

I529. Orewa 1 Precinct

I529.1. Precinct Description

The Orewa 1 Precinct is located at the corner of Centreway Road and Puriri Avenue at the northern end of Orewa. It sits within a natural bowl including significant stands of puriri trees at its core. The perimeter is bound by:

- Nukumea Stream and Alice Eaves Scenic Reserve to the north;
- Orewa North Primary School to the south; and
- single dwelling residential development and Puriri Bush reserve to the east.

The precinct comprises four sub-precincts shown on Orewa 1: Precinct plan 1. These are:

- Sub-precinct A - the lower scale development area;
- Sub-precinct B - mixed use development area at the south of the site where specific provision is made for a retirement village and some shops;
- Sub-precinct C - the apartment area; and
- Sub-precinct D - a communal activity area.

Orewa 1: Precinct plan 1 shows the layout of development across the precinct.

The key purpose of the precinct is to enable the completion of a comprehensive residential community that will incorporate a range of housing typologies, complemented by community facilities, a network of public open spaces, and accessory commercial activity.

Future built form and layout will be progressed in a manner that is complimentary to the character of the substantial development progressed on site to date, and provide the landowner and neighbouring properties with suitable certainty as to the overall outcome.

The zoning of land within this precinct is Residential – Mixed Housing Urban Zone, Open Space – Community Zone and Open Space – Informal Recreation Zone.

I529.2. Objectives

- (1) A master planned community is created that achieves:
 - (a) an inter-related pattern of building heights that integrate with the topography and landscape;
 - (b) a distinctive and cohesive architectural style that complements the coastal character of the area;
 - (c) a range of housing types and densities in each sub-precinct;
 - (d) a series of open space corridors that separate sub-precincts, provide view corridors and create space for community activities;
 - (e) provision of apartments and small-scale commercial activities for local residents in Sub-precinct B; and

- (f) best practice stormwater management.

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

I529.3. Policies

- (1) Require that the layout and development of the precinct is consistent with Orewa 1: Precinct plan 1, including:
 - (a) a concentration of higher density apartment housing in flatter areas (predominantly Sub-precincts B and C);
 - (b) development of detached, semi-detached and attached town houses or terraced housing in the rest of the precinct;
 - (c) development of apartments and small-scale commercial activities in Sub-precinct B with good access to sunlight, active frontages and unobtrusive signage;
 - (d) yard setbacks, building coverage and permeable surface areas that create a consistent streetscape appearance and a sense of spaciousness around groups of buildings; and
 - (e) visual corridors and community open spaces in the sub-precincts shown on the precinct plan.
- (2) Require that development achieves a cohesive architectural style and character that is complementary to the established characteristics of the existing built form within Kensington Park, including:
 - (a) materials and levels of detailing;
 - (b) colour palettes;
 - (c) high quality building and facade designs that are well articulated;
 - (d) building block sizes and envelopes that are limited in length to break up the appearance of mass and bulk;
 - (e) garage doors that are unobtrusive and do not dominate the streetscape; and
 - (f) open front yards.
- (3) Design development and landscaping that is consistent with the Appendix 1 Orewa Design Guidelines and Orewa 1: Precinct plan 1.
- (4) Require that buildings adjacent to the Orewa North Primary School are setback to minimise dominance and overshadowing.
- (5) Require that impervious surface areas and stormwater management is designed to minimise runoff and flooding in the Nukumea Stream catchment.

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

I529.4. Activity table

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

Table I529.4.1 Activity table specifies the activity status of land use and development activities in the Orewa 1 Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991.

A blank activity status cell in Table I529.4.1 Activity table means that the zone, Auckland-wide and overlays apply.

Table I529.4.1 Activity table

Activity		Activity status		
		Sub-precincts A and C	Sub-precinct B	Sub-precinct D
Use				
(A1)	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 retail no individual retail premise is greater than 200m² 		P	NC
(A2)	Commercial services up to 200m ² gross floor area			P
(A3)	Dwellings			D
Development				
(A4)	New buildings	RD	RD	RD
(A5)	Western Tower located in Sub-precinct A	P	NA	NA
(A6)	Building not provided for in (A4) or (A5)			
(A7)	Buildings not complying with Standard I529.6.1	D	D	D
Subdivision				
(A8)	Subdivision			

I529.5. Notification

- (1) Any application for resource consent for an activity listed in Table I529.4.1 Activity table 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).

I529.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified. The following standards do not apply to this precinct:

Residential – Mixed Housing Urban Zone:

- (1) Standard H5.6.4 Building height;
- (2) Standard H5.6.10 Building coverage and do not apply; and
- (3) Standard H5.6.9 Maximum Impervious area and do not apply.

Open Space Zones:

- (1) Standard H7.11.1 Building height;
- (2) Standard H7.11.6 Maximum site coverage; and
- (3) Standard H7.11.7 Maximum Impervious area.

All permitted and restricted discretionary activities listed in Table I529.4.1 Activity table must comply with the following standards.

I529.6.1. Building height

- (1) Buildings must not exceed the maximum height shown on Orewa 1: Precinct Plan 2 - height controls where:
 - (a) for the purposes of determining the height of a building with a 9 metre maximum height, height is measured by either:
 - (i) the vertical distance between the ground level at any point and the highest part of the building immediately above that point (rolling height); or
 - (ii) the vertical distance between the highest part of the building and the average ground level, being the average level of the ground at the external foundations of the building walls, calculated around the external foundation of the building walls by measuring ground level and 1 metre intervals, then adding these ground levels and dividing the total by the total number of ground levels that have been measured (average height).
 - (b) for the purpose of determining height elsewhere:
 - (i) basement/semi – excavated car parking is not included in building height; and
 - (ii) a building may include a roof space with a maximum height of 4 metres in addition to the allowable building height.

I529.6.2. Fences in front yards

- (1) A fence or wall located within a front yard must not exceed a maximum height of 0.8 metres. This may be increased to a maximum height of 1.2 metres provided at least 70 per cent of the structure is visually permeable.
- (2) Fences or walls must not be located within a front yard that is 1.8 metres or less in depth.

I529.6.3. Garages

- (1) Where a garage door faces the street, the front wall containing the garage door must be set back greater than:
 - (a) 5 metres from the kerb line, where no footpath is provided in the adjoining road berm; or
 - (b) 5 metres from the front boundary.
- (2) Any garage must be recessed by a minimum of 0.5 metres 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 along a single frontage.

I529.6.4. Precinct interface yards

- (1) Minimum precinct interface yards must be provided as shown on Orewa 1: Precinct plan 1. Standards H5.6.8 Yards and H7.11.3 Yards do not apply within the yards shown on Orewa 1: Precinct plan 1.

I529.6.5. Front Yards

- (1) For buildings up to 6.5 metres in height, the building must be set back a minimum of 0.3 metres (300mm) from the front boundary. That part of Standards H5.6.8 Yards and H7.11.3 Yards relating to front yards do not apply.
- (2) For buildings greater than 6.5 metres in height, the building must be set back a minimum of 1.3 metres from the front boundary. That part of standards H5.6.8 Yards and H7.11.3 Yards relating to front yards do not apply.

I529.6.6. Building coverage

- (1) The maximum building coverage in each sub-precinct must not exceed:
 - (a) Sub-precinct A: 27 per cent;
 - (b) Sub-precinct B: 49 per cent; and
 - (c) Sub-precinct C and D: 27 per cent.

Note

Building coverage must be calculated over the whole sub-precinct, or combined Sub-precincts C and D, and includes roads as well as land zoned Open Space – Informal Recreation Zone, Open Space – Community Zone and Residential – Mixed Housing Urban Zone.

I529.6.7. 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 School must exceed a height equal to 3 metres plus 60 degrees between that part of the building and the precinct boundary on which the building is to be located. Standards H5.6.5 Height in relation to boundary, H5.6.6 Alternative height in relation to boundary and H5.6.7 Height in relation to boundary adjoining lower intensity zones do not apply to buildings adjoining Part Lot 1 DP 64430 Part Lot 1 DP 63838 – Orewa North Primary School.
- (2) Buildings must not project beyond a 45-degree recession plane measured from a point 3 metres vertically above ground level at the external precinct boundaries other than the boundary in I529.6.7(1) above. Standards H5.6.5 Height in relation to boundary, H5.6.6 Alternative height in relation to boundary and H5.6.7 Height in relation to boundary adjoining lower intensity zones do not apply along the external precinct boundary.

I529.6.8. Impervious areas

- (1) The maximum impervious areas (including buildings, roads, and footpaths) in each sub-precinct must not exceed:
 - (a) Sub-precinct A: 53 per cent;
 - (b) Sub-precinct B: 78 per cent; and
 - (c) Sub-precinct C and D: 49 per cent.

Note

Impervious surface is calculated over the whole sub-precinct, or combined Sub-precincts C and D, and includes roads as well as land zoned Open Space – Informal Recreation Zone, Open Space – Community Zone and Residential – Mixed Housing Urban Zone.

I529.6.9. Building block

- (1) Within the area subject to the 9 metre height rule:
 - (a) a building block must not exceed a length equal to two dwellings or 20 metres, whichever is the lesser;
 - (b) building blocks containing one dwelling must be separated from any other building by 2.4 metres; and
 - (c) building blocks containing more than one dwelling must be separated from any other building by 4.8 metres.
- (2) Building block within Sub-precinct B:

(a) a building block adjacent to the southern boundary must not exceed a length of 50m.

(3) Building block within the remainder of the Orewa 1 Precinct:

(a) a building block must not exceed a length of 60 metres.

I529.6.10. Visual amenity corridors

(1) Visual amenity corridors must be provided in the locations shown on Orewa 1: Precinct plan 1.

(2) Buildings must not be constructed in the visual amenity corridors shown on Orewa 1: Precinct plan 1 unless it is:

(a) a building associated with a temporary activity;

(b) a utility structure located within a road; or

(c) the western tower.

I529.6.11. Subdivision

The subdivision standards in the E38 Subdivision – Urban apply in the Orewa 1 Precinct unless otherwise specified below.

(1) The minimum frontage and access for each site must be 6 metres.

(2) A minimum 0.5 metres 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 access or frontage over a jointly owned access lot or right-of-way.

I529.7. Assessment – controlled activities

There are no controlled activities in the precinct.

I529.8. Assessment – restricted discretionary activities

I529.8.1. 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, Auckland wide or zone provisions:

(1) use, development and subdivision:

(a) the design, built form, architectural style and colours and materials of buildings and structures;

(b) landscaping and amenity considerations;

(c) the design of roads, reserves, visual amenity corridors;

(d) the nature and extent of commercial activities and retail;

- (e) subdivision standard infringements:
 - (i) site access and frontage; and
 - (ii) the layout of streets and sites.
- (2) fences in front yards:
 - (a) criteria I529.8.1.1(1) and (2).
 - (b) the effects of fences in front yards on: the amenity of public spaces, the amenity of the transition between public spaces and private spaces, and the safety of people.
- (3) garages
 - (c) criteria I529.8.1.1(1) and (2)
 - (d) the effects on the amenity of public spaces and the safety of people.
- (4) precinct interface yard
 - (e) criteria I529.8.1.1(1) and (2).
 - (a) the effects of building bulk in the yard on amenity, privacy and daylight access.
- (5) building block
 - (b) criteria I529.8.1.1(1) and (2).
 - (a) the effects of building block length and separation on built amenity and dominance of built form in relation to open spaces.
- (6) visual amenity corridors
 - (b) criteria I529.8.1.1(1), (2), and (3).
 - (a) the effects of building in the visual amenity corridors on the sightlines and amenity of the corridors.
 - (b) the effects of not providing the visual corridors, or locating them elsewhere to the locations shown on Orewa 1: Precinct plan 1.

I529.8.2. 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) refer to the objectives and policies in I529.2 and I529.3.
- (2) the extent to which the location, height and siting of buildings is consistent with Orewa 1: Precinct plan 1 and does contrast with the established pattern of development in the precinct.

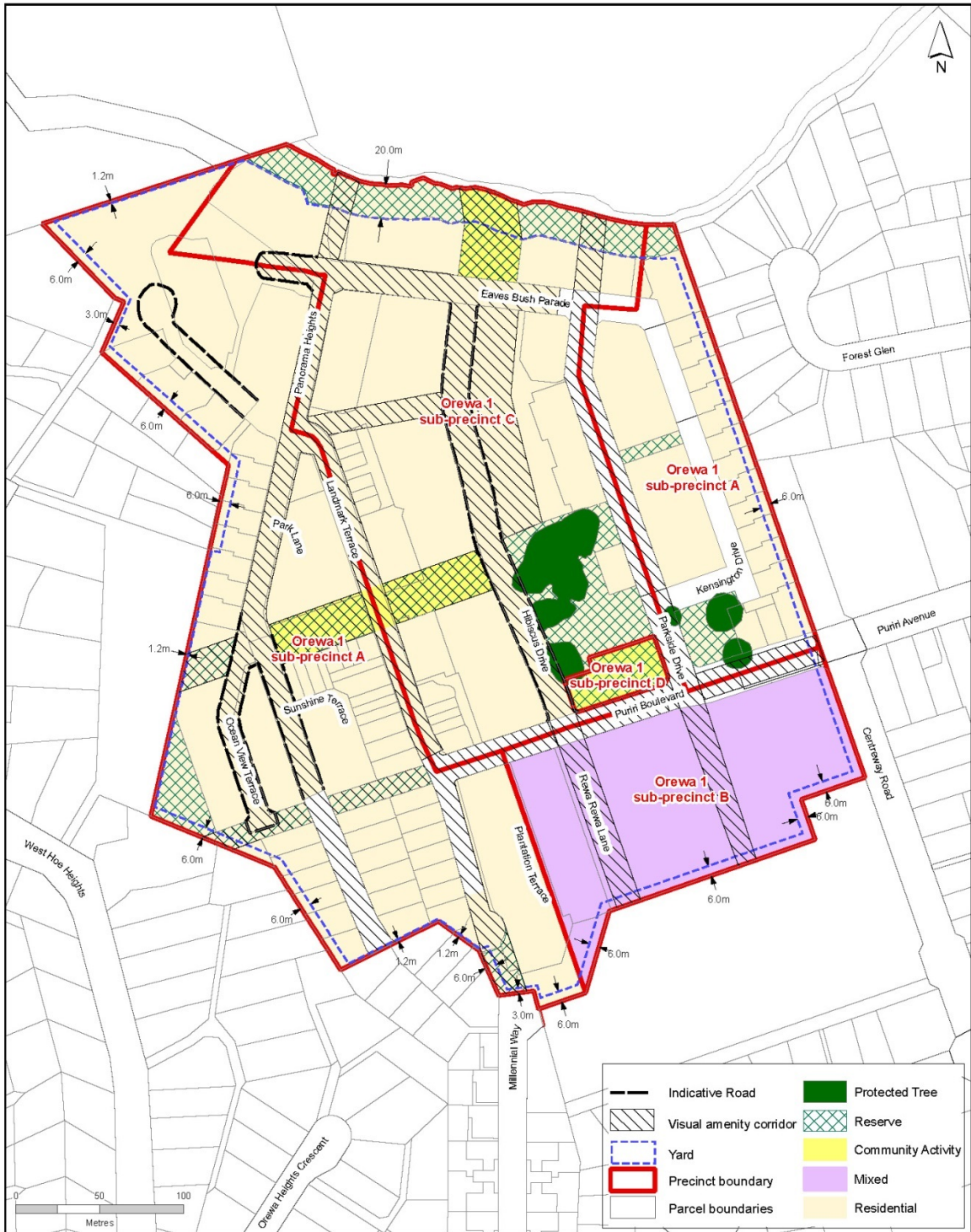
- (3) the extent to which the design and built form of buildings and structures is complementary with existing built form with particular consideration given to:
 - (a) the architectural style, proportions, modulation and massing of buildings;
 - (b) the external materials, colours and finishes; and
 - (c) the extent of horizontal and vertical relief that has been used to avoid building bulk and long continuous facades.
- (4) the extent to which impermeable surfaces are minimised or infringements offset through the use of rain tanks and additional planting/landscaping.
- (5) the extent to which the location of roads, reserves and visual amenity corridors are consistent with Orewa 1: Precinct plan 1.
- (6) the extent to which the adverse effects on the intersection of Puriuri Road, Centreway Drive and Puriri Boulevard are avoided, remedied or mitigated.
- (7) the extent to which all development and planting is consistent with any landscape plan approved by Council.
- (8) the extent to which any commercial or retail activity on the ground floor of buildings provides for an active frontage and cohesive design including such components as glazing, verandahs, building materials and pedestrian amenities.
- (9) subdivision standard infringements:
 - (a) whether subdivision provides vehicle access, manoeuvring areas, roads and legal access designed to maintain the safety of pedestrians and cyclists;
 - (b) whether the layout and pattern of roads maximises convenient, direct and legible connections and access to roads, bus routes, centres and reserves; and
 - (c) the extent to which buildings are able to be designed to front the street in accordance with Orewa 1: Precinct plan 1.

I529.9. Special information requirements

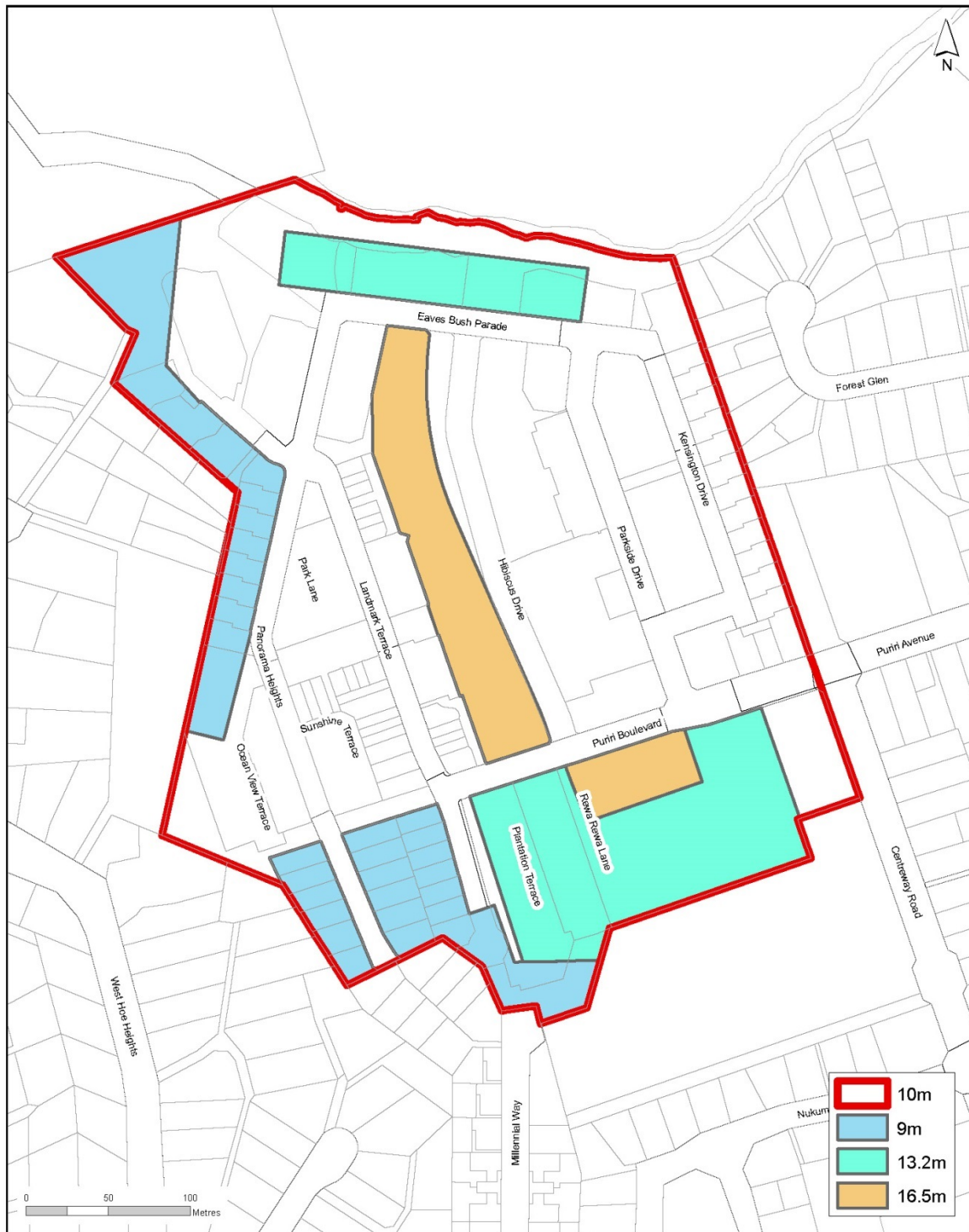
There are no special information requirements in this precinct.

I529.10. Precinct plans

I529.10.1 Orewa 1: Precinct plan 1



I529.10.2 Orewa 1: Precinct Plan 2 - height controls



I529.11. Appendix 1: Orewa Design Guidelines