

## **I527. Okura Precinct**

### **I527.1. Precinct description**

The Okura Precinct applies to land to the north of Vaughn's Road, generally bound by Long Bay Regional Park and Piripiri Point to the east, the Okura Estuary to the north and a tributary to the Okura Estuary to the west. The precinct encompasses approximately 130Ha of land of undulating topography and generally slopes from south (Vaughans Road ridgeline) to north (toward the Okura Estuary).

The precinct reflects the unique opportunity offered by the majority of the land being held by a single landowner, combined with the opportunity for a substantial waterfront reserve that will extend the Long Bay Regional Park to within 150m of the Okura village with esplanade reserves that connect with the Okura Estuary Scenic Reserve.

The spatial application of these zones has been informed by a structure planning process that has taken into account the natural, physical, cultural, and historic characteristics of the site and surrounds, with the aspiration to facilitate medium density comprehensive residential development that achieves a high level of protection and enhancement of the environment within the site and site surrounds.

The purpose of the Okura Precinct is to introduce additional provisions to enable the stream management approach developed through the structure plan process, require additional stormwater and earthworks management measures, ensure the establishment and master planning of open space zoned land, provide flexibility for limited commercial development and informal open space within the residential area and enable construction of the primary road network.

The underlying zoning of land within this precinct is Open Space – Conservation Zone, Open Space – Informal Recreation Zone, Residential - Large Lot Zone, and Residential - Mixed Housing Suburban Zone.

### **I527.2. Objectives [rp/dp]**

- (1) The long term improvement and enhancement of water quality and ecological integrity of the Okura Estuary.
- (2) The overall functioning of the stream systems are enhanced while providing for land form modification.
- (3) Public open space land with riparian planting is established in accordance with subdivision staging.
- (4) Boundaries between residential land and open spaces are appropriately treated.
- (5) Local commercial activity caters for the local residential population and avoids the need for vehicle-based trips to other centres.

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

**I527.3. Policies [rp/dp]**

- (1) To require additional best-practice earthwork management and silt and sediment control to be undertaken during all earthworks.
- (2) To enable a stream management approach integrated with land development and require high quality restoration and maintenance of the riparian margins of a significant proportion of the watercourses.
- (3) To require additional stormwater management and treatment measures, and appropriate at-source controls.
- (4) Control fence and retaining wall height and permeability on residential boundaries where adjacent to a reserve or open space-zoned land.
- (5) To enable limited commercial and informal recreation uses and development in residential areas but provide flexibility in location.
- (6) To require the vesting and master planning of the open space network and enable the construction of primary roading in accordance with the structure plan.

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

**I527.4. Activity table**

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

The Auckland wide subdivision provisions in E38 Subdivision – Urban and the Auckland-wide land disturbance provisions in E11 Land disturbance - Regional and E12 Land Disturbance - District apply as well as the subdivision assessment criteria and land disturbance assessment criteria outlined below.

Table I527.4.1 - I527.4.3 specifies the activity status of land use and development activities pursuant to section 9(2) and section 9(3) of the Resource Management Act 1991, subdivision activities pursuant to section 11 of the Resource Management Act 1991 and activities in, on, under or over streams pursuant to section 13 of the Resource Management Act 1991.

A blank in Table I527.4.1 Okura Precinct-wide below means that the provisions of the overlays, zone or Auckland-wide apply

Table I527.4.1 Okura Precinct-wide

| Activity   |   | Activity status |
|--|---|-----------------|
| <b>Land disturbance activities in riparian yards</b><br>These rules replace the Land disturbance – district rules at E12.6.2(1) with regard to riparian yards only   |   |                 |
| (A1)   | Land disturbance - in riparian yards of streams in accordance with the Precinct Plan 1 - Stream Management  | RD              |
| (A2)   | Land disturbance in riparian yards of streams not in accordance with the Precinct Plan 1 - Stream Management  | D               |
| <b>Stormwater management - quality</b>   |   |                 |
| (A3)   | Installation of high contaminant yielding building materials for dwellings*   | NC              |
| <b>Stream management</b><br>These rules replace those for the equivalent specified activity at Table E3.4 Activity table for Lakes, rivers, streams and wetland management with regard to streams only. The rules for activities not specified below are as provided for in E3.4 Activity table – Lakes, rivers, streams and wetlands<br>Refer to Precinct Plan 1 - Stream Management. |   |                 |
| (A4)   | Depositing any substance for the purposes of habitat enhancement or scientific research:<br>-Stream Type A<br>-Stream Type B<br>-Stream Type C      | P<br>RD<br>D    |
| (A5)   | Depositing any substance excluding litter, refuse, other waste, and/or contaminated material:<br>-Stream Type A<br>-Stream Type B<br>-Stream Type C | D<br>RD<br>P    |
| (A6)   | Channel clearance more than 100m:<br>-Stream Type A<br>-Stream Type B<br>-Stream Type C   | D<br>RD<br>P    |
| (A7)   | Diversion of a stream to a new course:<br>-Stream Type A<br>-Stream Type B  | D<br>RD         |

|  |   |              |
|--|---|--------------|
|  | -Stream Type C  | P            |
| (A8)   | New reclamation or drainage of streams:<br>-Stream Type A<br>-Stream Type B<br>-Stream Type C | D<br>RD<br>P |
| <b>Subdivision and Land Disturbance</b>  |   |              |
| The Auckland wide subdivision provisions in E38 Subdivision – Urban and the Auckland-wide land disturbance provisions in E11 Land disturbance - Regional and E12 Land Disturbance - District apply as well as the subdivision assessment criteria and land disturbance assessment criteria outlined below. |   |              |
| <b>Use and development</b>   |   |              |
| All activities and development listed in Activity Tables H1.4.1 Large Lot Zone, H4.4.1 Mixed Housing Suburban Zone and H7.9.1 Open Space Zones   |   |              |

**\*High contaminant yielding building material**

Building roofing, spouting, external wall cladding and architectural features using materials with an:

- exposed surface or surface coating of metallic zinc or any alloy containing more than 10 percent zinc unless the material has been demonstrated by testing to have a long term zinc yield of less than 30 µg/L total zinc
- exposed surface or surface coating of metallic copper or any alloy containing more than 10 percent copper, unless the material has been demonstrated by testing to have a long terms copper yield of less than 10 µg/L total copper
- exposed treated timber surface or any roof material with a copper or zinc contained algaecide, unless the material has been demonstrated by testing to have a long term copper yield of less than 10 µg/L total cooper and zinc yield of less than 30 µg/L total zinc.

**Table I527.4.2 Sub-precinct A - Residential**

| Activity  | Activity status   |   |
|---|---|---|
| <b>Commerical</b>   |   |   |
| These rules are in addition to the Residential – Mixed Housing Suburban provisions in Table H4.4.1 Activity table |   |   |
| (A9)  | Commercial services   | P |
| (A10)   | Food and beverage   | P |
| (A11)   | Retail up to 450m <sup>2</sup> gross floor area per tenancy   | P |
| (A12)   | Commercial services, food and beverage and retail up to 450m <sup>2</sup> gross floor area per tenancy that meets the | P |

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|   |   |    |
|---|---|----|
|   | Standards   |    |
| (A13)   | Commercial services, food and beverage and retail up to 450m <sup>2</sup> gross floor area per tenancy that does not comply with the Standards    | NC |
| <b>Community</b>  |   |    |
| These rules are in addition to the Residential – Mixed Housing Suburban provisions in Table H4.4.1 Activity table |   |    |
| (A14)   | Open space for informal recreation purposes   | P  |
| <b>Development</b>  |   |    |
| These rules are in addition to the Residential – Mixed Housing Suburban provisions in Table H4.4.1 Activity table |   |    |
| (A15)   | Construction of buildings for commercial services, food and beverage and retail up to 450m <sup>2</sup> gross floor area per tenancy              | RD |
| (A16)   | Additions and alterations of buildings for commercial services, food and beverage and retail up to 450m <sup>2</sup> gross floor area per tenancy | P  |
| (A17)   | Demolition of buildings for commercial services, food and beverage and retail up to 450m <sup>2</sup> gross floor area per tenancy                | P  |
| (A18)   | Construction of buildings for informal recreation purposes  | P  |
| (A19)   | Construction of the Collector Road and Esplanade Road road network in accordance with Okura: Precinct plan 2: Roads                               | P  |
| (A20)   | Construction of the Collector Road and Esplanade Road road network not in accordance Okura: Precinct plan 2: Roads                                | D  |

**Table I527.4.3 Sub-precinct B - Okura Open Space**

| Activity   | Activity status   |
|--|---|
| <b>Infrastructure</b>  |   |
| These rules are in addition to the Open Space – Conservation and Open Space – Information recreation provisions in Table H7.9.1 Activity table |   |
| (A21)  | Construction of the Collector Road and Esplanade Road road network in accordance with Precinct Plan 2 - Roads     |
| (A22)  | Construction of the Collector Road and Esplanade Road road network not in accordance with Precinct Plan 2 - Roads |

**I527.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I527.4.1, I527.4.2 and I527.4.3 Activity tables 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).

**I527.6. Standards**

The overlay, Auckland-wide and underlying zone standards apply in this precinct in addition to the following standards:

All activities listed as permitted and restricted discretionary in Table I527.4.1, I527.4.2 and I527.4.3 Activity Table must comply with the following standards.

**I527.6.1. Commercial services, food and beverage and retail up to 450m<sup>2</sup> in sub-precinct A**

- (1) The total combined gross floor area of commercial services, food and beverage and retail activities within the Residential sub-precinct is 2000m<sup>2</sup>.
- (2) Noise generated by commercial services, food and beverage and retail activities shall be subject to the following noise levels measured at or within the boundary of any property in the residential zone:

**I527.6.1.1. Table 1**

|                             |  |
|-----------------------------|--|
| Monday to Saturday 7am-10pm | 55dB L <sub>Aeq</sub>  |
| Sunday 9am-6pm              |  |
| All other times             | 45dBA L <sub>Aeq</sub><br>60dB L <sub>Aeq</sub> at 63Hz<br>55dB L <sub>Aeq</sub> at 125Hz<br>75dB L <sub>AFmax</sub> |

**I527.6.2. Land disturbance activities**

The Auckland-wide Land disturbance – Regional provisions and Auckland-wide Land disturbance – District provisions apply to all earthworks within the Okura Precinct except for E12.6.2(1) Land disturbance within Riparian Yards.

**I527.6.3. Stream management – Depositing any substance for the purposes of habitat enhancement or scientific research, Depositing any substance excluding litter, refuse, other waste, and/or contaminated material, channel clearance more than 100m, diversion of a stream to a new course and new reclamation or drainage of streams**

- (1) As part of any works in Stream Types A-C in which a culvert identified in Precinct Plan 1 – Stream Management is located, that culvert shall be removed in accordance with Standard E3.6.1.13 - Works on structures and the associated bed disturbance or depositing any substance, diversion of water and incidental temporary damming of water for the demolition or removal of existing structures
- (2) Depositing substances for the purpose of habitat enhancement
  - (a) All stream types
    - (i) Any land disturbance associated with the depositing substances for the purpose of habitat enhancement is subject to the Land Disturbance – Regional provisions E11.6.2(1)-(9) and Land Disturbance – District provisions E12.6.2(2)-(7).
- (3) Depositing any substance excluding litter, refuse, other waste, and/or contaminated material
  - (a) Stream Type C
    - (i) Any land disturbance associated with the substance deposition in Stream Type C is subject to the Land Disturbance – Regional provisions E11.6.2(1)-(9) and Land Disturbance – District provisions E12.6.2(2)-(7).
- (4) Channel clearance more than 100m
  - (a) Stream Type C
    - (i) Any land disturbance associated with the channel clearance in Stream Type C is subject to the Land Disturbance – Regional provisions E11.6.2(1)-(9) and Land Disturbance – District provisions E12.6.2(2)-(7).
- (5) Diversion of a stream to a new course
  - (a) Stream Type C
    - (i) Any land disturbance associated with the diversion of Stream Type C is subject to the Land Disturbance – Regional provisions E11.6.2(1)-(9) and Land Disturbance – District provisions E12.6.2(2)-(7).

(6) New reclamation or drainage of streams

(a) Stream Type C

- (i) Any land disturbance associated with the diversion of Stream Type C is subject to the land disturbance land use provisions in the Land Disturbance – Regional provisions E11.6.2(1)-(9) and Land Disturbance – District provisions E12.6.2(2)-(7).
- (ii) The extent of stream restoration of Streams A or B within the Precinct, to compensate for the loss of aquatic habitat of Stream C, shall be determined in accordance with ARC TP 302, making use of the Stream Ecological Valuation and Environmental Compensation Ratio methodologies. A restoration plan shall be provided to the council's monitoring officer at least ten working days prior to reclamation or drainage of Stream Type C.

**I527.6.4. Construction of a road network**

- (1) The Collector Road and Esplanade Road network shall be constructed in accordance with Okura: Precinct plan 2 with regard to the road layout.

**I527.6.5. Commercial services, food and beverage and retail up to 450m<sup>2</sup> in Sub-precinct A – Residential**

- (1) All new buildings and development on site(s) to be used for Commercial services, food and beverage and retail up to 450m<sup>2</sup> in I527.6.1 above shall be subject to the Standards of the Business – Neighbourhood Centre Zone at H12.6.

**I527.6.6. Fences on side and rear boundaries adjacent to an open space zone**

- (1) Fences and retaining walls located on the side and rear boundaries and yards of all sites, where they are adjacent to the open space zone, shall comply with the following development controls:
  - (a) The maximum fence height must not exceed 1.2m.
  - (b) The maximum retaining wall height must not exceed 0.5m.
  - (c) The total retaining wall and fence height must not exceed 1.7m where the fence is at least 50% visually permeable.



### **I527.6.7. Rainwater**

- (1) All new residential buildings within the Okura Precinct shall be fitted with dual purpose (for both attenuating peak flows and for the non-potable reuse of stormwater) rain water tanks and all associated plumbing.
- (2) The size of the raintank is to be determined by reference to the roof area of the dwelling and the nature and extent of other on-site stormwater management techniques to be used however, the minimum raintank size must be 3000L per dwelling.

### **I527.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

### **I527.8. Assessment – restricted discretionary activities**

#### **I527.8.1. Matters of discretion**

The council will restrict its discretion to all 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) for subdivision:
  - (a) the provision of adequate access to existing and new infrastructure and provision of appropriate management of effects of stormwater; and
  - (b) the matters in E.38.12.1(5)(a) – Subdivision establishing esplanade reserves.
- (2) for land disturbance:
  - (a) the matters in E12.8.1(1); and
  - (b) the matters in E11.8.1(1).
- (3) for land disturbance in riparian yards:
  - (a) the matters in E12.8.1(1).
- (4) for stream management - Depositing any substance for the purposes of habitat enhancement or scientific research, Depositing any substance excluding litter, refuse, other waste, and/or contaminated material, channel clearance more than 100m, diversion of a stream to a new course and new reclamation or drainage of streams:
  - (a) the matters in E3.8.1(1) do not apply instead the following matters apply:
    - (i) the effects on the quality and ecological values of the affected streams reached;
    - (ii) the effects on aquatic and riparian habitat;
    - (iii) the effects on indigenous riparian and/or wetland vegetation;

- (iv) the silt control and sediment control and land stabilisation methods;  
and
  - (v) the effects of stream-bed and channel loss and/or disturbance.
- (5) for construction of buildings for commercial services, food and beverage and retail up to 450m<sup>2</sup> gross floor area per tenancy:
- (a) the matters in H12.8.1(3) – new buildings and alterations and additions to buildings not otherwise provided for.
- (6) for fences on side and rear boundaries adjacent to an open space zone:
- (a) the effects of the location and design of the fence on an open space zone.
- (7) for rain water:
- (b) the effects of stormwater runoff on the environment.

### **I527.8.2. 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, Auckland wide or zone provisions:

- (1) for subdivision:
- (a) for the provision of adequate access to existing and new infrastructure and provision of appropriate management of effects of stormwater – the subdivision assessment criteria at E.38.12.2(7) applies in addition to the following:
    - (i) the extent to which the amount of stormwater to be generated from the future development of any sites created takes into account existing and future stormwater flows;
    - (ii) whether the subdivision incorporates the principles of low impact design;
    - (iii) whether sufficient space has been provided for the required stormwater mitigation measures whether they be on private lots or within the public realm;
    - (iv) whether practical controls maintain or enhance ground water stability; and
    - (v) the extent to which stormwater mitigation devices will be maintain in the long-term.
  - (b) for subdivision establishing esplanade reserves – the subdivision assessment criteria at E38.12.2(5)(a) applies in addition to the following:
    - (i) the extent to which riparian planting is used for all retained streams;
    - (ii) the extent to which indigenous species are incorporated;

- (iii) whether there is adequate access to existing and new infrastructure provided;
- (iv) implementation and staging;
- (v) the vesting of each portion of the land zoned Open Space – Conservation; and
- (vi) whether the location of public access and community amenity facilities should not adversely affect the amenity values and visual character of the precinct and adjacent sites.

(2) for land disturbance:

- (a) In addition to the assessment criteria E12.8.2(1) and E11.8.2(1) general earthworks for sediment and erosion control the following applies:
  - (i) the extent to which progressive stabilisation of earthworked areas occur as soon as final contours are established and/or when the exposed area will not be worked on for four weeks or more;
  - (ii) whether additional contingency interception measures such as additional down slope earth bunds, super silt fencing and stormwater ponds (pre-commissioning) as may be appropriate; and
  - (iii) whether features such as larger volume to increase retention time, floating decants, a forebay pond, a wide level spreader at the inlet and a discharge rate of 3 litres per second per hectare of catchment draining to the pond have been considered in pond design.

(3) for land disturbance in riparian yards:

- (a) The assessment criteria listed in E12.8.2(1).

(4) for stream management:

The assessment criteria in E3.8.2(1) does not apply, instead the following assessment criteria applies:

- (a) Deposition, channel clearance, diversion to a new course, or new reclamation or drainage of Stream Type B:
  - (i) whether any adverse effects on the quality and ecological values of the affected stream reached;
  - (ii) the extent to which mitigation is proposed for the loss of aquatic and riparian habitat from Stream Type B;
  - (iii) the extent to which the quality and ecological values of any indigenous riparian and/or wetland vegetation is removed from Stream Type B in undertaking deposition, clearance, diversion or reclamation;
  - (iv) the extent to which silt and sediment control and land stabilisation methods are to be used during diversion, reclamation or drainage; and

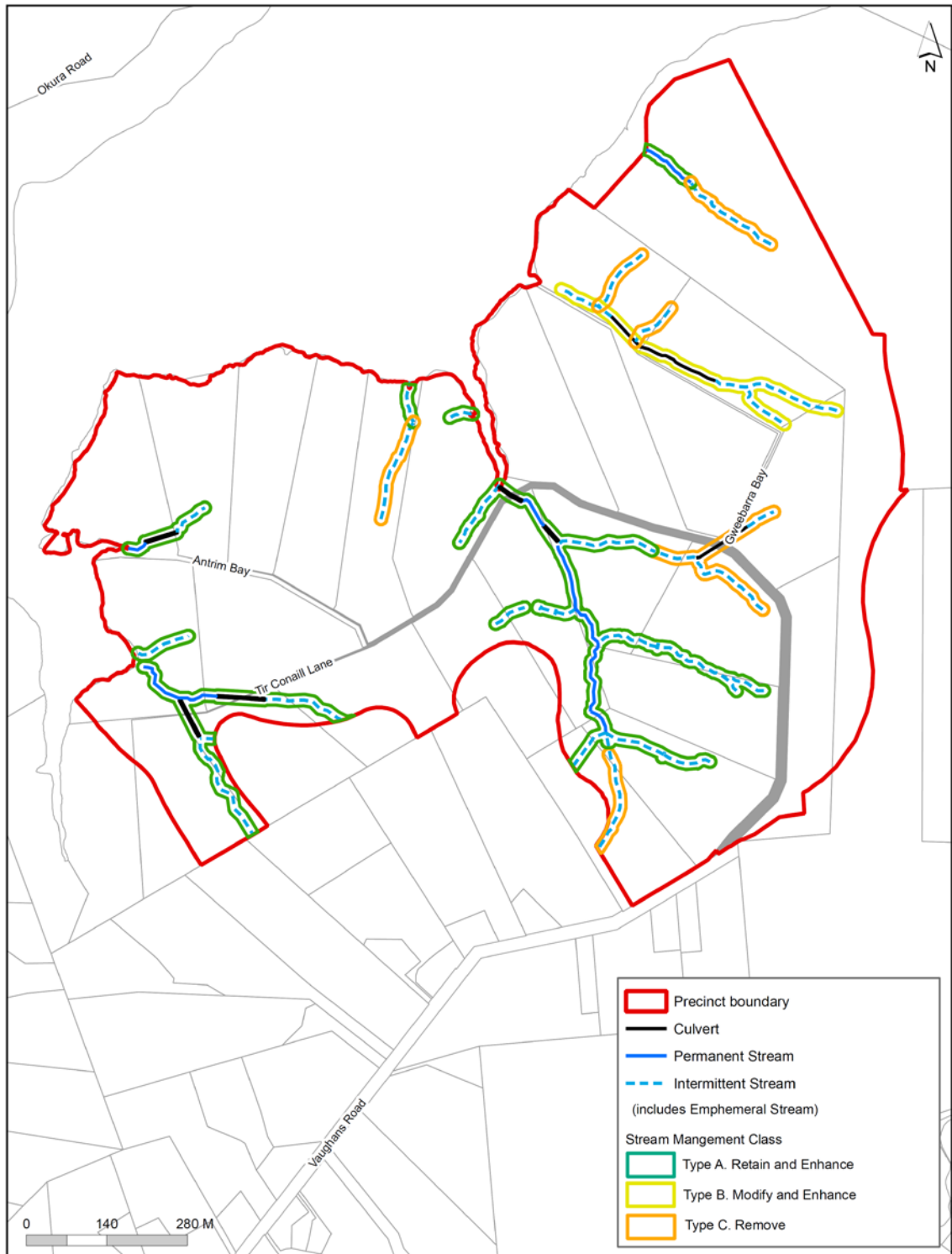
- (v) the extent to which there is stream-bed and channel loss and/or disturbance associated with the activity and any positive outcomes of channel modifications.
- (5) for construction of buildings for commercial services, food and beverage and retail up to 450m<sup>2</sup> gross floor area per tenancy:
  - (a) the assessment criteria in H12.8.2(3) – new buildings and alterations to buildings not otherwise provided for.
- (6) for fences on side and rear boundaries adjacent to an Open Space Zone:
  - (a) the extent to which the scale and form of fencing and retaining maintains open sightlines between the residential site and the open space zone;
  - (b) whether the scale and form of fencing and retaining is in keeping with the scale and form continuity of adjoining fencing/retaining to the open space zone; and
  - (c) whether vegetation planting in front of the fencing/retaining is able to be planted and maintained on the residential site.
- (7) for rainwater:
  - (a) the extent to which the building or site incorporates other effective methods of rain water collection and reuse.

**I527.9. Special information requirements**

There are no special information requirements in this precinct.

I527.10. Precinct plans

I527.10.1. Okura: Precinct plan 1 - Stream Management



I527.10.2. Okura: Precinct plan 2 – Roads

