 150 dwellings per hectare net (excluding land used for public roads, public open space or any other land used for a non-residential activity).
4. Transport
  - a. Refer to the assessment criteria in clause 6.2.3 above.

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5. Infrastructure
  - a. Refer to the assessment criteria in clause 6.2.4 above.

### 8. Assessment - Subdivision

#### 8.1 Matters of discretion

The council will restrict its discretion to the matters below for the subdivision activities listed as restricted discretionary in the activity table, in addition to the matters specified in the Auckland-wide rules - subdivision.

1. design and integration
2. transport
3. infrastructure.

#### 8.2 Assessment criteria

The council will consider the relevant assessment criteria below for the subdivision activities listed as restricted discretionary activities above.

1. Design and integration
  - a. Subdivision should implement precinct plans 1, 2 and 3.
  - b. Subdivision should be in general accordance with the design guidelines for the Catalina sub-precinct in appendix 11.5.11 and the Hobsonville Point and Catalina sub-precinct policy.
2. Transport
  - a. Refer to the assessment criteria in clause 6.2.3 above.
3. Infrastructure
  - a. Refer to the assessment criteria in clause 6.2.4 above.

### 9. Special information requirements

1. An application for a framework plan, amendments to an approved framework plan or replacement framework plan must be accompanied by the following information.
  - a. The overall context of the application area relative to existing buildings, public open space, boundaries between the sub -precinct and adjoining precincts, and any approved buildings and approved framework plans.
  - b. The exact location and design of roads, including the design of all strategic road linkages as identified in Precinct Plans 1 and 2.
  - c. An indicative layout of proposed sites.
  - d. Where changes to site contours are intended, the relationship those site contours to existing and proposed streets, lanes, any adjacent coastal environment, and, where information is available, public open space.
  - e. Identification of the main pedestrian routes that provide circulation around each sub-precinct area and between sub-precincts, to schools, parks and community services, showing how they are integrated with public transport nodes and bus stops.
  - f. The exact location and design of proposed areas of:
    - i. open space
    - ii. ecological linkages
    - iii. natural features to be retained or enhanced
    - iv. the coastal walkway.

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- g. Areas to be developed for stormwater treatment and detention purposes consistent with the relevant network discharge consent.
  - h. Low impact design and source control of contaminants in accordance with the integrated catchment management plan.
  - i. The location of stormwater, wastewater and water supply infrastructure.
  - j. The location and dimensions of vehicle access and parking areas, and where relevant loading or service bays for all proposed activities.
  - k. The location of building platforms.
    - l. The distribution of various densities/site sizes throughout the application area.
  - m. The landscaping concept for the application area.
  - n. The proposed location of residential and non-residential activities.
  - o. How each sub-precinct is to be staged and the means of managing any vacant land through the staging process.
  - p. How sub precincts will integrate with each other and other surrounding land and the coast.
  - q. Where a joint framework plan is not prepared, the application will need to show how the development integrates with other sites within the sub-precinct and neighbouring sub-precincts including details of any development proposals on adjoining sites and any other approved framework plan for the precinct and/or sub-precinct.
  - r. How the development provides or facilitates adequate transport connections across the precinct and/or sub-precinct, including connections to the surrounding road network.
  - s. A site/ development design guide for the relevant sub-precinct.
  - t. An integrated transport assessment in accordance with the assessment criteria in clause 6.2.3 above.
  - u. An infrastructure management plan in accordance with the assessment criteria in clause 6.2.4 above.
  - v. A heritage management plan and a heritage design statement including:
    - i. a heritage inventory
    - ii. how the heritage values will be protected and enhanced
    - iii. the method by which any phoenix palms, special features and notable buildings will be managed.
  - w. How the development provides or facilitates adequate transport connections across the precinct and/or sub-precinct, including connections to the surrounding road network.
2. In addition to clause 5.5.1 above, a framework plan for the Sunderland sub-precinct must include:
- a. Proposals for landscape treatment of the Catalina Green and its bounding streets.
  - b. Establishment of headland reserves at Harrier Point and Sunderland Head, and the protection and enhancement of view shafts from them.
  - c. The development of Hudson Bay Road as a two-way street with footpaths to the waterfront.
  - d. A heritage management plan to provide for:
    - i. retaining the officer housing and associated areas in Marlborough Crescent

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- ii. retaining the Catalina block, or rebuilding or modifying that the building in a style that is representative of the existing character
  - iii. retaining the external components of the cadet HQ building, as well as the flagpole and parade ground
  - iv. retaining of Mill House and associated land/gardens as heritage buildings and public open space
  - v. retaining within the sub-precinct the inter-war cottages currently located on the south side of Marine Parade
  - vi. the opening up the view shaft down Marine Parade, and establishing a pedestrian connection to the old wharf
  - vii. the retention within the dwellings and associated areas currently located in Sunderland Avenue.
- e. Provision for a direct footpath link from Marlborough Crescent to the landing.
  - f. Provision for mixed use buildings south of Hudson Bay Road.
  - g. Provision for apartment buildings or mixed use activity buildings on sites where existing buildings will not be retained.
  - h. The proposed method by which no less than 795 dwellings will be provided for within this sub-precinct area. If fewer than 795 are provided, how the balance will be accommodated in another sub-precinct in addition to the number of units specified for that precinct.
  - i. Provision for the protection and enhancement of the coastal margin as esplanade reserve
  - j. Provision of public access to and along the coast.
  - k. Provision for apartment buildings on Buckley Road.
  - l. Provision for opening up the view shaft down Beach Rd and establishing a pedestrian connection to the foreshore beach.
  - m. Provision for development to front the coastal walkway running along the top of the escarpment from the end of Marine Parade to the end of Beach Road.
  - n. How all premises will achieve externally-focused active street edges and integrate with other commercial and residential development.
  - o. Provision for apartment buildings, on the south side of Hudson Bay Road.
  - p. Provision for detached dwellings along the edge of the escarpment.
  - q. Provision for development to front a access place running along the top of the escarpment between Nevill and Cochrane roads and from the end of Isitt Road westwards along the edge of the reserve to meet Buckley Avenue.
3. In addition to clause 5.5.1 above, a framework plan for Buckley sub-precinct must include:
    - a. Landscaping, public open space and building forms as an entry statement for the campus/Sunderland Head neighbourhood.
    - b. The exact boundaries for schools, including state educational facilities, designed to promote shared use of the sportsfields and open space.
    - c. Provision for connecting school grounds and playing fields to the coastal walkway and other pedestrian networks.

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- d. Provision for apartments on the northern side of the Avenue of Palms, the eastern side of Squadron Drive, the central spine road and the northern side of Landing Drive.
  - e. Provision for an integrated amenity and storm water reserve in the gully near the western end of the precinct, bounded by a lane and detached housing.
  - f. Provision for medium density housing in the residual areas of the precinct.
  - g. The proposed method by which no less than 1202 residential units will be provided for within this sub-precinct. If fewer than 1202 are provided, how the balance will be accommodated in another sub-precinct in addition to the number of units specified for that precinct.
  - h. Traffic signals and pedestrian crossing places at the intersection of Squadron Drive and Buckley Ave.
  - i. Provision for mixed use activity buildings.
  - j. Realignment of Scott Rd to meet Clark Rd at a right angle.
  - k. A reserve in front of historic Hobsonville church and cemetery.
  - l. Provision for medium density housing fronting the reserve in front of Hobsonville church and associated adjoining roads.
4. In addition to clause 5.5.1 above a framework plan for Hobsonville Point Village must include:
- a. Provision for mixed use activity buildings provided that retail activities are limited to:
    - i. convenience shops not exceeding a gross floor area of 100m<sup>2</sup>
    - ii. restaurants not exceeding a gross floor area of 200m<sup>2</sup>
    - iii. no more than two adjoining retail activities in any one location
    - iv. the total amount of gross floor area for retail activities does not exceed 2000m<sup>2</sup> in the entire precinct.
  - b. An indicative layout of proposed sites.
  - c. Provision to be made for parking, and, where relevant, loading or service bays for all proposed activities.
  - d. The location of bus stops.
  - e. Design guidelines including standards and conditions that are developed to achieve the matters outlined in assessment criteria in clause 5.5.1 above and the objectives and policies of the precinct and sub-precinct.
  - f. How precinct development is to be staged and how any vacant land will be managed during the staging process.
  - g. Provision made for the integration with Hobsonville village centre.
  - h. The proposed method by which no less than 152 dwellings will be provided for within this precinct. If fewer than 152 are provided, how the balance will be accommodated in another sub-precinct in addition to the number of dwellings specified for that precinct.
5. In addition to clause 5.5.1 above a framework plan for Hobsonville Point Marine sub-precinct must include:
- a. Any areas to be developed for park-and-ride, office or warehousing activities to service marine activities on adjoining sub-precincts and an indicative layout of proposed sites.
  - b. Low impact design and source control of contaminants in accordance with the integrated catchment management plan.

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- c. Design standards for residential development including:
    - i. a differentiated appearance in terms of building scale, form and massing
    - ii. individual building detailing
    - iii. landscaping
    - iv. existing vegetation being retained where possible.
  - d. Provision for the retention, and adaptive re-use, of the hanger building.
6. In addition to the information requirements above a resource consent application for a development in the Catalina sub-precinct must include a design assessment report from the Hobsonville Design Review Panel.

### 10. Definitions

#### **Attached housing**

A self-contained dwelling that adjoins with another dwelling, sharing walls and/or intermediate floors. Unlike the apartment typology however, all ground floor dwellings must have direct street access.

#### **Detached housing**

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.

#### **Front**

In relation to building separation, front means the external face of any building or portion thereof that has a minimum habitable facing a street or public or communal open space.

#### **Primary outlook**

This relates to a living space, typically comprising a lounge, living or dining space. At least one of the external walls of the principal living space must be nominated with a primary outlook. The primary outlook must have direct access to the private open space provision. A combined open plan lounge, living and dining area may be treated as a single living space in terms of nominating the primary outlook. Any additional living space must have at least one external wall with a secondary outlook.

#### **Secondary outlook**

This is an outlook from a private space, comprising a bedroom or any living space not included as primary outlook. At least one external wall of each bedroom must be designed to include one secondary outlook.

#### **Side**

In relation to building separation, side means the external face of any building or portion thereof that does not have a habitable space with its primary access or window treatment facing out.

#### **Small house**

A dwelling with a maximum of two storeys, and a maximum 100m<sup>2</sup> gross floor area (including garage) and a maximum of three bedrooms.

#### **No outlook**

This relates to a service space, typically comprising a kitchen, bathroom, circulation space, laundry or garage. All external walls of each service space may be designed to include no outlook. Although kitchen spaces are service in nature they generally form part of living spaces and therefore gain benefit from the outlook

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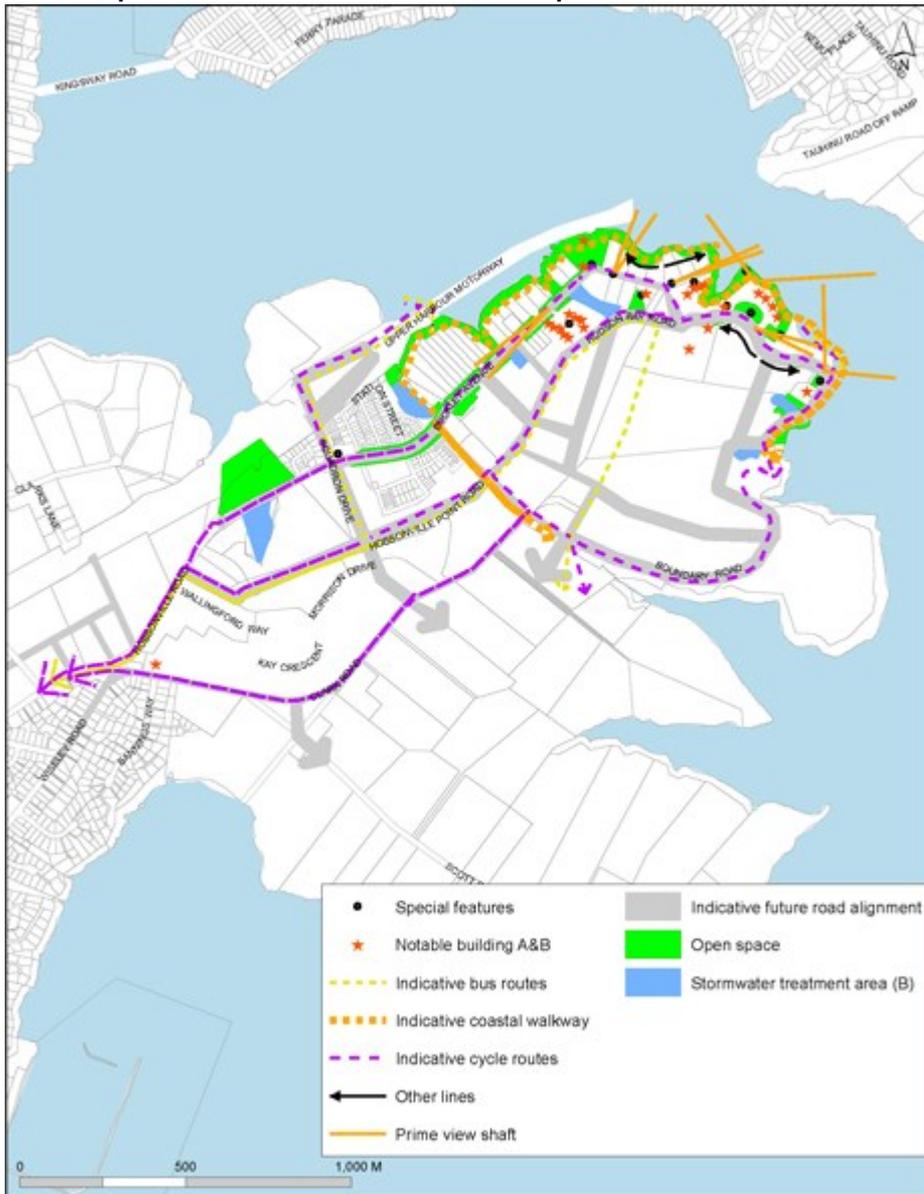
requirements of living spaces. If a kitchen is in a separate room, it must have at least one secondary outlook. Any other external walls not required to be nominated as either a primary or secondary outlook, may be nominated as a no outlook wall. An outlook space may be used more than once for external walls of different spaces.

### **11. Precinct plans**



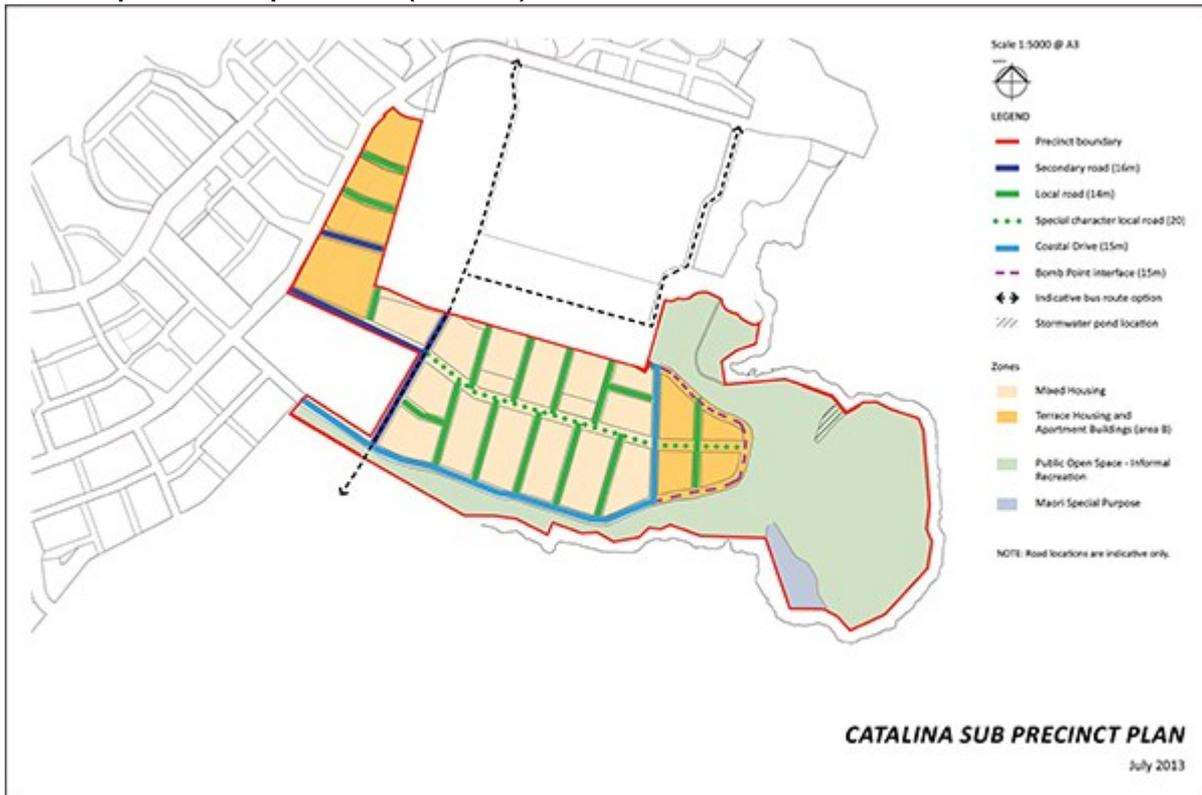
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## Precinct plan 2: Hobsonville Point features plan

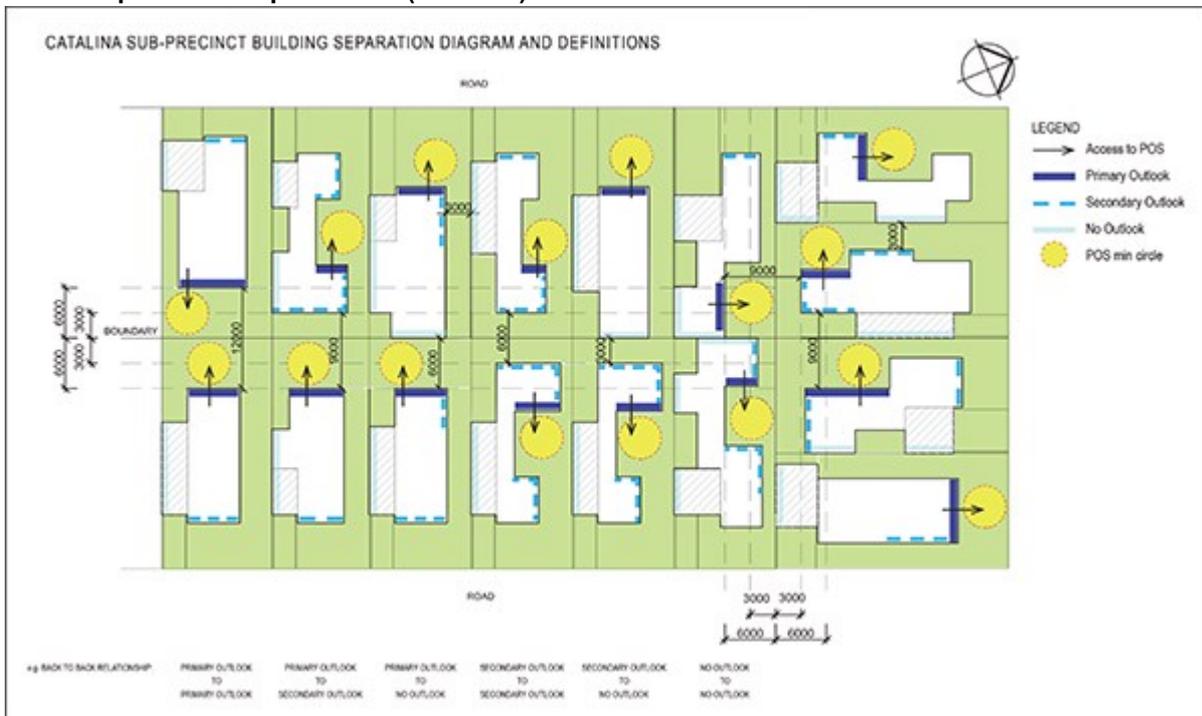


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## Precinct plan 3: Sub-precinct E (Catalina)



## Precinct plan 4: Sub-precinct E (Catalina)



## Precinct plan 5: Sub-precinct E (Catalina) special height and frontage

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Note:

Urban street formal = Type A

Urban street informal = Type B

Suburban street = Type C

Open space / walkway = Type D

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