

I410. Drury South Industrial Precinct

I410.1. Precinct description

The Drury South Industrial Precinct applies to approximately 361ha of land, bounded by State Highway 1 in the west, the Drury Quarry and the Hunua foothills in the east, the rural areas of Fitzgerald Road in the north and Ararimu Road in the south, as shown on Precinct Plan 1. The transportation network development requirements of the precinct are shown on Precinct plan 2. The precinct is characterised by a flat to subdued contour and is traversed by the Hingaia Stream and its tributaries including the Maketu Streams. Land which surrounds and defines the precinct has more pronounced topographical contours. The precinct lies between the Drury and Ramarama interchanges on State Highway 1 and local traffic patterns are dominated by truck traffic accessing the Drury Quarry.

The zones within the precinct are Business – Light Industry Zone, Business – Heavy Industry Zone, Open Space – Conservation Zone and Open Space – Informal Recreation Zone. The purpose of the precinct is to provide for land extensive industrial activity and employment opportunities as well as provide for areas of stormwater management, existing and proposed network utility infrastructure, public open space and proposed roads, while recognising the ecological, cultural, landscape and other environmental constraints of the locality.

The precinct is divided into the following sub-precincts:

- Sub-precinct A Light Industry (approximately 107ha)
- Sub-precinct B Motorway Edge (Light Industry) (approximately 73ha)
- Sub-precinct C Commercial Services (Light Industry) (approximately 19ha)
- Sub-precinct D Open Space / Stormwater Management (approximately 98ha)
- Sub-precinct E: Heavy Industry (approximately 42ha).

Sub-precinct A is zoned Business – Light Industry Zone. Activities within the sub-precinct are subject to additional standards.

Sub-precinct B is zoned Business – Light Industry Zone. The Transpower switchyard is located within this sub-precinct. Activities in the sub-precinct are subject to additional landscaping and building layout design standards.

Sub-precinct C is zoned Business – Light Industry Zone. The sub-precinct provides for offices, commercial services and small-scale retail activities (such as food) and activities to support the industrial activities in the majority of the precinct.

Sub-precinct D is zoned Business – Light Industry Zone but provides for recreational uses and will be rezoned to an appropriate zone (e.g. Open Space - Informal Recreation Zone) once the Public Open Space / Stormwater Management Areas shown on Precinct Plan 1 are developed and vested.

Sub-precinct E has an underlying zoning of Business – Heavy Industry Zone. Activities within the sub-precinct are subject to additional standards.

I410.2. Objectives [rp/dp]

The objectives of the underlying Business – Light Industry Zone apply in sub-precincts A-C, the objectives of the Open Space – Informal Recreation Zone apply in sub-precinct D, the objectives of the underlying Business – Heavy Industry Zone apply in sub-precinct E and the Auckland-wide objectives as well as the precinct objectives below apply throughout in this the precinct, unless there is a conflict between the precinct objectives and the Auckland-wide objectives or underlying zone objectives, in which case the precinct objectives prevail.

- (1) Development maintains and enhances the stream ecology and the natural vegetation and habitat values of the Hingaia and Maketu streams.
- (2) The cultural heritage values of the precinct are maintained and enhanced.
- (3) Landscape and visual amenity values within the precinct are maintained and enhanced (particularly when viewed from State Highway 1).
- (4) The air quality, acoustic and other amenity values of surrounding areas are protected.
- (5) The establishment of a convenient and well-designed industrial area with good quality streetscapes and a commercial service precinct is facilitated.
- (6) The timely and co-ordinated provision of robust and sustainable road, stormwater, water, wastewater, energy and communications infrastructure networks are provided.
- (7) A transport network to facilitate the safe and efficient movement of people, goods and services and manage effects on the safe and efficient operation of the surrounding transport network.
- (8) Development and subsequent land use within the precinct avoids reverse sensitivity effects on the operations of the Drury Quarry, activities within the Business – Heavy Industry Zone or the adjoining rural area.
- (9) Development and land use within the precinct avoids adverse effects on significant existing high voltage electricity, natural gas and communications infrastructure.
- (10) Subdivision and development in the precinct area avoids the adverse effects of stormwater runoff on surface and groundwater quality and on avoids increased flood risks to habitable buildings upstream and downstream of the precinct.
- (11) Visual and physical links to the surrounding area are protected.
- (12) Landscaping themes are complementary, consistent and coherent throughout the precinct.
- (13) Activities sensitive to traffic noise are controlled on the strategic freight network (Spine Road and New Quarry Access Road) serving the Drury Quarry.

I410.3. Policies [rp/dp]

The policies of the underlying Light Industry zone apply in sub-precincts A-C, the policies of the Open Space – Informal Recreation Zone apply in Sub-precinct D, the policies of the Business – Heavy Industry Zone apply in sub-precinct E and the Auckland-wide policies as well as the precinct policies below apply throughout the precinct unless there is a conflict between the precinct policies or underlying zone policies and the Auckland-wide policies, in which case the precinct policies prevail.

- (1) Protect and enhance the significant streams and vegetation within Sub-precinct D.
- (2) Enhance the biodiversity of ecological resources and linkages and restore degraded ecosystems while reducing stream bank erosion through riparian planting along retained watercourses in sub-precincts B and D.
- (3) Reflect the cultural heritage values of the Hingaia and Maketu streams as cultural linkages between historical hill top pa and coastal areas in the development of sub-precinct D.
- (4) Maintain a sense of openness and naturalness on land adjacent to State Highway 1.
- (5) Maintain visual and physical links to the surrounding area within the precinct.
- (6) Utilise complementary, consistent and coherent landscaping themes throughout the precinct.
- (7) Design and construct attractive wetland areas for stormwater treatment and detention that also provide reserve and visual amenity opportunities.
- (8) Provide public open space buffer areas between the land to be developed for business activities and surrounding rural land.
- (9) Ensure buildings in Sub-precinct C address and engage the street and public realm and exhibit a high standard of amenity and pedestrian safety and convenience.
- (10) Locate higher employee generating activities in Sub-precinct C close to potential public transport routes.
- (11) Provide for transport infrastructure and connections including the spine road to support safe and efficient movement within the precinct and to and from the surrounding transport network.
- (12) Provide high quality public open spaces in Sub-precinct D that result in opportunities for passive surveillance.
- (13) Provide adequate stormwater, water, wastewater, communications and energy networks in a timely and co-ordinated manner to service industrial activity within the precinct.

- (14) Co-ordinate road network (including the state highway) improvements both within and outside the precinct with development within the precinct.
- (15) Make adequate provision within Sub-precinct D to detain the 100 year Average Recurrence Interval (ARI) event without adverse effects on the extent of flooding of upstream and downstream areas.
- (16) Provide sufficient floodplain storage within Sub-precinct D to avoid increasing flood risk upstream and downstream, and manage increased flood risk within the precinct, to habitable rooms for all flood events from the 50% and up to the 1% AEP.
- (17) Undertake earthworks to form the modified floodplain in a manner which ensures flood effects on downstream or upstream areas are not exacerbated.
- (18) Avoid locating buildings within the 100 year ARI modified floodplain.
- (19) Avoid locating infrastructure within the 100 year modified ARI floodplain unless it can be designed to be resilient to flood related damage and does not exacerbate flood risks for upstream or downstream activities.
- (20) Identify overland flowpaths in a stormwater management plan or discharge consent and ensure that that they remain unobstructed and able to convey surface water runoff safely into the reticulated stormwater network.
- (21) Avoid or mitigate adverse effects on surface or groundwater quality from stormwater runoff within the precinct through on-site stormwater management and containment and the provision of catchment based stormwater treatment ponds.
- (22) Mitigate any diversion or piping of existing degraded or modified watercourses by the ecological enhancement and landscape planting of existing natural and diverted watercourses within and immediately adjacent to the precinct.
- (23) Avoid the establishment of sensitive residential land uses within the precinct.
- (24) Avoid locating potentially sensitive commercial services within 500 metres of the Quarry zone boundary or within 100 metres of the Business – Heavy Industry Zone or any rural zone boundary.
- (25) Control activities potentially sensitive to traffic noise on the strategic freight network (Spine Road and New Quarry Access Road) serving the Drury Quarry.
- (26) Manage development and subsequent land use to minimise adverse effects on the efficient and safe operation of existing high voltage electrical transmission and distribution lines, fibre optic cables and the Vector natural gas pipeline.

I410.4. Activity table

The provisions in any relevant overlays, zone and the Auckland-wide apply in this precinct unless otherwise specified below.

In the event of a conflict between the zone or Auckland-wide rules and the precinct rules, the precinct rules prevail.

Table I410.4.1 specifies the activity status of development and subdivision activities in the sub-precincts A-C and E pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I410.4.1 Activity table 1 – Sub-precincts A to E

Activity		Activity status
Development		
(A1)	Subdivision or any development of land which precedes a subdivision being undertaken which complies with Standard I410.6.3 below. (Note that for the purposes of this rule "development" means the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building)	RD
(A2)	Subdivision or any development of land which precedes a subdivision being undertaken which does not comply with Standard I410.6.3 below, or results in increased flood risk to habitable rooms for all flood events from the 50% and up to 1% AEP flood event downstream and upstream of the Structure Plan area.	NC
(A3)	The creation of vehicle access to any site with frontage to or from the Spine Road shown on Precinct Plan 2 which also has frontage to another road shown on that Plan	RD

Table I410.4.2 specifies the activity status of land use activities in Sub-precinct A pursuant to section 9(3) of the Resource Management Act 1991.

Table I410.4.2 Activity table 2 – Sub-precinct A (Light Industry)

Activity		Activity status
Use		
Commerce		
(A4)	Commercial services	NC
(A5)	Dairies	NC
(A6)	Drive-through restaurants	NC
(A7)	Entertainment facilities	NC
(A8)	Food and beverage	NC
(A9)	Retail over 450m ²	Pr
(A10)	Activities that do not comply with standards in I410.6.2	D

Table I410.4.3 specifies the activity status of land use and development activities in Sub-precinct B pursuant to section 9(3) of the Resource Management Act 1991.

Table I410.4.3 Activity table 3 – Sub-precinct B (Light Industry - Motorway Edge)

Activity		Activity status
Use		
Commerce		
(A11)	Commercial services	NC
(A12)	Dairies	NC
(A13)	Drive-through restaurants	NC
(A14)	Entertainment facilities	NC
(A15)	Food and beverage	NC
(A16)	Retail over 450m ²	Pr
Development		
(A17)	New buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities	C
(A18)	Additions to buildings that are less than: <ul style="list-style-type: none"> • 10 per cent of the existing gross floor area of the building; or • 250m² whichever is the lesser	P
(A19)	Internal alterations to buildings	P
(A20)	Activities that do not comply with the standards in I410.6.2	D

Table I410.4.4 specifies the activity status of land use and development activities in Sub-precinct C pursuant to section 9(3) of the Resource Management Act 1991.

Table I410.4.4 Activity table 4 – Sub-precinct C (Light Industry - Commercial Services)

Activity		Activity status
Use		
Commerce		
(A21)	Commercial services	P
(A22)	Dairies up to 200m ² gross floor area	P
(A23)	Drive-through restaurants	P
(A24)	Retail over 450m ²	Pr
(A25)	Offices	P
Community		
(A26)	Childcare centres	P
(A27)	Tertiary Education facilities for industrial training purposes	P

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	only	
(A28)	Healthcare facilities	P
Development		
(A29)	New buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities	C
(A30)	Additions to buildings that are less than: <ul style="list-style-type: none"> • 10 per cent of the existing GFA of the building; or • 250m² whichever is the lesser	P
(A31)	Internal alterations to buildings	P
(A32)	Activities that do not comply with Standards I410.6.1.1 - I410.6.1.4	NC
(A33)	Activities that do not comply with the standards in I410.6.2	D

Table I410.4.5 specifies the activity status of land use activities in Sub-precinct D pursuant to section 9(3) of the Resource Management Act 1991.

Table I410.4.5 Activity table 5 – Sub-Precinct D (Open Space – Informal Recreation Zone / Stormwater Management)

Activity		Activity status
Use		
Community		
(A34)	Any activity listed as a permitted activity in the Open Space – Informal Recreation Zone	P
(A35)	Stormwater management devices	P
(A36)	Activities that do not comply with the standards in I410.6.2	D

Table I410.4.6 specifies the activity status of land use activities in Sub-precinct E pursuant to section 9(3) of the Resource Management Act 1991.

Table I410.4.6 Activity table 6 – Sub-precinct E (Heavy Industry)

Activity		Activity status
Use		
Commerce		
(A37)	Dairies	NC
(A38)	Food and beverage	NC
(A39)	Activities that do not comply with the standards in I410.6.2	D

I410.5. Notification

- (1) An application for resource consent for a controlled activity listed in Tables I410.4.1 - I410.4.6 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Tables I410.4.1 - I410.4.6 and which is not listed in I410.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I410.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct, unless otherwise specified below.

I410.6.1. Sub-precinct C

All activities listed as permitted in Table I410.4.4 must comply with the following standards

I410.6.1.1. Dairies

- (1) Dairies must not exceed 200m² gross floor area.
- (2) Dairies must be located more than 100 metres from the nearest rural zone boundary.

I410.6.1.2. Food and beverage

- (1) Food and beverage must not exceed 200m² gross floor area.
- (2) Food and beverage must be located more than 100 metres from the nearest rural zone boundary.

I410.6.1.3. Childcare centres

- (1) Childcare centres must be located more than 500 metres from the nearest Business – Heavy Industry Zone boundary.
- (2) Childcare centres must be located more than 100 metres from the nearest rural zone boundary.

I410.6.1.4. Healthcare facilities

- (1) Healthcare facilities must be located more than 500 metres from the nearest Business – Heavy Industry Zone boundary.

- (2) Healthcare facilities must be located more than 100 metres from the nearest rural zone boundary.

I410.6.2. Sub-precincts A-E

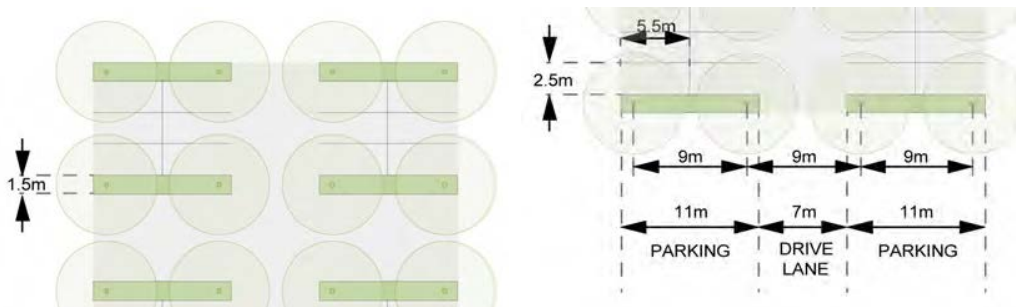
The standards are those listed in the Auckland-wide rules (in respect of sub-precincts A-E), Business – Light Industry Zone (in respect of sub-precincts A-C), the Open Space – Informal Recreation Zone (in respect of sub-precinct D) and the Business – Heavy Industry Zone (in respect of Sub-precinct E) except as follows:

- (1) A minimum parking rate of 1 space per 40m² gross floor area applies to commercial services in Sub-precinct C
- (2) Buildings must not exceed 25m in height in Sub-precinct E.
- (3) Within the Drury South Industrial Precinct the industrial zone height in relation to boundary control will not apply, and instead, buildings must not project beyond a 45 degree recession plane measured from a point 2 metres vertically above ground level along the residential or public open space boundary.
- (4) All new roads must be designed and constructed to comply with the provisions of New Zealand Standard NZS6806:2010 "Acoustics – Road Traffic Noise – New and Altered Roads".
- (5) The upward waste light ratio from any luminaire must not be more than 3 per cent. The upward waste light ratio is defined as: "The ratio of the light flux emitted above the horizontal by a luminaire to the total light flux emitted, expressed as a percentage, evaluated for the upcast angle".
- (6) The front yard landscaping of sites used for an industrial purpose must comprise a 3 metre wide continuous (except for those areas used for vehicle and pedestrian access) planting of multi-row Phormium tenax (flax) planted at 1.5 metre centres in staggered rows on a grid. This planting requirement must not apply to sites within sub-precincts B or C. Any required security fence must be setback a minimum of 3 metres from the front boundary and such fencing (whether in front yards or on rear or side boundaries) must be 2 metre maximum height and must not incorporate barbed or razor wire or an angled top. Fence posts and wire mesh are to be black coloured.
- (7) All side boundaries of sites in the Business – Light Industry Zone and all side and rear boundaries of sites in the Business – Heavy Industry Zone must be planted with a row of either Leyland Cypress, Casuarina (sheoak) or Macrocarpa at 3 metre centres located 1.5 metres in from the side or rear boundary and buildings must be setback from the relevant boundary by a minimum of 3.5 metres. This requirement must not apply to sites within sub-precincts B, C or D. Where sites with side or rear boundaries abut State Highway 1 within Sub-precinct B, all such boundaries must be

planted with a double row of Leyland Cypress with 2 metres between rows and trees within each row planted at 3 metre centres. Tree rows are to be staggered and the first row is to be located 1.5 metres in from the side or rear boundary and buildings must be setback from the relevant boundary by a minimum of 5.5 metres accordingly. Any noise attenuation wall or fence designed to deflect noise arising from State Highway 1 must be fully screened by planting in views from the motorway.

- (8) Within Sub-precinct B no less than 30 per cent of the net site area of each site is to be in permeable landscape area (including any on site stormwater treatment). Where on site car parking adopts a layout fully conforming with the fully planted permeable carpark design layout detailed in Figure I410.6.2.1 below, the permeable landscape area may be reduced to no less than 20 per cent of the site area.

Figure I410.6.2.1 Carpark design



- (9) Within the Sub-precinct C the ground floor of all buildings must have a minimum floor to ceiling height of 4.5 metres to allow long term adaptive reuse of light industrial buildings for commercial services activities.
- (10) Any land modification to form the 1% AEP modified flood plain must:
- (a) not reduce flood storage capacity in the precinct; and
 - (b) not change the flood characteristics upstream or downstream of the precinct for all flood events from the 50% and up to the 1% AEP flood event in ways that result in an increase in peak flood levels.

I410.6.3. Subdivision or development preceding subdivision in Sub-precincts A – E

- (1) Proposed roads (including pedestrian and bicycle routes) identified on the Precinct Plan 1 and Precinct Plan 2, must be constructed and vested in council upon subdivision or development of the relevant area at no cost to the council. Proposed roads must be located generally in the position indicated on Precinct plan 1 but the precise location will be subject to detailed engineering and subdivision design.

- (2) The land identified as part of Sub-precinct D on the Precinct plan 1 and Precinct Plan 2 must be developed and vested in council upon subdivision or development of the relevant area at no cost to the council. Proposed reserves and stormwater management areas must be located generally in the position indicated on the structure plan but precise location will be subject to detailed engineering and subdivision design. Vegetated buffers not less than 40 metres in total width are to be provided along stream corridors within stormwater management areas and must include a minimum of 10 metres of native riparian planting either side of the stream edge. Off-site stormwater management services including wetlands and the primary and secondary stormwater conveyance system is to be vested at no cost to the council in accordance with a network discharge consent or other relevant discharge consent or a stormwater management plan approved by the Council. All stormwater management areas and wetlands must be designed to serve a dual function to treat stormwater and provide ecological benefits.
- (3) Reticulated water services must be supplied to the precinct and all new water infrastructure must be fully funded (including consenting costs) by the developer(s) of the land within the precinct. Such services must be provided to the relevant part of the precinct in advance of or concurrent with a resource consent for subdivision and development provided that any necessary resource consents or designations for the reticulated water services have been granted.
- (4) Wastewater services are to be provided to the precinct either by (in no particular order):
- (a) the construction of a connection to Watercare's existing wastewater network and any necessary upgrading of that network that is required to service the Precinct; and/or
 - (b) the construction of a Wastewater Treatment Plant to service the Precinct, or a larger catchment if required.

In either case wastewater services are to be provided in a manner approved by Watercare and constructed to Watercare's design and operational standards. The developer(s) must fully fund (including consenting costs) all new wastewater infrastructure required to service the Precinct. Wastewater services must be provided to the relevant part of the Precinct in advance of or concurrent with a resource consent for subdivision and development provided that any necessary resource consents or designations for the reticulated water services have been granted. In the event that a new regional wastewater treatment plant becomes available to service the precinct, and subject to approval from Watercare, the precinct could be connected to that plant.

Note: that for the purposes of the Standards I410.6.3(1)-(4) above, references to "Watercare" means Watercare Services Limited and references to "development" means the carrying out of any work on the land including any

earthworks or site preparation activities and the construction or alteration of any building.

I410.7. Assessment – controlled activities

I410.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application:

- (1) new buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities in Sub-precinct B:
 - (a) retention of existing vegetation;
 - (b) planting;
 - (c) building design and appearance;
 - (d) parking area design;
 - (e) storage and waste management location and design; and
 - (f) vehicular access;
- (2) new buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities in Sub-precinct C:
 - (a) building design;
 - (b) parking area design;
 - (c) signs;
 - (d) service area location;
 - (e) vehicular access; and
 - (f) mitigation of traffic noise.

I410.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

- (1) new buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities in Sub-precinct B:
 - (a) retention of existing vegetation:
 - (i) the extent to which layouts retain and protect existing mature trees, particularly those of indigenous species, where these contribute to the site character and amenity.
 - (b) planting:

- (i) the extent to which planting is designed to have a large scale landscape effect and combine native as well as appropriate exotic species to provide seasonal change and quality amenity; or
 - (ii) where public open space land adjoins the motorway, the extent to which boundary planting that creates a continuous visual barrier to eastward views from the State Highway 1 corridor is avoided and whether landscape design emphasises the current sequence of intermittent views to the Hunua Ranges from the State Highway 1 corridor and the pattern of variable depth of such views;
- (c) building design and appearance:
- (i) the extent to which buildings are located with design consideration for their visibility and reduced visual impact as viewed from the State Highway 1 corridor and the desirability of maintaining a sense of openness as seen from the motorway; or
 - (ii) the extent to which the visual mass of larger buildings is minimised by employing the following methods:
 - utilising subdued, recessive colours;
 - providing variation in materials and finish for facades viewed from the motorway;
 - creating variation of roof profiles with consideration given to the overall roofscape viewed from the motorway;
 - all rooftop servicing and plant should be designed as an integral part of the roofscape with particular consideration given to the view from the motorway;
- (d) parking area design:
- (i) the extent to which parking areas are designed to incorporate trees to break up the scale of hard surface areas; or
 - (ii) the extent to which the fully planted permeable carpark design layout (refer Diagram 1 above) style of parking is adopted within Sub-precinct B;
- (e) storage and waste management location and design:
- (i) the extent to which storage and waste management activities are located and/or designed to be screened from view of State Highway 1;
- (f) vehicular access:
- (i) the extent to which proposed vehicle access to sites adjoining the Spine Road and New Quarry Access Road shown on the Precinct plan 2 minimises any conflict with safety and efficiency of these routes as part of the strategic freight network;

- (2) new buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities in Sub-precinct C:
- (a) building design:
 - (i) the extent to which buildings on corner lots are designed to provide for a quality architectural response to the corner. Appropriate design responses would be provision of additional height at the corner, windows and activities addressing both street frontages and avoiding blank walls to one or both sides of the corner; or
 - (ii) the extent to which built development fronts the street with a quality recognisable pedestrian entry to the street;
 - (b) parking area design:
 - (i) the extent to which parking is provided on the road network adjacent to sub-precinct C areas and on-site parking layouts are designed in accordance with the typical layout identified in Appendix I410.11.1.
 - (c) signs:
 - (i) the extent to which signs for each sub-precinct C development are coordinated including the physical location of signs, their type-face, style and content;
 - (d) service area location:
 - (i) the extent to which service areas are located so as to avoid observation from a public road with access either from a service lane, incorporation within the main building or full screening of service/storage and dock areas;
 - (e) vehicular access:
 - (i) the extent to which proposed vehicle access to sites adjoining the Spine Road and New Quarry Access Road shown on the Precinct plan 2 minimises any conflict with safety and efficiency of these routes as part of the strategic freight network;
 - (f) mitigation of traffic noise:
 - (i) the extent to which premises offering food and beverages, health professional rooms and childcare centres (being permitted activities which may be sensitive to heavy commercial vehicle traffic noise) are designed to mitigate traffic noise effects. Mitigation measures may include acoustic treatment of buildings and arranging site layout so noise sensitive activities are screened from the heavy traffic noise.

I410.8. Assessment – restricted discretionary activities

I410.8.1. Matters of discretion

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) subdivision or any development of land which precedes a subdivision being undertaken which complies with Standard I410.6.3:
 - (a) the relevant council and Auckland Transport development code or codes of practice;
 - (b) geotechnical and seismic;
 - (c) servicing and development sequencing;
 - (d) design and layout;
 - (e) earthworks;
 - (f) transportation network development requirements;
 - (g) ecology;
 - (h) Counties Power 110 Kv sub-transmission lines; and
 - (i) stormwater management;
- (2) the creation of vehicle access to any site with frontage to or from the Spine Road shown on Precinct Plan 2 which also has frontage to another road shown on that plan:
 - (a) effect of the location and design of the access on the safe and efficient operation of the adjacent transport network; and
 - (b) adequacy of access arrangements.

I410.8.2. Assessment criteria

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) subdivision or any development of land which precedes a subdivision being undertaken which complies with Standard I410.6.3:
 - (a) the extent to which the subdivision or development is in accordance with the relevant codes or codes of practice or engineering standards;
 - (b) the extent to which the subdivided lots or the land on which the development is to be undertaken are geotechnically suitable for the development of a permitted activity or an activity for which resource

consent has been obtained. This may include an assessment of the following:

- (i) any proposed fill materials;
 - (ii) stability in areas of deep cut particularly adjacent to the boundaries of the Precinct;
 - (iii) settlement and stability issues associated with the Hingaia and Maketu streams;
 - (iv) time dependent settlement;
 - (v) ground seismicity and buffer zone; or
 - (vi) liquefaction;
- (c) the extent to which subdivision and development occurs in a logical and sequential manner in relation to:
- (i) the implementation of improvements and/or upgrades to the roading network;
 - (ii) the establishment of the stormwater management areas within sub-precinct D identified on Precinct Plan 1 and catchment wide stormwater management devices as identified in the relevant discharge consent and/or stormwater management plan required by the special information requirements below;
 - (iii) the provision for overland flowpaths identified in an approved discharge consent and/or stormwater management plan required by the special information requirements below; or
 - (iv) the provision of wastewater facilities, water supply, electricity, gas and telecommunications, including the protection and /or relocation of any existing local electricity, gas and communications assets;
- (d) the extent to which subdivision design and layout gives effect to the objectives and policies identified for the Drury South Industrial Precinct and the subdivision design assessment criteria set out in Appendix I410.11.1.
- (e) the extent to which the earthworks required by the subdivision or development:
- (i) avoid or mitigate adverse effects on land stability, existing underground infrastructure facilities (such as the Vector gas pipeline and Telecom telecommunications cables), and groundwater quantity and quality;
 - (ii) avoid or mitigate adverse effects on the visual quality of the landscape or natural landforms, watercourses, habitats or vegetation;

- (iii) avoid or mitigate adverse effects on traffic management within the area or create damage, danger, or nuisance to surrounding residents or the Ramarama School;
 - (iv) consider opportunities to recharge the aquifer using treated stormwater where permeable soils are available;
 - (v) ensure that the creation of level development platforms are contoured to integrate with the surrounding street environment and open space corridors;
 - (vi) screen retaining walls from public view;
 - (vii) provide and maintain continuity of overland flow paths both within the site, as well as upstream and downstream; and where overland flow paths are diverted and/or altered show how:
 - potential effects on other properties from the diversion or alteration is avoided or mitigated;
 - effects from scouring and erosion are mitigated;
 - further changes to the overland flow path will be limited, when appropriate through an easement in favour of Council;
 - (viii) if located in the 1% AEP modified flood plain, including earthworks for the formation of stormwater management devices such as wetlands and/or for necessary infrastructure (including associated landscaping and accessways), whether:
 - the design of the device, including associated earthworks, landscaping and accessways avoids impeding flood flows or otherwise exacerbating flood risk upstream or downstream of the site and how such effects can be avoided;
 - the design of the device or mitigation works is resilient to damage from the full range of flood events;
 - access to the device for maintenance is provided and maintenance plans address potential effects that may result from the proposed access route;
- (f) the extent to which the following transportation network requirements are met:
- (i) whether subdivision or development will result in the central 'Spine Road' being progressively constructed on an alignment consistent with that indicated in Precinct plan 2;
 - (ii) whether the following road projects indicatively shown on Precinct plan 2 will be completed before any buildings within the precinct are occupied:

- the realignment of existing Quarry Road onto the alignment of the 'Spine Road' from the State Highway 1 over-bridge to the southern extent of the first stage of subdivision;
 - the upgrading of the existing Quarry Road/Great South Road intersection;
 - the provision of traffic signals or an alternative upgrade which achieves equivalent transport performance at the existing Great South Road/State Highway 22 (Karaka Road) intersection;
 - under the scenario where development of the Precinct proceeds in advance of the Mill Road Corridor Project, the upgrading of the right turn bay on Waihoehoe Road at the Waihoehoe Road/Fitzgerald Road intersection;
- (iii) whether a new dedicated pedestrian path and cycleway has been constructed between the existing Drury township and the precinct before development and occupation of more than 25 hectares of Industrial zoned land within the precinct occurs;
- (iv) whether Ramarama Road, at the northern boundary of the precinct, is closed to all vehicular traffic by the time 58 hectares of the developable area in the Ramarama Road Transport Area defined on Precinct Plan 2 has been subdivided or developed;
- (v) whether the Link Road from the Spine Road to Fitzgerald Road shown on Precinct Plan 2 is provided and shoulder widening, intersection treatments and localised widening works within the existing road reserve on Fitzgerald Road between the Link Road and Waihoehoe Road is undertaken before Ramarama Road is closed at the northern boundary of the Precinct;
- (vi) whether the 'Avenue' Road and the portion of the Spine Road shown on Precinct Plan 2 is provided as the adjacent Sub-precinct C is developed;
- (vii) whether Ramarama Road, at the southern boundary of the precinct, is closed to all vehicular traffic by the time 89 hectares of Industrial zoned land within the precinct has been subdivided or developed;
- (viii) whether the southern portion of the Spine Road that connects to Ararimu Road is constructed before:
- Ramarama Road is closed at the southern boundary of the Precinct; or
 - any development of the precinct south of the New Quarry Access Road shown on Precinct Plan 2 occurs;
- (ix) whether State Highway 1 Ramarama Interchange is capable of accommodating the traffic from the subdivided and developed portion

of the precinct including the predicted traffic from the land which is the subject of the application. To enable assessment of this criterion, applications for subdivision or development must include a traffic assessment of the effects of the subdivision or development on the interchange prepared by a qualified and experienced traffic engineer.

Note: This criterion will be considered to be met where such an assessment includes a review undertaken by or on behalf of NZTA which confirms that there is sufficient capacity or planned capacity at this interchange to accommodate the predicted increase in traffic;

- (g) in respect of those new areas of planting in stormwater management and wetland areas in Sub-precinct D the extent to which:
 - (i) plants should be eco-sourced as close as possible to the developed area;
 - (ii) the mechanisms proposed ensure the weed and pest management programme and the herpetofaunal mitigation/rehabilitation plan are implemented;
 - (iii) The public open space area that adjoins the southern boundary of the Precinct will provide the basis of an ecological corridor linkage of 30 metres in width between the southern buffer in the Precinct and bush areas in the Special Purpose – Quarry Zone when planted with suitable tree species at the time of subdivision of the adjoining industrial zoned land;
- (h) whether the existing 110kV Counties Power electricity lines are provided for in the existing positions in any subdivision or whether the existing lines can be relocated in agreement with Counties Power;
- (i) whether the stormwater management plan and works proposed as part of the subdivision or development:
 - (i) comply with any approved discharge consent;
 - (ii) are effective in avoiding, remedying or mitigating the potential adverse effects of stormwater discharge on water quality and flood hazards. In the case of stormwater management facilities within private land this assessment will include how the operation and maintenance of such facilities is to be secured by way of appropriate covenants or consent notices;
 - (iii) can effectively contain all the natural and diverted streams and their margins, wetlands, and other off-site stormwater management devices;
 - (iv) provide for overland flowpaths;
 - (v) require a bond or other security to be provided to ensure that the stormwater management works will be completed, with such bond to

be released when the works are completed and the stormwater management areas and their devices are vested in council;

- (vi) ensure that subdivision and development does not result in increased flood risk to habitable rooms for all flood events from the 50% and up to 1% AEP flood event downstream and upstream of the precinct;
- (2) the creation of vehicle access to any site with frontage to or from the Spine Road shown on Precinct plan 2 which also has frontage to another road shown on that plan:
- (a) any adverse effect from the location and design of the access on the safe and efficient operation of the adjacent transport network, including public transport, cyclists and general traffic, having regard to:
 - (i) the number of other access points to or from the Spine Road in the vicinity of the proposed access;
 - (ii) whether conflicts will be reduced by the presence of a raised central median which prevents right turning in the vicinity of the site;
 - (iii) visibility and safe sight distances particularly the extent to which vehicles entering/exiting the site can see, and be seen by, pedestrians, cyclists and other vehicles on the footpath and road carriageway;
 - (iv) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring in all weathers;
 - (v) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in the this Plan; and
 - (vi) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways.
 - (b) whether the access arrangements are practicable and adequate having regard to site limitations and layout, and arrangement of buildings and activities, users and operational requirements, and having regard to whether the site can reasonably be served by shared or amalgamated access with another site or sites on the Spine Road where the sites in question are held in the same ownership.

I410.9. Special information requirements

I410.9.1. Earthworks plans

- (1) Any application for subdivision or development must be accompanied by detailed earthworks plans. Such plans must:
 - (a) describe the nature and scale of the proposed earthworks, such as the extent of cut and/or fill, sources of fill and how the cut and fill is to be transported;

- (b) describe the construction management and communication methods to be followed to minimise nuisances and disruption to surrounding residents and Ramarama School (in particular, dust, traffic and noise impacts) during the construction period; and
- (c) provide detailed design of the modified flood plain.

I410.9.2. Ecological management plans

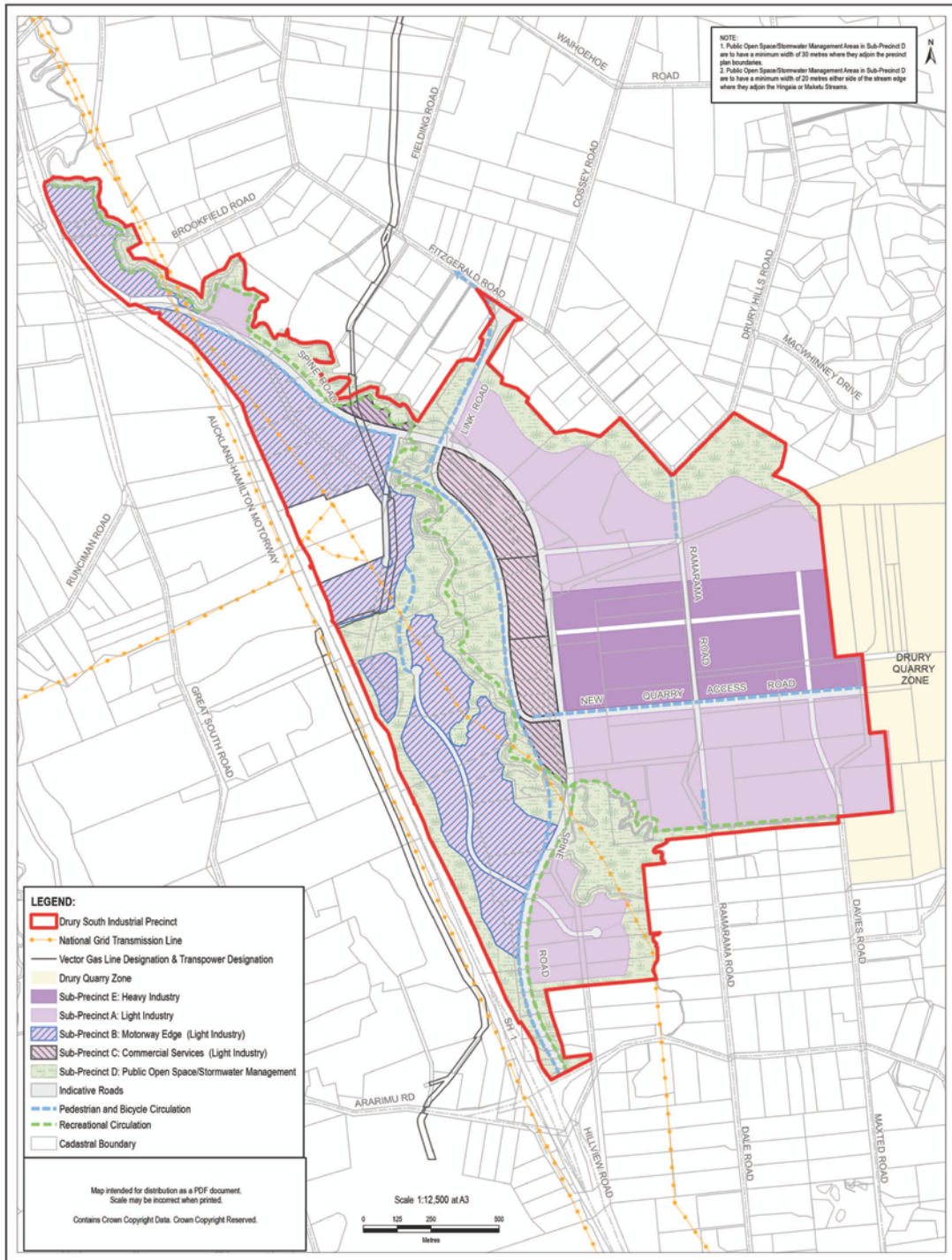
- (1) In respect of any new areas of planting in Sub-precinct D the following must be provided:
 - (a) a weed and pest management programme for any new areas of planting within the stormwater management areas and wetland areas and remaining indigenous forest fragments in Sub-precinct D; and
 - (b) a herpetofaunal mitigation/rehabilitation plan which targets only potentially suitable lizard habitat for relocation searches.

I410.9.3. Stormwater management report and plans

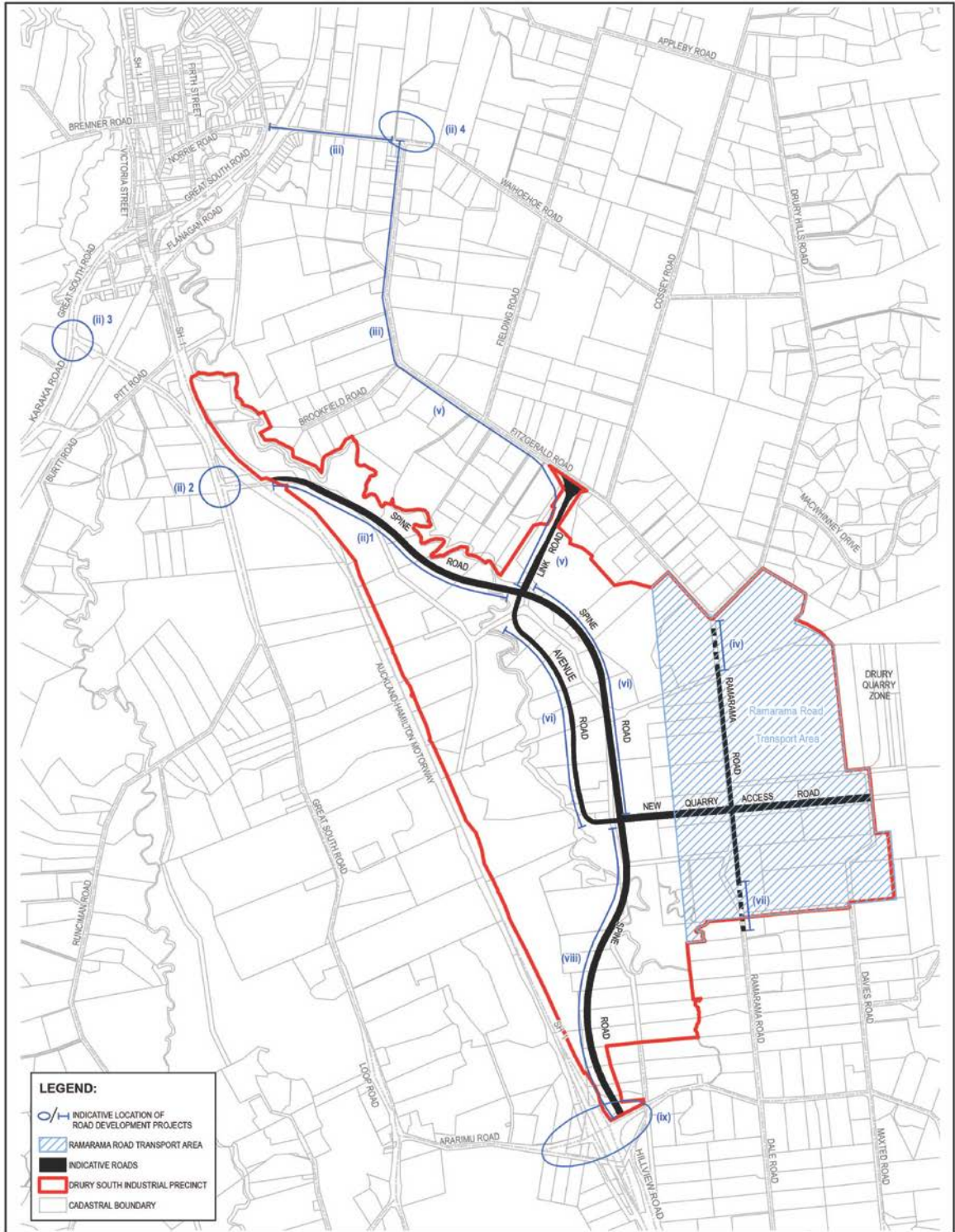
- (1) Any application for subdivision or development preceding subdivision must be accompanied by detailed stormwater management report and plans. Such report and plans must:
 - (a) describe how the plans comply with the conditions of any relevant discharge consent;
 - (b) identify overland flow paths;
 - (c) describe the nature and extent of any off-site stormwater management devices and how these devices are to be delivered if they are on land outside the application site;
 - (d) if stormwater management devices are to be located within the modified 1% AEP floodplain, describe how these devices are to be designed to be resilient to flood-related damage while not exacerbating flood risks for upstream or downstream activities;
 - (e) where streams are to be diverted and/or recreated as identified on the precinct plan, describe how this is to be achieved in a way that ensures that they function in a manner similar to natural stream systems. Detailed landscape treatment plans will be required to demonstrate:
 - (i) the proposed long section and cross sections;
 - (ii) how the new stream banks are to be stabilised;
 - (iii) how pool – riffles - run sequences are to be formed; and
 - (iv) how stormwater outlets are controlled.

I410.10. Precinct plans

I410.10.1 Drury South Industrial: Precinct plan 1



I410.10.2 Drury South Industrial: Precinct plan 2



I410.11. Appendices

I410.11.1 Drury South Industrial: Appendix 1