

I509. Greenhithe Precinct

I509.1. Precinct Description

The Greenhithe Precinct covers a broad area of the Greenhithe Peninsula and drains in two directions to the upper Waitemata Harbour. The purpose of the precinct is to manage subdivision and development in a sensitive catchment and ensure that new development responds to the natural environment including topography, vegetation, water quality, landform and the visual landscape.

The Greenhithe Precinct comprises two sub-precincts. Sub-precinct A requires larger minimum site sizes than those permitted by the Residential - Large Lot Zone. Sub-precinct B allows smaller minimum site sizes than those permitted by the Residential - Large Lot Zone subject to specific constraints and opportunities including landscape features, topography, significant vegetation and access to a reticulated wastewater system. Subdivision and development in the precinct is supported where it avoids the removal of significant native vegetation (in order to protect visual landscape, native vegetation and habitat for native fauna), will minimise sedimentation and respond to and integrate with the features of the landscape.

The zoning of land within this precinct is the Residential – Large Lot Zone.

I509.2. Objective [rp/dp]

- (1) Subdivision and development is managed to protect environmental values and the landscape character of the area.

The overlay, zone and Auckland-wide objectives apply in this precinct in addition to those specified above.

I509.3. Policies [rp/dp]

- (1) Design subdivision and development to protect environmental values and the landscape features and character of the area, including watercourses and significant native vegetation and fauna habitats. [rp/dp]
- (2) Determine the type and intensity of development opportunities in different parts of the precinct based on the environmental constraints.
- (3) Locate buildings platforms and access roads to:
 - (a) minimise adverse effects on and protect native vegetation and fauna habitats;
 - (b) minimise land modification and scarring of the landscape;
 - (c) avoid where practicable significant steep slopes, ridgelines and stream valleys; and
 - (d) minimise visual intrusion when viewed from public places.
- (4) Minimise the potential to create sedimentation associated with land development and subdivision by managing the intensity of development and retaining

vegetation cover, particularly on steep land and land close to natural water courses.

- (5) Develop, before any subdivision is approved, a satisfactory means within the sub-precincts to maintain water quality in adjacent waterways.
- (6) Retain and enhance native fauna and flora within the area.

Greenhithe Sub-precinct A

- (7) Protect the natural and physical environment by maintaining the existing low density residential character of the area.

Greenhithe Sub-precinct B

- (8) Maintain the character of the landscape by maintaining a low density residential environment whilst enabling greater residential intensity by clustering development in flatter areas where there is little or no vegetation and access to a reticulated wastewater system

The overlay, zone and Auckland-wide policies apply in this precinct in addition to those specified above.

I509.4. Activity table

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

Table I509.4.1 specifies the activity status of subdivision activities in the Greenhithe Precinct pursuant to section 11 of the Resource Management Act 1991.

A blank in Table I509.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I509.4.1 Activity table

Activity		Activity status
Subdivision		
(A1)	Vacant sites subdivision involving parent sites of less than 1ha	
(A2)	Subdivision around existing buildings and development	
(A3)	Subdivision in accordance with an approved land use resource consent	
(A4)	Subdivision listed in (A1) to (A3) which does not comply with Standard I509.6.5	NC

I509.5. Notification

- (1) Any application for resource consent for an activity listed in Table I509.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (2) 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).

I509.6. Standards

The overlay, Residential - Large Lot Zone and Auckland-wide standards apply in this precinct, except for the following:

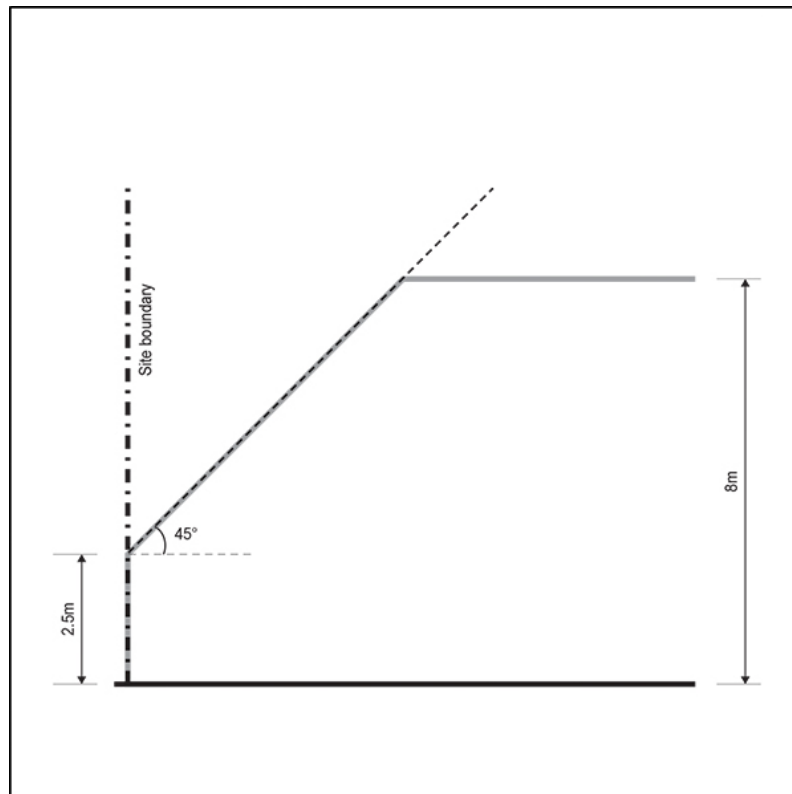
- E38 Subdivision – Urban – E38.8.2.3 Vacant sites subdivisions involving parent sites of less than 1 hectare;
- E38 Subdivision – Urban – E38.8.3.1 Vacant sites subdivision involving parent sites of 1 hectare or greater;
- H1 Residential – Large Lot Zone – H1.6.5; and
- H1 Residential – Large Lot Zone – H1.6.6.

All activities listed as restricted discretionary in Table I509.4.1 Activity table must comply with the following standards.

I509.6.1. Height in relation to boundary

- (1) For sites smaller than 4000m², buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level along any side and rear boundaries as shown in Figure I509.6.1.1 Height in relation to boundary.

Figure I509.6.1.1 Height in relation to boundary



I509.6.2. Yards

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I509.6.2.1 Yards.

Table I509.6.2.1 Yards

Yard	Minimum depth		
	Sites less than 1,499m ²	Sites between 1,500m ² and 3999m ²	Sites over 4,000m ²
Front yard	5m	5m	Residential – Large Lot Zone standards apply
Side and rear yards	1.2m	3m	

I509.6.3. Building Coverage

(1) The building coverage must not be greater than the values listed in Table I509.6.3.1 Building coverage.

Table I509.6.3.1 Building Coverage

Site area	Building coverage
500m ² to 699m ²	35 per cent
700m ² to 999m ²	30 per cent
Over 1,000m ²	300m ²

I509.6.4. Impervious surfaces

(1) The maximum impervious area must not exceed 60 per cent of the site area.

Subdivision

I509.6.5. Minimum net site area

- (1) Within Sub-precinct A, the minimum net site area for subdivision is 2ha.
- (2) Within Sub-precinct B, the minimum net site area for subdivision is 500m² and must be in accordance with Table I509.6.5.1 Minimum net site area.

Table I509.6.5.1 Minimum net site area

Minimum net site area	Requirements
Between 500m ² and 2499m ²	Each site must: <ul style="list-style-type: none"> i. have a minimum building envelope of 400m² that has an average slope of less than 8 degrees; and ii. be capable of being connected to a reticulated wastewater network

Between 2500m ² and 1ha	Each site must: i. have a minimum building envelope of 1500 m ² that has an average slope less than 15 degrees
Over 1ha	

I509.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I509.8. Assessment – restricted discretionary activities

I509.8.1. Matters of discretion

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, zone or Auckland-wide provisions:

- (1) Effects associated with subdivision design and/or proposed development.
- (2) Effects associated with the location and development of building platforms and accessways.

I509.8.2. Assessment criteria

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, zone or Auckland- wide provisions:

- (1) Effects associated with subdivision design and/or proposed development:
 - (a) whether subdivision and development is designed to respect and integrate with the natural characteristics, landscape setting, landmarks and views of the area. In particular, by:
 - (i) maintaining the low density residential character of the landscape;
 - (ii) providing larger sites where land has environmental or building limitations due to slope, stability, significant native vegetation or special natural values;
 - (iii) minimising the potential effects of sedimentation associated with the development of land by limiting the intensity of development and retaining vegetation cover particularly on steep land and close to natural water courses; and
 - (iv) protecting water quality and associated ecological values of nearby water bodies.

(2) Effects associated with the location and development of building platforms and accessways:

- (a) whether building platforms, access ways and development ~~should be~~ are located to:
 - (i) integrate with the landscape and minimise visual obtrusion when viewed from public places including the coastal marine area;
 - (ii) avoid protruding above a ridgeline;
 - (iii) use existing or proposed vegetation to screen buildings and structures;
 - (iv) minimise landscape modification by selecting flat sites for building platforms;
 - (v) locate building platforms to minimise long access driveways and use shared access driveways where practicable;
 - (vi) avoid earthworks and retaining walls that would create significant and permanent visible scars on the landscape that cannot be mitigated with planting;
 - (vii) avoid modifying ridgelines, significant landforms and stream riparian margins which define the distinctive landscape character of the Greenhithe precinct; and
 - (viii) protect and enhance significant native flora and fauna habitats, in particular high-quality regenerating bush.
- (b) whether consent notices have been approved by Council for the location of all new building platforms and accessways.

I509.9. Special information requirements

There are no special information requirements in this precinct.

I509.10. Precinct Plans

There are no precinct plans in this precinct.