

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.30 Orewa 1

The activities, controls and assessment criteria in the relevant Mixed Housing Urban or Single House zone and the Auckland-wide rules apply in the following precinct and sub-precincts. Refer to planning maps and Precinct Plan 1: Orewa 1 precinct and Precinct Plan 2: Orewa 1 precinct for the location and extent of the precinct and sub-precincts.

1. Activity table

The activities in the relevant underlying Mixed Housing Urban or Single House zone apply in the Orewa 1 precinct unless otherwise specified in the activity table below.

Activity	Activity status		
	Sub-precincts A-E	Sub-precinct F	Communal activity area
Development			
New buildings complying with Precinct Plan 1: Orewa 1 precinct	RD	RD	RD
Additions and alterations complying with Precinct Plan 1: Orewa 1 precinct	RD	RD	RD
New buildings not complying with Precinct Plan 1: Orewa 1 precinct	D	D	D
Additions and alterations not complying with Precinct Plan 1: Orewa 1 precinct	D	D	D
Western Tower located as shown on Precinct Plan 1: Orewa 1 precinct	P	NA	NA
Commerce			
Commercial services or retail up to a maximum of 1000m ² gross floor area where: <ul style="list-style-type: none"> - no more than 400m² is developed for shops - no individual shop is greater than 200m² 	NA	P	NC
Commercial services up to 200m ² GFA	NA	NA	P

2. Land use controls

1. The land use controls in relevant underlying Mixed Housing Urban or Single House zone apply in the Orewa 1 precinct unless otherwise specified below.

2.1 Development cap

1. The total number of dwellings must not exceed either 690 dwellings at an average density of 228m² per dwelling or 630 dwellings with a maximum of 120 dwellings for a retirement village.
2. No dwellings may be located in a communal activity area, as shown on Precinct Plan 1: Orewa 1 precinct.
3. Any activity that does not comply with this rule is a non-complying activity.

3. Development controls

The development controls in relevant Mixed Housing Urban or Single House zone apply in the Orewa 1 precinct unless otherwise specified below.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

3.1 Development to be in accordance with Master Plan

1. The construction, alteration or additions to a building must comply with building types and building platforms shown in Precinct Plan 1: Orewa 1 precinct.

3.2 Building height

1. The maximum height or number of storeys of any building must not exceed that shown on Precinct Plan 1: Orewa 1 precinct where:
 - a. basement/semi-excavated car parking is not included as a storey
 - b. the floor to floor height of a storey must be between 2.8m and 4.5m. The average height of those storeys above ground floor level must not exceed 3.3m
2. A building may include a roof space with a maximum height of 4m in addition to the storey height.
3. If a building is subject to both the 9m height overlay and a maximum number of storeys, the lower height must apply.
4. Buildings exceeding the heights shown in Precinct Plan 1: Orewa 1 precinct will be a discretionary activity.

3.3 Building design

3.3.1 Fences

1. No fence or wall located within a front yard must exceed a maximum height of 0.8m. This may be increased to a maximum height of 1.2m provided at least 70 per cent of the structure is visually permeable.
2. No fences or walls must be located within 1.8m of the front boundary.

3.3.3 Garages

1. Where a garage door faces the street, the front wall containing the garage door must be set back at least:
 - a. 5m from the kerbline, where no footpath is provided in the adjoining road berm; or
 - b. 5m from the front boundary.
2. Any garage must be recessed by a minimum of 0.5m from the front facade of the building.
3. The total area of all attached or detached garage doors or the open facade of a carport fronting the street must not occupy more than 35 per cent of the active building frontage in any one precinct area.

3.3.3 Precinct interface - Yards

1. Minimum yards must be provided as shown on Precinct Plan 1: Orewa 1 precinct.
2. Minimum front yards for buildings two storeys or less: 0.3m (300mm).
3. Minimum front yards for buildings greater than two storeys: 1.3m.

3.4 Building coverage

Table 1

Sub-precinct A	Sub-precinct B	Sub-precinct C	Sub-precinct D	Sub-precinct E	Sub-precinct F
33%	27%	21%	23%	36%	49%

3.5 Height in relation to boundary

1. No part of any building adjoining Part Lot 1 DP 64430 Part Lot 1 DP 63838 – Orewa North Primary

The Proposed Auckland Unitary Plan (notified 30 September 2013)

School must exceed a height equal to 3m plus 60 degrees between that part of the building and the precinct boundary on which the building is to be located.

3.6 Impervious areas

1. The maximum impervious areas (including buildings, roads, and footpaths) in each sub-precinct must not exceed:

Table 2

Sub-precinct A	Sub-precinct B	Sub-precinct C	Sub-precinct D	Sub-precinct E	Sub-precinct F
65%	53%	46%	39%	62%	78%

3.7 Building block

3.7.1 Building block (within the residential area subject to the 9m height overlay)

1. No building block must exceed a length equal to two dwellings or 20m, whichever is the lesser.
2. Building blocks containing one dwelling must be separated from any other building by 2.4m.
3. Building blocks containing more than dwelling must be separated from any other building by 4.8m.

3.7.2 Building block (within the mixed use area southern boundary)

1. No building block adjacent to the southern boundary must exceed a length of 50m.

3.7.3 Building block (within the remainder of the zone)

1. No building block must exceed a length of 60m.

3.8 Visual amenity corridors

1. Visual amenity corridors must be provided in the locations shown on Precinct Plan 2: Orewa 1 precinct.
2. No buildings must be constructed in the visual amenity corridors shown on Precinct Plan 2: Orewa 1 precinct unless it is:
 - a. a building associated with a temporary activity
 - b. a utility structure located within a road
 - c. the western tower.
3. Any activity that does not comply with this rule is a non-complying activity.

3.9 Street frontage (mixed use area)

1. The building facade must occupy a minimum of 70 per cent of the street frontage of the site at ground level.
2. Commercial building facades must be set back at least 5m from the kerb line.
3. Where the building is set back from the kerb line, the space between the building and the kerb line must incorporate outdoor dining, display, planting or pedestrian amenities in keeping with the style and standard of any adjacent public improvements.
4. The ground floor within all new buildings accommodating non-residential activities must have clear glazing for at least 70 per cent of the ground floor building frontage, other than vehicle entrances, loading bays, pedestrian entrances and lobbies.
5. Any car parking at ground level must be located behind or within the building and in any case no closer

The Proposed Auckland Unitary Plan (notified 30 September 2013)

than 6m from the street frontage.

6. Verandahs or other cover must be provided along the front of the building. They must:
 - a. provide continuous pedestrian cover over the public footpath
 - b. have a minimum clearance of 3m and a maximum clearance of 4.5m above the footpath
 - c. have a minimum width of 2.5m and a maximum width of 3.5m
 - d. be located no closer than 600mm from the kerb line.

4. Subdivision controls

1. The subdivision controls in the Auckland-wide rules - [subdivision](#) apply in the Orewa 1 precinct unless otherwise specified below.

4.1 Site size

1. Minimum area of 228m² capable of containing a rectangle measuring 10m by 10m.

4.2 Frontage and access

1. Minimum frontage and access of 6m.
2. A minimum 0.5m landscape strip must be provided on each side of a carriageway within a jointly owned access way or right of way.
3. Up to six sites or dwellings may gain frontage over a jointly owned access lot or right-of-way.

4.3 Landscape plan

1. Subdivision must comply with a landscape plan submitted and approved in accordance with clause 6 below.

5. Assessment

5.1 Restricted discretionary activities

5.1.1 Matters of discretion

For activities/development that are a restricted discretionary activity in the Orewa 1 precinct, the council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activity in the relevant underlying Mixed Housing Urban or Single House zone:

1. the location, height and siting and type of buildings constructed
2. the design, built form, architectural style and colours and materials of buildings and structures
3. impermeable surfaces and stormwater
4. landscaping and amenity considerations
5. the design of roads, reserves, visual amenity corridors
6. the nature and extent of commercial activities and retail
7. servicing.

5.1.2 Assessment criteria

For activities/development that are a restricted discretionary activity in the Orewa 1 precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the relevant underlying Mixed Housing Urban or Single House zone.

1. The location, height and siting of buildings should be consistent with Precinct Plan 1: Orewa 1 precinct

The Proposed Auckland Unitary Plan (notified 30 September 2013)

and should not contrast with the established pattern of development in the precinct. Consideration will be also be given to the need to modulate or separate buildings into smaller groups and transitioning the form and placement of buildings.

2. Buildings should be contained within the building platforms identified in Precinct Plan 1: Orewa 1 precinct .
3. Buildings should be set back from precinct boundaries in accordance with the setbacks shown on the Orewa 1 Precinct Plan.
4. The design and built form of buildings and structures should achieve the outcomes envisaged in the Orewa Design Guidelines with particular consideration given to:
 - a. the architectural style, proportions, modulation and massing of buildings
 - b. the external materials, colours and finishes
 - c. the extent of horizontal and vertical relief that has been used to avoid building bulk and long continuous facades.
5. Impermeable surfaces should be minimised or infringements offset through the use of rain tanks and additional planting/landscaping.
6. The overall landscape design and planting of vegetation should include distinctive planting themes and integrate street tree planting with reserves, the visual amenity corridors and stormwater areas. Compliance with any landscape plan approved in accordance with clause 6 below should be achieved.
7. The design of roads, reserves and visual amenity corridors should be consistent with Precinct Plan 1: Orewa 1 precinct and Precinct Plan 2: Orewa 1 precinct. Any deviations should be minor.
8. Any commercial and retail activities should be of a small-scale and serve the needs of the immediate local community. These activities should not detract from the economic viability of the Orewa town centre.
9. Any additional dwellings or development should not exceed the infrastructure capacity for water and wastewater.
10. All development and planting should be consistent with any landscape plan approved by council.
11. All applications for land use and development should use best practice stormwater mitigation measure to minimise the adverse effects on the Nukumuea stream catchment.

5.2 Subdivision control infringements

5.2.1 Matters of discretion

In addition to the general matters set out in [clause 2.3](#) and the specific matters set out for the infringement in the relevant underlying Mixed Housing Urban or Single House zone, the council will restrict its discretion to the matters below for the relevant development control infringement.

1. Subdivisions not complying with subdivision site size
 - a. the ability of a site to accommodate a building complying with the development controls, or one for which resource (land use) consent has been obtained
 - b. site size, shape and orientation
 - c. site contour
 - d. water and wastewater servicing
 - e. stormwater management
 - f. consistency with Precinct Plan 1: Orewa 1 precinct and Precinct Plan 2: Orewa 1 precinct.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

2. Subdivisions not complying with access/frontage rule
 - a. site access and frontage
 - b. the layout of streets and sites.
3. Subdivisions not complying with landscape plan
 - a. landscaping and amenity considerations.

Assessment criteria

In addition to the general assessment criteria in [clause 2.3](#) and the specific assessment criteria for the infringement in the relevant underlying Mixed Housing Urban or Single House zone, the council will consider the relevant assessment criteria below for the infringement listed.

1. Subdivisions not complying with subdivision site size
 - a. The extent to which the subdivision complies with Precinct Plan 1: Orewa 1 precinct and Precinct Plan 2: Orewa 1 precinct in terms of the location of building platforms and maintaining the overall quality of design, open space and view corridors.
 - b. The extent to which the subdivision design takes into account the size, shape and orientation of sites.
 - c. The extent to which the design of the subdivision integrates with the landscape and site contours.
 - d. The extent to which there is adequate provision of water and treatment of wastewater.
 - e. The extent to which the subdivision applies best practice stormwater management design
 - f. Stormwater runoff should be treated on-site before being discharged into stormwater detention ponds.
 - g. Stormwater ponds should be vegetated with links created through the site to the Alice Eaves Scenic Bush Reserve.
2. Subdivisions not complying with access/frontage rule
 - a. All subdivision should provide vehicle access, manoeuvring areas, roads and legal access designed to maintain the safety of pedestrians and cyclists.
 - b. The layout and pattern of roads should maximise convenient, direct and legible connections and access to collector roads, bus routes, centres and reserves.
 - c. Buildings should be designed to front the street wherever possible in accordance with the Orewa 1 Precinct plan and Orewa Design Guidelines.
3. Subdivision not complying with landscape plan
 - a. The overall landscape design and planting of vegetation should include distinctive planting themes and integrate street tree planting with reserves, the visual amenity corridors and stormwater areas.

6. Special information requirements

Orewa Landscape Plan

1. Before any subdivision or development is approved, a landscape plan covering the entire precinct (or that part of the precinct owned by the applicant) should be prepared and submitted for council approval. The landscape plan must show:
 - a. the general layout of any public areas including pedestrian and cyclist connections, outdoor furniture and/or structures associated with communal activities
 - b. clear identification between public and private areas
 - c. planting of any public areas including reserves, road reserves and communal spaces.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

7. Precinct plans

Precinct Plan 1: Orewa 1 precinct



Orewa 1 precinct plan 1



The Proposed Auckland Unitary Plan (notified 30 September 2013)

Precinct Plan 2: Orewa 1 precinct



Orewa 1 precinct plan 2

- | | | |
|-------------------------|-----------------------------------|----------------|
| Residential | Yard | Protected tree |
| Mixed | Indicative roads not to be varied | Western tower |
| Communal activity | Existing road reserve | Eastern tower |
| Reserve | Sub-precinct boundary | |
| Visual amenity corridor | | |



The Proposed Auckland Unitary Plan (notified 30 September 2013)