

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.4 Albany 3

The activities, controls and assessment criteria in the underlying Single House zone and Auckland-wide rules apply in the following precinct and sub-precincts unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

1. Activity table

Activity	Activity status
Subdivision	
Subdivision	RD

2. Development controls

1. The development controls in the Single House zone apply in the Albany 3 precinct unless otherwise specified below.
2. Development that does not comply with clauses 2.1 and 2.2 is a non-complying activity.

2.1 Height

1. Dwellings within the area identified as 'Restriction of Single Level Dwelling on Ridgeline Sites' on Precinct Plan 1 below must be one storey in height.

2.2 Location of development

1. Development must be located outside of the Landscape Protection area, the proposed reserve, and the proposed drainage reserve.

3. Subdivision controls

1. The subdivision controls in the Auckland wide rules – [subdivision](#) apply in the Albany 3 precinct unless otherwise specified below.

3.1 Site size

1. Subdivision must comply with the following minimum site size:

Table 1

Sub precinct	Minimum site size
A	1000m ²
B	700m ²
C	500m ²

2. Subdivision not complying with clause 3.1 is a discretionary activity.

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

1. For subdivision that is a restricted discretionary activity in the Albany 3 precinct, the Council will restrict its discretion to the following matters, in addition to any matters specified for the relevant restricted discretionary activity in the Auckland-wide rules - [subdivision](#):
 - a. layout of subdivision

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- b. site size
- c. natural features
- d. landscaping.

4.2 Assessment criteria

1. For subdivision that is a restricted discretionary activity in the Albany 3 precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activity in the Auckland-wide rules – [subdivision](#):
 - a. The layout of subdivision and roading should be consistent with Precinct Plan 1.
 - b. Subdivision should comply with the minimum site size requirements for the Albany 3 precinct.
 - c. Significant natural features should be protected.
 - d. Landscaping should be undertaken as provided for on Precinct Plan 1.

5. Precinct plan

Precinct plan 1

